City of Ukiah

Planning Commission

Regular Meeting
AGENDA

(to be held both at the physical and virtual locations below)

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: https://us06web.zoom.us/j/83128884939

Or you can call in using your telephone only:

- **Call (toll free) 1-888-788-0099**
- **Enter the Access Code:** 831 2888 4939
- **To Raise Hand enter *9**
- **To Speak after being recognized: enter *6 to unmute yourself**

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

August 26, 2026 - 5:15 PM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

4. APPROVAL OF MINUTES

4.a. Approval of the Minutes of August 12, 2026, a Regular Meeting.
Recommended Action: Approve the Minutes of August 12, 2026, a Regular Meeting.
Attachments:
1. 2026-08-12 PC Draft Minutes

5. APPEAL PROCESS

All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal stating the reasons for the appeal is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appears and states his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by September 8, 2026.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Planning Commission welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the Planning Commission when this matter is considered. If you wish to speak on a matter that is not on this agenda that is within the subject matter jurisdiction of the Planning Commission, you may do so at this time. 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 in which the subject is not listed on the agenda.

7. VERIFICATION OF NOTICE

8. PLANNING COMMISSIONER'S REPORT

9. DIRECTOR'S REPORT

9.a. Receive Community Development Director's Report.

Recommended Action: Receive Community Development Director's Report and discuss questions with Staff.

Attachments:

1. Planning Division Projects Report 08-01-26

10. CONSENT CALENDAR

The following items listed are considered routine and will be enacted by a single motion and roll call vote by the Planning Commission. Items may be removed from the Consent Calendar upon request of a Commissioner or a citizen in which even the item will be considered at the completion of all other items on the agenda. The motion by the Commission on the Consent Calendar will approve and make findings in accordance with Administrative Staff and/or the Commission recommendations.

11. UNFINISHED BUSINESS

12. NEW BUSINESS

12.a. Adoption of a Resolution Recommending City Council Adoption of Prezoning, General Plan Amendments, and Zoning Code Amendments for the Ukiah 2026 Reorganization Project.

Recommended Action: Adopt a Resolution recommending that the City Council: 1) approve the prezoning of parcels identified for the Ukiah 2026 Reorganization Project; and 2) adopt a General Plan Amendment incorporating the Ukiah Valley Area Plan (UVAP) as an Area Plan of the City of Ukiah; and 3) adopt an amendment to the Ukiah 2040 General Plan Land Use Element establishing consistency with Mendocino County land use designations; and 4) introduce an ordinance amending City of Ukiah zoning regulations to incorporate applicable provisions of the Mendocino County Inland Zoning Code (Mendocino County Code, Title 20, Division I).

Attachments:

1. List of Parcels - Ukiah 2026 Reorganization
2. Ukiah Valley Area Plan - UVAP (2012)
3. City of Ukiah - Land Use Element Inserts (Draft)
4. Ordinance (Draft)
5. Resolution No. 2026-08 (Draft)
6. Existing Zoning Map - Ukiah 2026 Reorganization
7. Existing Land Use Map - Ukiah 2026 Reorganization
8. CEQA SEIR Ukiah 2026 Reorganization Project

13. 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 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 Planning Commission after distribution of the agenda packet are available at the Civic Center 300 Seminary Ave. Ukiah, CA 95482; and online at: www.cityofukiah/meetings/ at the end of the next business day.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Kristine Lawler, City Clerk
Dated: 8/20/26

CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

Virtual Meeting Link: *https://us06web.zoom.us/j/83128884939*

August 12, 2026
5:15 p.m.

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1. ROLL CALL

The City of Ukiah Planning Commission met at a Regular Meeting on August 12, 2026, having been legally noticed on August 5, 2026. The meeting was held in person and virtually at the following link: *https://us06web.zoom.us/j/83128884939*. Chair de Grassi called the meeting to order at 5:15 p.m. Roll was taken with the following **Commissioners Present:** Mark Hilliker, Jacob Brown, Devery Montaño, Rick Johnson, and Alex de Grassi. **Staff Present:** Craig Schlatter, Community Development Director and Kristine Lawler, City Clerk.

CHAIR de GRASSI PRESIDING.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Hilliker.

3. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

No notifications or considerations received.

4. APPROVAL OF MINUTES

a. Approval of the Minutes of July 8, 2026, Regular Meeting.

Motion/Second: Johnson/ Montaño to approve minutes of July 8, 2026, a Regular Meeting, as submitted. Motion **carried** by the following roll call votes: AYES: Montaño, Johnson, and de Grassi. NOES: None. ABSENT: None. ABSTAIN: Hilliker, Brown.

5. APPEAL PROCESS

Chair de Grassi stated the appeals deadline date is August 24, 2026, before 5:00 p.m.

6. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

Public Comment: Lauren Sinnott – July 8, 2026, agenda item 12a *(changes to Design Review Board meeting schedule).*

7. VERIFICATION OF NOTICE

Clerk noted that the agenda was properly noticed.

8. PLANNING COMMISSIONER'S REPORTS

Presenters: Vice Chair Johnson, Commissioner Hilliker, and Chair de Grassi.

DRAFT

9. DIRECTOR'S REPORTS

a. Receive Community Development Director's Report.

Presenter: Craig Schlatter, Community Development Director.

Public Comment: Lauren Sinnott.

Report was received.

10. CONSENT CALENDAR

a. Adoption of a Resolution Adopting Amended Rules of Conduct for City of Ukiah Planning Commission Meetings.

Recommended Action: *Adopt a Resolution (PC Reso 2026-07) adopting amended Rules of Conduct for the City of Ukiah Planning Commission.*

No public comment was received.

Motion/Second: Johnson/Hilliker to approve the Consent Calendar agenda item 10a. Motion **carried** by the following roll call votes: AYES: Hilliker, Brown, Montaño, Johnson, and de Grassi. NOES: None. ABSENT: None. ABSTAIN: None.

11. UNFINISHED BUSINESS

No unfinished business was placed on the agenda.

12. NEW BUSINESS

No new business was placed on the agenda.

13. ADJOURNMENT

There being no further business, the meeting adjourned at 6:50 p.m.

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Kristine Lawler, City Clerk

DRAFT

Agenda Item No: 9.a.

MEETING DATE/TIME: 8/26/2026

ITEM NO: 2026-1362

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive Community Development Director's Report.

DEPARTMENT: Community Development

PREPARED BY: Craig Schlatter, Community Development Director

PRESENTER: Craig Schlatter, AICP

ATTACHMENTS:

1. Planning Division Projects Report 08-01-26

Summary: Planning Commission will receive the Community Development Director's Report and discuss questions with Staff.

Background: Director's Reports are oral reports given by the Community Development Director on the status of projects, primarily within the Planning Division, of the Community Development Department. Updates may include, but are not limited to, the application status of major and minor discretionary permits, the implementation status of advanced planning and related 2040 General Plan programs and projects, and updates related to the activities of other divisions of the Department.

Discussion: This report is expected to provide updates related to the following:

- August 2026 Planning Division Projects Report (Attachment 1). The August 2026 report and previous monthly reports are located on the Planning Division Services webpage, under "Current Planning Reports," found at this link: *https://cityofukiah.com/community-development/planning-services*

Recommended Action: Receive Community Development Director's Report and discuss questions with Staff.

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
Submitted Planning Applications

8/1/2026

Permit #	Site Address	Date Submitted	Summary of Project	Status
PA24-000020/21	534 E Perkins St	12/23/2024	Major Site Development Permit of APN 002-200-43 within the Pear Tree Center, approximately 150 feet west of the E. Perkins St./S. Orchard Ave. intersection. The proposal includes the construction of a ±1,700 sq. ft. Starbucks retail, operating as carry-out and drive-through only, with no interior dining, and a total gross building area, including the outdoor canopy, of approximately 2,885 sq. ft.	Inactive. No Applicant communication since February, 2025.
PA26-000011	214 & 228 E Perkins St	4/10/2026	Proposed two story building and associated site work . The building is to be utilized as comprehensive substance abuse disorder treatment center comprised of a doctor's offices, dental offices, exam rooms, group and individual counseling rooms, administrative support rooms and community wellness rooms for the Pinoleville Pomo Nation.	Pre-Application PC review on 5/13/2026. Application not yet submitted.
PA26-000017	290 Seminary Ave	5/26/2026	Temporary Outdoor Community Activation Space in Downtown Ukiah	Agency Review.
PA26-000018	300 Plant Road	6/2/2026	Minor Use Permit involving APNs 184-080-11, 184-090-10, 184-090-11 and 184-010-04 to establish a commercial outdoor cannabis cultivation operation on an approximately 17-acre site leased from the City of Ukiah. The project would include up to 12 acres of flowering canopy.	Planning Reivew; CEQA Initial Study drafting.

City of Ukiah
2040 General Plan Implementation - Status of Projects In-Process or Completed within the Last 60 Days

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

8/1/2026

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Land Use	E – Zoning Code Amendments	12/31/2025	Amend the Zoning Code to address Downtown Zoning Code and Design Guidelines.	Adopted by City Council on July 15, 2026.
Economic Development	A – Economic Development Strategy	12/31/2025	Prepare, adopt, and regularly update an Economic Development Strategy.	In progress. Preparation of the Economic Development Strategy is deferred pending further progress on the City's reorganization and annexation applications.
Environment & Sustainability	H – Cultural and Historic Registry	12/31/2025	Update the list of cultural and historic resources eligible for state or national designation.	In progress. Updates are deferred until completion and adoption of the Historic Preservation Ordinance.
Environment & Sustainability	I – Historic Preservation Ordinance	12/31/2030	Adopt a Historic and Archaeological Preservation Ordinance.	In progress. City staff, in coordination with the Historical Society of Mendocino County, are drafting the ordinance based on community and Ad Hoc Committee input.
Mobility	MOB 5.2 – Support for Charging Stations	12/31/2025	Support installation of electric vehicle charging stations.	In progress. Electric Utility Department and Community Development staff coordinated to install 18 public chargers across three locations, including the Library, Anton Stadium, and Ukiah Skate Park. Building permits are being finalized for submittal.
Mobility	G – Transit Center	12/31/2030	Coordinate with MTA and partners to seek funding and conduct feasibility work for a downtown transit center.	In progress. In January 2026, in coordination with CDD Staff, language was added to the draft Mendocino County RTP identifying a vacant Courthouse Boulevard site as a potential downtown transit center location by MTA and MCOG staff.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Mobility	L – Airport Parcels / MOB-6.3	12/31/2025	Prepare a study identifying airport-supportive development parcels and develop an infill policy for Airport Compatibility Zones.	In progress.
Safety	CC - Mendocino MJHMP	12/31/2025	Update city plans, regulations, and standards to implement the 2020 Mendocino County Multi-Jurisdiction Hazard Mitigation Plan.	In progress. In June 2026, CDD Staff coordinated with the County of Mendocino on completion of the Multi-Jurisdictional Hazard Mitigation Plan Ukiah Annex.

City of Ukiah
Recently (Within Previous 90 Days) Approved Projects

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

8/1/2026

Permit #	Site Address	Approved Date	Summary of Project	Comments
PA26-000012	1009 W. Perkins St.	5/27/26	Three parcel Minor Subdivision.The northern portion of the property fronts W. Perkins Street and currently contains an existing single-family dwelling. The southern portion of the property fronts W. Church Street and includes a second single-family dwelling on its eastern side, alongside a vacant, grassy field on its western side.	Approved by City Engineer on 5/27/26.
PA26-000005	760 Apple Ave	6/3/2026	Minor Use Permit/Site Development Permit for construction of a ±410 square-foot conference room north of the existing contractor's shop on APN 003-050-66 to provide additional office space for the staff and owners.	Design Review Board recommended approval on April 29, 2026; Approved by Zoning Administrator on 6/3/2026.
PA26-000013	680 S State St	6/3/2026	Minor Use Permit to convert the existing ±17,479 square foot retail structure into a bowling/entertainment facility. From 2008 - 2025, the structure and parcel were utilized by Rite-Aid Pharmacy. Since closure of the pharmacy in June 2025, the property has remained vacant.	Approved by Zoning Administrator on 6/3/2026.
PA26-000016	1102 W Clay St	6/9/2026	Lot Line Adjustment (LLA) involves two (2) parcels. he adjustment is minor and is intended to align the property line with an existing fence, transferring approximately 115 square feet from Parcel 2 to Parcel 1	Approved by City Engineer on 6/9/2026.

Agenda Item No: 12.a.

MEETING DATE/TIME: 8/26/2026

ITEM NO: 2026-1336

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Adoption of a Resolution Recommending City Council Adoption of Prezoning, General Plan Amendments, and Zoning Code Amendments for the Ukiah 2026 Reorganization Project.

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager

PRESENTER: Jesse Davis, AICP; Craig Schlatter, AICP

ATTACHMENTS:

1. List of Parcels - Ukiah 2026 Reorganization
2. Ukiah Valley Area Plan - UVAP (2012)
3. City of Ukiah - Land Use Element Inserts (Draft)
4. Ordinance (Draft)
5. Resolution No. 2026-08 (Draft)
6. Existing Zoning Map - Ukiah 2026 Reorganization
7. Existing Land Use Map - Ukiah 2026 Reorganization
8. CEQA SEIR Ukiah 2026 Reorganization Project

Summary: The Planning Commission will consider recommending that the City Council approve the following actions associated with the proposed Ukiah 2026 Reorganization Project:

- Prezone parcels within unincorporated Mendocino County identified for reorganization by applying the County's existing zoning designations (Attachment 1); and
- Adopt an amendment to the Ukiah 2040 General Plan incorporating the Ukiah Valley Area Plan (UVAP) as an "Area Plan" of the City of Ukiah (Attachment 2); and
- Adopt an amendment to the Ukiah 2040 General Plan Land Use Element establishing consistency with existing Mendocino County land use designations (Attachment 3); and
- Introduce an ordinance amending City zoning regulations to incorporate applicable provisions of the Mendocino County Inland Zoning Code (Attachment 4).

If the above actions are adopted by the City Council, together, the land use and zoning framework would be established to undertake the proposed reorganization and complete the required prezoning required for the submittal of an application to Mendocino LAFCo. The Planning Commission's recommendations would be forwarded to the City Council by resolution (Attachment 5), which sets out each recommendation required for Prezoning. The Planning Commission's recommendations are advisory, and do not constitute approval of any proposed activity or commit the City to a definitive course of action.

Background: Project Description: If approved by the Mendocino Local Agency Formation Commission (Mendocino LAFCo), the Ukiah 2026 Reorganization Project (the "proposed project") would reorganize incorporated and unincorporated service territories within the City's adopted (2022) Sphere of Influence (SOI) and prezone unincorporated areas identified for annexation.

The reorganization component would annex unincorporated territories currently served by the Millview County Water District and the Willow County Water District, with concurrent detachment of those territories from the respective districts within city limits. The City would also annex territory within the Ukiah Valley Sanitation District (UVSD). Once at least 70 percent of the Sanitation District's acreage lies within the city limits, the City would establish the UVSD as a subsidiary district pursuant to Government Code Section 56375.6.

The prezone component would apply the County's existing land use designations and zoning districts to the affected territories concurrent with annexation. Prezoning would be consistent with existing Mendocino County General Plan designations, the Ukiah Valley Area Plan (UVAP), and County zoning standards. The City would assume the County's existing zoning districts without modification, except for those parcels the County identified for rezoning to achieve consistency with their UVAP land use designations.

The City does not propose to annex land within the Pinoleville Rancheria. The City would continue to consult with the Pinoleville Pomo Nation regarding service provision in order to maintain and improve existing levels of service. To facilitate the 2026 Ukiah Valley Reorganization, the City completed tribal consultation pursuant to Government Code Section 65352.3 (SB 18) with California Native American tribes identified by the Native American Heritage Commission, and pursuant to Public Resources Code Section 21080.3.1 (AB 52) with tribes that requested consultation. Notably, the City already maintains a number of Memorandums of Understanding with Pinoleville Pomo Nation for municipal services, including fire protection and animal control.

Ukiah Valley Area Plan (UVAP): The process to adopt the UVAP (Attachment 2) began in 1990. That year, the City of Ukiah initiated a collaborative planning effort with the County of Mendocino to develop the Ukiah Valley General Plan and Growth Management Program. That effort, which involved joint Citizen Advisory Committees, led to the City's adoption of the Ukiah Valley General Plan and Growth Management Program in 1995 (1995 General Plan). In 1996, the County assumed responsibility for the next phase of planning, using the City's 1995 General Plan as the foundation for the UVAP. The process was delayed but then resumed in 2006 with a series of public meetings involving elected officials and planning commissioners from both the County and the City.

From 2007 to 2010, County staff and consultants prepared the environmental studies and documentation required under the California Environmental Quality Act (CEQA). This work supported adoption of the County's comprehensive General Plan Update in 2009 and the UVAP in 2011.

County implementation of the UVAP has been limited since its adoption. While some of the plan's identified mitigation measures and programs have been carried out, the issue of zoning consistency remains a significant implementation gap. The County has not rezoned parcels to correspond with their UVAP land use designations. Although three new land use designations were established at the time of adoption, no matching zoning districts were adopted.

In 2014, the County adopted Ordinance No. 4329, establishing Chapter 20.085, the "MU-2" Mixed Use General zoning district, to implement the Mixed Use General land use designation. The County did not apply that district to any parcels. In 2020, the County applied to the California Department of Housing and Community Development (HCD) for a Local Early Action Planning (LEAP) Grant to undertake a comprehensive update of its zoning code. An objective of the grant was to complete the rezoning identified in the UVAP necessary to align zoning with the assigned land use designations.

On September 9, 2025, the County Board of Supervisors adopted Ordinance No. 4538, adding new zoning chapters intended to implement the UVAP. These include:

- Chapter 20.086, "MUNS" Mixed Use North State Street District; and
- Chapter 20.087, "MUBST" Mixed Use Brush Street Triangle District.

These chapters were designed to implement UVAP policies and to support consistency requirements. The

parcel rezonings needed to apply the new districts were again delayed, and the County has not scheduled further action on zoning consistency. The City now intends to achieve consistency between UVAP land use designations and applied zoning by using these chapters as part of the prezoning process.

Although the UVAP is a County planning document, its structure and land use strategies were strongly influenced by the City's 1995 General Plan, and many of its goals and actions remain consistent with current City policies. As an Area Plan, the UVAP provides detailed guidance on land use across the Ukiah Valley.

The UVAP is a long-range policy document that guides development over a 20-year horizon within the UVAP Planning Area, which also serves as the basis for the City's Area of Interest (AOI). The plan allows for phased implementation and for updates through the amendment process. Implementation is structured in three phases:

- Short-term: Years 1 through 5 (2012-2016);
- Intermediate-term: Years 6 through 10 (2017-2021); and
- Long-term: Years 11 through 20 (2021-2032).

Land Use Element: In conjunction with incorporation of the UVAP, the City proposes amendments to the Ukiah 2040 General Plan Land Use Element. These amendments are necessary to ensure consistency between the City's land use designations and the 2009 County General Plan designations currently applied to the identified prezone parcels.

The Land Use Element establishes the City's framework for guiding development and land use decisions. It sets out goals, policies, and programs intended to manage growth in a manner that supports a resilient local economy, protects environmental resources, and enhances residents' quality of life. Central to the Element is the Land Use Diagram, which identifies the land use designations within the City's planning area and provides a description of each.

Under California law, the Land Use Element is a required component of every city and county General Plan. It defines how land is intended to be used, such as for residential, commercial, industrial, or open space purposes, and it provides the legal basis for zoning decisions and development approvals.

The proposed amendments would update the Official Ukiah 2040 General Plan (Land Use) Map, along with the associated statements of land use intent, general uses, and parcel sizes. This coordinated approach supports compliance with Government Code Sections 65300 et seq. and supports LAFCo's requirements for logical and orderly annexation. Orderly annexation is achieved by maintaining consistency between County and City land use designations, minimizing land use conflicts, and aligning development with existing infrastructure and area plans. By applying the existing Mendocino County land use assignments, the City avoids substantial changes to development expectations and regulations, providing a smoother transition for property owners and residents.

City Council Policy Direction and Recent Annexation Efforts (2019 to 2026): Led by the City Council and the Council's Strategic Plan, over the past several years the City has taken steps to align its planning, service delivery, and land use strategies with long-term regional goals.

August 27, 2019, City Council Long-Term Land Use Policy Workshop - City Council directed the following three policy directives: 1) the goals and vision of the Ukiah Valley Area Plan would be utilized as the basis for the City's policy towards future reorganization efforts in the Ukiah Valley; and 2) the City would maintain the City's 1984 Sphere of Influence as the City's long-term SOI; and 3) the City would implement an annexation plan, designating the area to be annexed within the first 10 years. Council directed Staff to pursue all three Policy Directives but requested research related to the origin of the 1995 Ukiah Valley General Plan SOI, which was never adopted by Mendocino LAFCo.

January 16, 2020 - Staff presented research to the Council into the history of the 1995-proposed SOI. Based on conclusions from this research, Staff recommended, and Council approved a modification to Policy Directive No. 2 as follows: “Maintain the City’s 2040 Planning Area. Reduce the City’s Sphere of Influence to be reflective of areas with existing and forecast urbanized development within the next 10 years, and designate as Areas of Interest areas outside the SOI but within the City’s 2040 Planning Area.” This direction, together with a proposed SOI, became the basis of the approach to the City’s 2040 General Plan and the eventual incorporation of a new SOI.

At the same meeting, Staff also requested Council adoption of a resolution adopting a City of Ukiah Annexation Policy, and by a unanimous vote, Council adopted Resolution No. 2020-06, adopting the Annexation Policy. This policy and direction was incorporated into the 2040 General Plan and served as the basis for all future reorganization policy efforts.

October 4, 2021 - City of Ukiah Staff, working on behalf of the Ukiah Valley Fire District (the “UVFD”) and in close coordination with LAFCo staff, submits an application for the annexation of the City of Ukiah incorporated area into the UVFD. Included with the application was a Municipal Service Review and Sphere of Influence update. On October 4, 2021, Mendocino LAFCo adopts Resolutions No. 2021-22-02 and No. 2021-22-03, respectively, approving the UVFD MSR and SOI Update and annexing the City limits into the UVFD. This was the first City-sponsored annexation application approved by LAFCo since 1988.

December 7, 2022 - City Council adopts Resolution No. 2022-79, adopting the Ukiah 2040 General Plan, and Resolution No. 2022-78, certifying the related Environmental Impact Report (EIR).

December 19, 2022 - Mendocino LAFCo adopts Resolution No. 2022-23-06, approving the 2022 City of Ukiah Municipal Service Review (MSR) and SOI Update. In doing so, LAFCo confirmed that it had reviewed the environmental impacts addressed in the City's 2040 General Plan EIR and found the probable service boundaries of the city to be appropriate. This action was the City's first MSR approval since 2012 and its first official SOI update since 1984. The SOI was aligned with the service boundaries of the various water districts of the Ukiah valley, while the AOI was aligned generally with the UVAP Planning Area.

March 6, 2023 - Mendocino LAFCo adopts Resolution No. 2023-24-01, approving the Out of Area Service Agreement between the City of Ukiah and Ukiah Valley Sanitation District, the first such agreement approved by Mendocino LAFCo. The OASA was facilitated to provide wastewater services to various properties on Ford Road, Kunzler Ranch Road, and Carter Lane.

September 11, 2023 - Mendocino LAFCo approves the City of Ukiah's application to annex 452 acres of publicly owned land, known as the "City-Owned Annexation." This was the first municipal annexation approved for the City of Ukiah since 1988.

April 2024 - Millview County Water District, Redwood Valley County Water District, and the City of Ukiah execute a joint exercise of powers agreement creating the Ukiah Valley Water Authority (UVWA).

June 19, 2024 - the first Master Tax Sharing Agreement (MTSA) in Mendocino County history is executed between the County of Mendocino and Cities of Ukiah, Willits, Fort Bragg, and Point Arena, through adoption of Resolution No. 2024-32.

November 4, 2024 - Mendocino LAFCo adopts Resolution No. 2024-24-04, approving the City of Ukiah Western Hills Annexation and Sphere of Influence Amendment. This application added 791 acres of open space and conservation land to the City. A small portion of that acreage would be available for limited residential development of approximately 20 units.

In **2025**, the City advanced a comprehensive reorganization request that identified much of the City's Sphere of Influence (SOI) for annexation. The Planning Commission reviewed that request on June 11, 2025, but the proposal did not advance beyond the initial public hearing. Following that hearing, the City paused the

progression of the reorganization request to ensure adequate time to continue engaging with the community and to further explore potential alternatives to the original proposal. The added time also allowed for ongoing discussions with public partners in support of a thoughtful, coordinated approach to land use planning and annexation.

Separately in **2025**, the City submitted LAFCo File No. A-2025-06), which was approved on May 4, 2026, and officially incorporated a 7.9-acre city-owned property at 1 Carousel Lane (Parcel # 167-280-15) to serve as the Municipal Corporation Yard.

On July 25, 2025, following community engagement, the City announced a reduction in the geographic scope of the proposed reorganization. The City then conducted public outreach through town halls, public forums, and community workshops on April 30, 2026, June 1, 2026, and June 11, 2026.

On **August 3, 2026**, the City released a revision to the parcels identified for annexation. The revision added approximately 70 acres north of the city limits and west of U.S. Highway 101 within the Brush Street Triangle, at the request of affected property owners. The revision removed approximately 15 acres from the southern portion of the proposal.

The parcels proposed for prezoning are identified in Attachment 1, reflecting the boundary as revised on August 3, 2026.

Discussion: Prezoning: The requested prezoning is authorized by state law and implements City Council goals and objectives. Pursuant to California Government Code Section 65859, a city may prezone unincorporated territory to determine the zoning that will apply upon annexation, with the zoning becoming effective at the same time the annexation becomes effective.

As proposed, the City would adopt a two-division zoning structure modeled after the County of Mendocino's Inland and Coastal zoning divisions. This structure would allow for consistent zoning administration within both current and future City boundaries. The City would continue to apply its existing zoning regulations under Division 1 ("Ukiah") to all areas within the City's boundaries as of July 21, 2026. Areas annexed after that date would be subject to Division 2 ("Mendocino").Division 2 parcels would be prezoned in advance of annexation. Each parcel would retain its existing County zoning designation, except for those parcels the County identified for rezoning to achieve consistency with their Ukiah Valley Area Plan (UVAP) land use designations The City does not propose to adopt zoning regulations for the Timber Production Zone (TPZ) or Forest Land (FL) designations, because no lands of either type have been identified within the SOI.

Government Code Section 56375 further provides that, once territory is prezoned, no change may be made to the general plan or zoning for the annexed territory that does not conform to the prezoning designations for a period of two years following completion of the annexation. The City may depart from the prezoning within that period only if the City Council makes a finding, at a public hearing noticed to LAFCo no less than 21 days in advance, that a substantial change in circumstances necessitates the departure.

The following zoning classifications, established in the Mendocino County General Plan (2009) and the UVAP (2011), would be applied by the City under Division 2:

<u>Residential Districts</u>
- S-R: Suburban Residential
- R-R:1: Rural Residential, 1-acre minimum
- R-R:2: Rural Residential, 2-acre minimum
- R-R:5: Rural Residential, 5-acre minimum
- R-R:10: Rural Residential, 10-acre minimum
- U-R:20: Upland Residential, 20-acre minimum
- U-R:40: Upland Residential, 40-acre minimum
- R-1: Single-Family Residential

- R-2: Two-Family Residential
- R-3: Multiple-Family Residential

Agricultural and Resource Districts
- AG: Agricultural
- R-L: Rangeland

Commercial Districts
- C-1: Limited Commercial
- C-2: General Commercial

Industrial Districts
- I-1: Limited Industrial
- I-2: General Industrial
- P-I: Pinoleville Industrial

Mixed-Use and Community Districts
-MU-2: Mixed Use General
-MUNS: Mixed Use North State Street
-MUBST: Mixed Use Brush Street Triangle
-RC: Rural Community

Public and Open Space Districts
-P-F: Public Facilities
- O-S: Open Space

The specific parcels identified for prezoning are listed in Attachment 1. The Existing Zoning Map and the Existing Land Use Map for the proposed reorganization are provided as Attachments 6 and 7, respectively.

Land Use Element Amendment: As shown in Attachment 3, the following land use classifications, established in the Mendocino County General Plan (2009), would apply without modification to lands within Division 2:

- SR: Suburban Residential (all densities)
- RR: Rural Residential (all densities)
- RMR: Remote Residential (all densities)
- RC: Rural Community
- C: Commercial
- AG: Agricultural
- RL: Range Lands
- I: Industrial
- PS: Public Services
- PL: Public Lands
- OS: Open Space
- T: Tribal
- MU: Mixed Use
- MU-2: Mixed Use General
- MUNS: Mixed Use North State Street
- MUBST: Mixed Use Brush Street Triangle

Attachment 3 provides a statement of intent for each classification and identifies the major types of uses that may be conducted.

Masonite and Brush Street Triangle: In the Ukiah 2040 General Plan, the City identified three areas for

future annexation: City-owned properties, the Western Hills, and the Masonite and Brush Street Triangle area. That area comprises approximately 473 acres across 63 properties along Kunzler Ranch Road, Ford Road, Masonite Road, Brush Street, Brunner Street, and Orchard Avenue. It contains a mix of developed and undeveloped land, including properties in active commercial, residential, agricultural, and industrial use. For the Brush Street Triangle, the Ukiah 2040 General Plan assumed development consistent with the UVAP Mixed Use: Brush Street Triangle (MUBST) designation. For the Masonite area, the General Plan applied the existing Industrial designation, and for the vacant and agricultural land south of the Masonite site and north of Ford Road, the Agriculture designation.

Both areas were removed from the reorganization proposal in 2025. In response to community feedback on the initial 2025 effort, the City applied criteria to reduce the amount of land proposed for annexation. One criterion was to advance only those parcels lying wholly within existing water and sanitation district boundaries. Most of the Brush Street Triangle and Masonite parcels lie outside the boundaries of the Millview County Water District and the Ukiah Valley Sanitation District, and neither area is fully served. The Millview County Water District pursued annexation of the Masonite parcels in 2021 but withdrew its application. The City provides water service to housing developments along Brush Street, including Orr Creek Commons I and II, Brush Meadows Apartments, and Marigold Villas (under construction), through an out-of-area service agreement.

On April 22, 2026, however, property owners in the Brush Street Triangle requested that their properties be included in the proposed annexation. Unlike the former Masonite parcels, the Brush Street Triangle carries a standalone land use designation (MUBST). UVAP Land Use Policy LU-1.2(f) also requires that a master plan be prepared for the Brush Street Triangle before approval of any new discretionary project, other than affordable housing developments. The required master plan must coordinate area-wide circulation and infrastructure, preserve open space, provide recreational facilities, and maximize development potential on the remaining undeveloped parcels. This requirement and the MUBST designation support coordinated development of the area under a single jurisdictional framework aligning infrastructure planning, zoning, and land use authority. In response to the owners' request, the City added approximately 70 acres within the Brush Street Triangle to the proposal on August 3, 2026.

Removal of the former Masonite parcels does not preclude their future annexation. Should property owners initiate an annexation request and establish the necessary water and sewer service arrangements, the City would evaluate that request through a separate application and LAFCo proceeding.

Ukiah Valley Area Plan: As recognized by the UVAP, the Ukiah Valley includes both City and County lands, each with distinct governance and responsibilities. If the reorganization is approved, two forms of collaboration under the UVAP would follow.

1. Functional integration. Jurisdictional responsibilities would remain as outlined in the UVAP. The City would assume land use authority over areas where it previously had limited authority, particularly urbanized areas within existing water and sewer districts.

2. Efficiency in implementation. With a smaller unincorporated footprint within the UVAP Planning Area, the County would be positioned to direct its resources toward rural communities such as Talmage and Calpella. The City would lead infrastructure and service delivery planning in the annexed areas, which supports regional coordination on groundwater sustainability, emergency services, and transportation planning.

The primary purpose of adopting the UVAP is to achieve consistent land use designations across the Ukiah Valley. Adoption requires a General Plan Amendment. Once adopted, the UVAP would function as a planning tool that promotes consistent land use following annexation, consistent with the vision stated at page 2-11 of the plan:

"The Ukiah Valley is understood to be one community with collaborative decision-making between County and City agencies. Planning is approached as a regional issue that affects residents, regardless of political

jurisdictions, that share a Valley-wide vision."

The County would retain authority over remaining unincorporated areas. Through adoption of the UVAP, the City commits to ongoing coordination with the County regarding service delivery and overall development of the Ukiah Valley.

Zoning Chapters Not Proposed for Adoption: The City does not propose to adopt several chapters of the Mendocino County Inland Zoning Code:

- Chapter 20.242 (Cannabis Cultivation Sites) and Chapter 20.243 (Cannabis Facilities), which would conflict with the City's existing cannabis regulations; and
- Chapter 20.240 (Development Review Within the Brush Street Triangle), which duplicates the City's development review procedures and is superseded by the adopted zoning district MUBST; and
- Chapter 20.232 (Development Review Process for Brooktrails Township), which applies to territory outside the SOI.

With respect to cannabis, the City proposes to recognize existing cannabis-related businesses and to assume responsibility for County applications approved before annexation. This approach is intended to provide a clear permit pathway for existing operators. Staff estimates that approximately 5 cannabis-related businesses operate within the proposed annexation area, the majority of which are Retail dispensaries. No permitted cultivation sites have been identified.

For existing cannabis retail or processing businesses, the City's business license and tax regulations would apply. Unlike the County, the City does not levy a special tax on cannabis businesses. Operators would continue to comply with their existing entitlements, permits, and licenses.

Supplemental Environmental Impact Report: The City, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Supplemental Environmental Impact Report (SEIR) for the proposed project (Attachment 8). As described above, the City Council certified a Program Environmental Impact Report for the Ukiah 2040 General Plan (State Clearinghouse No. 2022050556) evaluating the environmental effects of buildout under that plan. The City determined that the proposed project constitutes a change requiring preparation of an SEIR pursuant to CEQA Guidelines Sections 15162 and 15163, tiered from the certified Ukiah 2040 General Plan Final EIR.

On May 8, 2026, the City issued a Notice of Preparation (NOP) in accordance with CEQA Guidelines Section 15082 to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects. The City circulated the NOP through the Governor's Office of Land Use and Climate Innovation, formerly the Office of Planning and Research, and accepted written scoping comments through June 8, 2026.

The SEIR evaluates the environmental effects of the proposed annexations, detachments, establishment of a subsidiary district, and prezoning actions as the "whole of the project" under CEQA, to the extent those effects were not analyzed in the certified General Plan EIR. Consistent with the CEQA Environmental Checklist (CEQA Guidelines, Appendix G), the SEIR assesses potential direct, indirect, and cumulative impacts in the following resource areas and identifies mitigation measures for significant impacts:

- Agricultural and Forestry Resources
- Hydrology and Water Quality;
- Land Use and Planning; and
- Utilities and Service Systems.

The SEIR also discusses a reasonable range of potentially feasible alternatives that may accomplish the basic project objectives while lessening or eliminating potentially significant project-related impacts. Ultimately, Mendocino LAFCo is a Responsible Agency under CEQA Guidelines Section 15096 and will rely on the Final

SEIR in acting on the reorganization application.

Recommendation: Staff recommends that the Planning Commission conduct the public hearing, receive public comment, and adopt the Resolution in Attachment 5. The Resolution recommends that the City Council approve the prezoning of the parcels identified in Attachment 1, adopt a General Plan Amendment incorporating the Ukiah Valley Area Plan as an Area Plan of the City of Ukiah, adopt an amendment to the Ukiah 2040 General Plan Land Use Element establishing consistency with Mendocino County land use designations, and introduce an ordinance amending City zoning regulations to incorporate applicable provisions of the Mendocino County Inland Zoning Code.

The Commission's action is a recommendation. It does not approve the prezoning or the amendments, which remain subject to City Council action, and it does not approve the reorganization, which remains subject to the approval of Mendocino LAFCo.

Recommended Action: Adopt a Resolution recommending that the City Council: 1) approve the prezoning of parcels identified for the Ukiah 2026 Reorganization Project; and 2) adopt a General Plan Amendment incorporating the Ukiah Valley Area Plan (UVAP) as an Area Plan of the City of Ukiah; and 3) adopt an amendment to the Ukiah 2040 General Plan Land Use Element establishing consistency with Mendocino County land use designations; and 4) introduce an ordinance amending City of Ukiah zoning regulations to incorporate applicable provisions of the Mendocino County Inland Zoning Code (Mendocino County Code, Title 20, Division I).

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

Prezoning Parcel Inventory - Planning Commission Review
2026 Ukiah Valley Reorganization

APN	SITE ADDRESS	GENERAL PLAN	EXISTING ZONING	MINIMUM PARCEL SIZE	TRA	COMBINING DISTRICT 1	COMBINING DISTRICT 2	COMBINING DISTRICT 3	COMBINING DISTRICT 4	UVAP PRE-ZONE
1701702100	1801 N STATE ST	I	I2	6K	154037					
1701704300	1801 N STATE ST	I	I2		154037					
1841202100	150 GOBALET LN	SR	SR	6K	154012	FP	AZ			
1701402000	1430 N STATE ST	C	C2	6K	154157					
1701401900	1340 N STATE ST	C	C2	6K	154157					
1691121500	NONE	I	I1	12K	154157					
1700300600	NONE	AG40	AG	40	154037					
1840220500	312 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1700720700	761 MALAGA DR	SR	R1	6K	154082					
1701200900	200 KUKI LN	MU-2	C2	6K	154157					MU-2
1702203500	1490 CHARDONNAY CT	SR	R1	6K	154082					
1700501700	1870 N STATE ST	C	C2	12K	154157					
1700810900	1575 DESPINA DR	SR	R1	6K	154037					
1700731700	1300 DESPINA DR	SR	R1	6K	154082					
1700731800	551 TOKAY AVE	SR	R1	6K	154082					
1700300200	NONE	AG40	I2	12K	154037					
1690720200	103 PARDUCCI RD	I	I1	12K	154157					
1700911500	370 GEORGE PL	SR	R1	6K	154037					
1700820900	540 ZINFANDEL DR	SR	R1	6K	154037					
1700920800	260 ZINFANDEL DR	SR	R1	6K	154037					
1700811400	1681 DESPINA DR	SR	R1	6K	154037					
1700820800	560 ZINFANDEL DR	SR	R1	6K	154037					
1700911600	380 ZINFANDEL DR	SR	R1	6K	154037					
1690503400	3780 CHRISTY LN	I	I1	12K	154157					
0034307400	1515 MONROE ST	SR	R1	6K	154006	AZ				
1701703200	1951 N STATE ST	I	I2		154037					
1700720600	1581 CONCORD ST	SR	R1	6K	154082					
1700941000	316 GEORGE PL	SR	R1	6K	154037					
1700830200	500 ZINFANDEL DR	SR	R1	6K	154037					
1801800500	NONE	SR	R1	6K	154012	AZ				
1801803700	2295 S DORA ST	SR	R1	6K	154012	FP	AZ			
1801302900	2319 S DORA ST	SR	R1	6K	154093	FP	AZ			
1801600500	546 FIRCREST DR	RL160	RL	160	154038	AZ				
1701003800	1610 MILLVIEW RD	MU-2	I1	12K	154157					MU-2
1701700700	1949 N STATE ST	I	I2	6K	154037					
1700920600	1621 ALICANTE LN	SR	R1	6K	154037					

1700830400	450 ZINFANDEL DR	SR	R1	6K	154037					
1700911200	1620 ALICANTE LN	SR	R1	6K	154037					
1700911300	310 ZINFANDEL DR	SR	R1	6K	154037					
1700501600	1960 N STATE ST	C	C2	12K	154157					
1700730800	610 TOKAY AVE	SR	R1	6K	154082					
1700730900	590 TOKAY AVE	SR	R1	6K	154082					
1700602200	791 TOKAY AVE	SR	R1	6K	154082					
1700730700	630 TOKAY AVE	SR	R1	6K	154082					
1700720800	741 MALAGA DR	SR	R1	6K	154082					
1700601100	875 MALAGA DR	SR	R1	6K	154082					
0033306000	NONE	C	C1	6K	154152	AZ	CC			
1700602300	781 TOKAY AVE	SR	R1	6K	154082					
1700732700	731 TOKAY AVE	SR	R1	6K	154082					
1700602400	771 TOKAY AVE	SR	R1	6K	154082					
1700602500	761 TOKAY AVE	SR	R1	6K	154082					
1702200800	1460 N BUSH ST	SR	R3	6K	154082					
1700602700	741 TOKAY AVE	SR	R1	6K	154082					
1700602600	751 TOKAY AVE	SR	R1	6K	154082					
1801802800	2281 S DORA ST	SR	R2	6K	154012	FP	CR	AZ		
1801900800	NONE	MU-2	C1	6K	154152	FP	AZ	CC		MU-2
1801801200	NONE	SR	R1	6K	154012	AZ				
1700731000	570 TOKAY AVE	SR	R1	6K	154082					
1700731100	550 TOKAY AVE	SR	R1	6K	154082					
1690720300	3480 N STATE ST	I	I1	12K	154157					
0034003900	226 LAWS AVE	SR	R3	6K	154154	AZ				
0034401500	106 CANYON DR	SR	R1	6K	154154	AZ				
1701313700	1561 CARRIGAN LN	SR	R1	6K	154082					
1701313800	1540 SAUTERNE PL	SR	R1	6K	154082					
1701313400	NONE	SR	R1	6K	154082					
1801400400	230 BOURBON LN	SR	R1	6K	154012	AZ				
1702202500	1500 REISLING CT	SR	R3	6K	154082					
1701323400	1531 GAMAY PL	SR	R1	6K	154082					
1701323300	1541 GAMAY PL	SR	R1	6K	154082					
1701003200	1700 MILLVIEW RD	MU-2	R3	12K	154157					MU-2
1701902600	1315 N STATE ST	C	C2	6K	154157					
0034302300	1814 MONROE ST	SR	R1	6K	154151	AZ				
0034304600	1761 ADAMS ST	SR	R1	6K	154151	AZ				
0034402100	206 ROSEMARY LANE	SR	R1	6K	154154	AZ				

0034403600	1810 S DORA ST	SR	R1	6K	154154	AZ				
1672800400	3800 N STATE ST	SR	SR	12K	154037	SS				
1700603200	1385 BURGUNDY DR	SR	R1	6K	154082					
1840412000	36 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840410800	156 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1700920100	275 LOVERS LN	SR	R1	6K	154037					
1840221100	293 TOYON RD	SR	R1	6K	154093	AZ				
1840540100	2601 OAK COURT RD	SR	R1	6K	154093	AZ				
1840411300	66 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1802001400	1980 S DORA ST	SR	R3	6K	154012	AZ				
1700733300	1391 CONCORD ST	SR	R1	6K	154082					
1840410200	255 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840421400	17 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840210200	555 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840100500	630 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
0034102700	225 LAWS AVE	SR	R1	6K	154154	AZ				
0013702200	1282 N STATE ST	C	C1	6K	154039					
1700931500	181 ZINFANDEL DR	SR	R1	6K	154037					
1700830600	400 ZINFANDEL DR	SR	R1	6K	154037					
1801401300	2360 S DORA ST	SR	R1	6K	154093	AZ				
1801402300	NONE	SR	R1	6K	154012	AZ				
1841100500	2851 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
0020502000	NONE	MUBST	I1	6K	154006	FP				MUBST
1840420500	137 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840240800	295 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840430600	80 WHITMORE LN	SR	R1	6K	154093	AZ				
1840441800	211 WHITMORE LN	SR	R1	6K	154093	AZ				
1840440800	79 WHITMORE LN	SR	R1	6K	154093	FP	AZ			
1840100400	736 CANYON CT	RR5	RR	5	154038	AZ				
0032604700	333 LAWS AVE	RR5	RR	5	154012	AZ				
1840330300	2851 OAK COURT RD	SR	R1	6K	154093	FP	AZ			
1701322200	1450 GAMAY PL	SR	R1	6K	154082					
0034401100	115 CANYON DR	SR	R1	6K	154154	AZ				
0462711200	750 BOONVILLE RD	RMR40	UR	40	154002	AZ				
1840701400	2655 S STATE ST	C	C1	6K	154152	AZ	CC			
1840510600	212 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840530400	83 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1802101300	305 CRESTVIEW DR	SR	R1	6K	154038	AZ				

1840210100	531 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1801501100	483 FIRCREST DR	RR5	RR	5	154038	AZ				
1801401800	2390 S DORA ST	SR	R1	6K	154093	AZ				
1801501300	NONE	RL160	RL	160	154038	AZ				
1840630300	2460 TOWNSEND LN	I	I1	6K	154152	AZ				
1840541100	15 FAIRVIEW CT	C	C1	6K	154161	FP	AZ	CC		
1840101000	NONE	RR5	RR	5	154038	AZ				
1840100900	NONE	RR5	RR	5	154038	AZ				
1690501100	100 PARDUCCI RD	I	I1	12K	154157					
1801803500	2300 S DORA ST	SR	R1	6K	154012	AZ				
0034100200	224 LAWS AVE	SR	R3	6K	154154	AZ				
0034100300	222 LAWS AVE	SR	R1	6K	154154	AZ				
0034100400	220 LAWS AVE	SR	R1	6K	154154	AZ				
0034401600	108 CANYON DR	SR	R1	6K	154154	AZ				
0034404700	370 JEFFERSON LN	SR	R1	6K	154012	AZ				
1702203600	1500 CHARDONNAY CT	SR	R1	6K	154082					
1700811000	581 ZINFANDEL DR	SR	R1	6K	154037					
1702202600	1491 REISLING CT	SR	R1	6K	154082					
1702207100	1573 N BUSH ST	MU-2	R3	6K	154160					MU-2
1700710200	620 MALAGA DR	SR	R1	6K	154082					
1701002200	1723 TANYA LN	SR	R3	6K	154157					
1840620400	2423 S POMO LN	I	I1	6K	154152	AZ				
1701900500	NONE	I	I2	6K	154157					
1700810700	1560 DESPINA DR	SR	R1	6K	154037					
1701323800	1491 GAMAY PL	SR	R1	6K	154082					
1702201700	1590 North BUSH ST	SR	R3	6K	154160					
1700811100	575 ZINFANDEL DR	SR	R1	6K	154037					
1702203700	1491 CHARDONNAY CT	SR	R3	6K	154160					
1700601300	855 MALAGA DR	SR	R1	6K	154082					
1700750100	590 CHABLIS CT	SR	R1	6K	154082					
1700750500	670 CHABLIS CT	SR	R1	6K	154082					
1801901100	175 FIRCREST DR	MU-2	R3	6K	154152	FP	AZ			MU-2
1840431800	12 WHITMORE LN	SR	R1	6K	154093	AZ				
1840430400	120 WHITMORE LN	SR	R1	6K	154093	AZ				
1841200900	2950 S STATE ST	SR	R3	6K	154152	AZ				
1840100700	760 CANYON CT	RR5	RR	5	154038	AZ				
1801400800	210 BOURBON LN	SR	R1	6K	154012	AZ				
1840630700	160 NORGARD LN	I	I1	6K	154152	AZ				

1700940600	350 GEORGE PL	SR	R1	6K	154037					
1701003000	NONE	MU-2	I1	12K	154157					MU-2
1700920400	1661 ALICANTE LN	SR	R1	6K	154037					
1700811700	601 LOVERS LN	SR	R1	6K	154037					
1700710100	1500 DESPINA DR	SR	R1	6K	154082					
1700733200	1411 CONCORD ST	SR	R1	6K	154082					
1700601200	865 MALAGA DR	SR	R1	6K	154082					
1700733100	1410 CONCORD ST	SR	R1	6K	154082					
1840431600	36 WHITMORE LN	SR	R1	6K	154093	AZ				
1840440100	2725 OAK COURT RD	SR	R1	6K	154093					
1840431900	8 WHITMORE LN	SR	R1	6K	154093	AZ				
1840431000	68 WHITMORE LN	SR	R1	6K	154093	AZ				
1840321000	2730 OAK COURT RD	SR	R1	6K	154093	AZ				
1840431700	54 WHITMORE LN	SR	R1	6K	154093	AZ				
0034300200	1801 S DORA ST	SR	R1	6K	154154	AZ				
0034404900	380 JEFFERSON LN	SR	R1	6K	154012	AZ				
1801702500	360 FIRCREST DR	RR5	RR	5	154038	AZ				
1801700700	NONE	RR5	RR	5	154038	AZ				
1700601500	1380 BURGUNDY DR	SR	R1	6K	154082					
1840531800	2551 OAK COURT RD	SR	R1	6K	154093	AZ				
1840231100	284 TOYON RD	SR	R1	6K	154093	AZ				
1690502600	3721 CHRISTY LN	I	I1	12K	154157					
0034404200	1818 S DORA ST	SR	R1	6K	154154	AZ				
1802102200	651 JEFFERSON LN	SR	R1	6K	154038	AZ				
1840540900	45 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1801402900	204 BOURBON LN	SR	R1	6K	154012	AZ				
1840103100	777 CANYON CT	RR5	RR	5	154002	AZ				
1702207200	1581 N BUSH ST	MU-2	R3	6K	154160					MU-2
1701324400	NONE	SR	R1	6K	154082					
1700731200	1340 DESPINA DR	SR	R1	6K	154082					
1700601800	760 TOKAY AVE	SR	R1	6K	154082					
1840540600	85 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840540800	65 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1700910900	1700 ALICANTE LN	SR	R1	6K	154037					
1700921100	200 ZINFANDEL DR	SR	R1	6K	154037					
1840511200	2550 OAK COURT RD	SR	R1	6K	154093	AZ				
1840540700	75 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1701323500	1521 GAMAY PL	SR	R1	6K	154082					

1700811600	625 LOVERS LN	SR	R1	6K	154037					
1802102100	621 JEFFERSON LN	SR	R1	6K	154038	AZ				
1700201300	810 LOVERS LN	RL160	RL	160	154037					
1690502300	3700 CHRISTY LN	I	I1	12K	154157					
1690501900	3680 CHRISTY LN	I	I1	12K	154157					
1802001500	2000 S DORA ST	SR	R3	6K	154012	AZ				
1700911400	314 ZINFANDEL DR	SR	R1	6K	154037					
1840410900	136 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840240500	254 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1701002300	1721 TANYA LN	SR	R3	6K	154157					
1840441700	190 WHITMORE LN	SR	R1	6K	154093	AZ				
1700710800	641 MALAGA DR	SR	R1	6K	154082					
1701200700	NONE	MU-2	I1	6K	154157					MU-2
1700930700	311 ZINFANDEL DR	SR	R1	6K	154037					
1700930600	325 ZINFANDEL DR	SR	R1	6K	154037					
1801802700	455 FIRCREST DR	SR	R1	6K	154012	AZ				
1801802100	2297 S DORA ST	SR	R1	6K	154012	FP	AZ			
1801401700	2380 S DORA ST	SR	R1	6K	154093	AZ				
1801400700	220 BOURBON LN	SR	R1	6K	154012	AZ				
0034103100	217 LAWS AVE	SR	R1	6K	154154	AZ				
1700720300	740 MALAGA DR	SR	R1	6K	154082					
1840621500	2553 S POMO LN	I	I1	6K	154152	AZ				
1840611000	2505 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
1700931200	225 ZINFANDEL DR	SR	R1	6K	154037					
1692501800	700 KUNZLER RANCH RD	I	I2	12K	154037	FP				
1690503500	3740 CHRISTY LN	I	I1	12K	154157					
1700810300	1732 DESPINA DR	SR	R1	6K	154037					
1700920900	240 ZINFANDEL DR	SR	R1	6K	154037					
1700911100	1640 ALICANTE LN	SR	R1	6K	154037					
1802201200	NONE	SR	R1	6K	154038	AZ				
0033503700	2161 S STATE ST	C	C1	6K	154152	AZ	CC			
1700501200	1850 N STATE ST	C	C2	12K	154157					
1840511100	234 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840610200	2411 S STATE ST	C	C1	6K	154152	AZ	CC			
0013602700	1203 N STATE ST	C	C2	6K	154037					
0013850700	1204 N STATE ST	C	C1	6K	154039					
1802001300	1960 S DORA ST	SR	R3	6K	154012	AZ				
1840220400	279 TOYON RD	SR	R1	6K	154093	AZ				

1700910800	1760 ALICANTE LN	SR	R1	6K	154037					
1840411000	116 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1700601900	768 TOKAY AVE	SR	R1	6K	154082					
1700751100	591 CHABLIS CT	SR	R1	6K	154082					
1700931000	275 ZINFANDEL DR	SR	R1	6K	154037					
1840522200	47 NORTH COURT RD	SR	R1	6K	154093	FP	AZ			
1700710700	661 MALAGA DR	SR	R1	6K	154082					
1700710600	681 MALAGA DR	SR	R1	6K	154082					
1700721000	701 MALAGA DR	SR	R1	6K	154082					
1700730300	1582 CONCORD ST	SR	R1	6K	154082					
1690720900	3400 N STATE ST	I	I1	12K	154157					
1700910700	311 LOVERS LN	SR	R1	6K	154037					
1700940400	328 GEORGE PL	SR	R1	6K	154037					
1700921200	180 ZINFANDEL DR	SR	R1	6K	154037					
1700940500	348 GEORGE PL	SR	R1	6K	154037					
1700911700	390 ZINFANDEL DR	SR	R1	6K	154037					
1700922400	201 LOVERS LN	SR	R1	6K	154157					
1700910500	351 LOVERS LN	SR	R1	6K	154037					
1700920200	1775 ALICANTE LN	SR	R1	6K	154037					
1700921400	1700 TANYA LN	SR	R1	6K	154157					
1700921300	160 ZINFANDEL DR	SR	R1	6K	154037					
1700940300	322 GEORGE PL	SR	R1	6K	154037					
1700910600	325 LOVERS LN	SR	R1	6K	154037					
1700911800	1601 CARRIGAN LN	SR	R1	6K	154037					
1700931700	151 ZINFANDEL DR	SR	R1	6K	154037					
1700922500	1790 TANYA LN	SR	R3	6K	154157					
1700930900	281 ZINFANDEL DR	SR	R1	6K	154037					
1700930800	301 ZINFANDEL DR	SR	R1	6K	154037					
1840510900	243 OAK KNOLL RD	SR	R1	6K	154093	AZ				
0033304400	2129 S STATE ST	C	C1	6K	154152	AZ	CC			
1700810500	1664 DESPINA DR	SR	R1	6K	154037					
1700811200	570 ZINFANDEL DR	SR	R1	6K	154037					
1700920500	1631 ALICANTE LN	SR	R1	6K	154037					
1700831200	1681 CARRIGAN LN	SR	R1	6K	154037					
1700940200	320 GEORGE PL	SR	R1	6K	154037					
1700920700	280 ZINFANDEL DR	SR	R1	6K	154037					
1700830500	420 ZINFANDEL DR	SR	R1	6K	154037					
1700931300	211 ZINFANDEL DR	SR	R1	6K	154037					

1700811300	1601 DESPINA DR	SR	R1	6K	154037					
1700931100	251 ZINFANDEL DR	SR	R1	6K	154037					
1700911000	1660 ALICANTE LN	SR	R1	6K	154037					
1840330600	2751 OAK COURT RD	SR	R1	6K	154093	FP	AZ			
1840430500	100 WHITMORE LN	SR	R1	6K	154093	AZ				
1701004500	100 FEED LOT LN	MU-2	I1	12K	154157					MU-2
1701004400	110 FEED LOT LN	MU-2	I1	12K	154157					MU-2
1690501500	3650 CHRISTY LN	I	I1	12K	154157					
1690503000	3771 CHRISTY LN	I	I1	12K	154157					
1702202400	1490 REISLING CT	SR	R1	6K	154082					
1700750700	661 CHABLIS CT	SR	R1	6K	154082					
1700733400	1371 CONCORD ST	SR	R1	6K	154082					
1700732900	1370 CONCORD ST	SR	R1	6K	154082					
1701501200	275 KUNZLER RANCH RD	I	I2	6K	154157					
1700732800	1350 CONCORD ST	SR	R1	6K	154082					
1700602800	740 TOKAY AVE	SR	R1	6K	154082					
1801500300	540 FIRCREST DR	RR5	RR	5	154038	AZ				
1701310300	1560 CARRIGAN LN	SR	R1	6K	154082					
1701001900	1701 TANYA LN	SR	R3	6K	154157					
1701311900	1541 CARRIGAN LN	SR	R1	6K	154082					
1701310400	1540 CARRIGAN LN	SR	R1	6K	154082					
1700720100	700 MALAGA DR	SR	R1	6K	154082					
1700720200	720 MALAGA DR	SR	R1	6K	154082					
1700733700	650 TOKAY AVE	SR	R1	6K	154082					
1700920300	1725 ALICANTE LN	SR	R1	6K	154037					
1690720500	3460 N STATE ST	I	I1	12K	154157					
1700921000	220 ZINFANDEL DR	SR	R1	6K	154037					
1700830800	1700 CARRIGAN LN	SR	R1	6K	154037					
1672800300	3900 N STATE ST	SR	SR	12K	154037	FP	SS			
1801900900	2240 S STATE ST	MU-2	R3	6K	154152	FP	AZ			MU-2
1801702900	400 FIRCREST DR	RL160	RL	160	154038					
1700602000	774 TOKAY AVE	SR	R1	6K	154082					
1700751000	601 CHABLIS CT	SR	R1	6K	154082					
1700750900	621 CHABLIS CT	SR	R1	6K	154082					
1700750800	641 CHABLIS CT	SR	R1	6K	154082					
1700602100	800 TOKAY AVE	SR	R1	6K	154082					
1701314000	1541 SAUTERNE PL	SR	R3	6K	154082					
1700810800	1540 DESPINA DR	SR	R1	6K	154037					

1701313900	1560 SAUTERNE PL	SR	R1	6K	154082					
0032001500	NONE	RMR40	UR	40	154038	AZ				
1802002200	251 JEFFERSON LN	PS	C1	6K	154152	AZ	CC			
1700922300	1780 TANYA LN	SR	R1	6K	154157					
1700910300	375 LOVERS LN	SR	R1	6K	154037					
1700922200	1782 TANYA LN	SR	R1	6K	154037					
1701001000	1650 LOVERS LN	MU-2	R3	6K	154157					MU-2
1701901700	1301 N STATE ST	C	C2	6K	154157					
1690502700	3651 CHRISTY LN	I	I1	12K	154157					
1700601700	1360 BURGUNDY DR	SR	R1	6K	154082					
1700602900	1361 BURGUNDY DR	SR	R1	6K	154082					
1700733500	1351 CONCORD ST	SR	R1	6K	154082					
1700733600	670 TOKAY AVE	SR	R1	6K	154082					
1840220800	295 TOYON RD	SR	R1	6K	154093	AZ				
1840411200	86 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1690501600	3610 CHRISTY LN	I	I1	12K	154157					
1840230100	256 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1690721400	3450 N STATE ST	I	I1	12K	154157					
1700931600	161 ZINFANDEL DR	SR	R1	6K	154037					
1700810200	1764 DESPINA DR	SR	R1	6K	154037					
1840801600	320 NORGARD LN	AG40	AG	40	154012	FP	AZ			
1840620800	2503 S POMO LN	I	I1	6K	154152	AZ				
1840610600	2455 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
1801301300	120 NORTH COURT RD	SR	R1	6K	154093	FP	AZ			
1700831000	1661 CARRIGAN LN	SR	R1	6K	154037					
1700603300	811 MALAGA DR	SR	R1	6K	154082					
1700840300	475 ZINFANDEL DR	SR	R1	6K	154037					
1700840200	501 ZINFANDEL DR	SR	R1	6K	154037					
1700840100	525 ZINFANDEL DR	SR	R1	6K	154037					
1700731900	571 TOKAY AVE	SR	R1	6K	154082					
1700921600	225 LOVERS LN	SR	R1	6K	154037					
1840520600	81 NORTH COURT RD	SR	R1	6K	154093	AZ				
1801700900	NONE	RR5	RR	5	154038	AZ				
1801702800	461 FIRCREST DR	SR	R1	6K	154038	AZ				
1840240100	293 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1801802900	2283 S DORA ST	SR	R2	6K	154012	FP	CR	AZ		
1801303500	2309 S DORA ST	SR	R1	6K	154012	FP	AZ			
1701902900	1775 N STATE ST	I	I1	6K	154157					

1701002400	NONE	SR	R3	6K	154157					
1702202000	1450 REISLING CT	SR	R3	6K	154082					
1701324100	1461 GAMAY PL	SR	R1	6K	154082					
1701002000	140 ZINFANDEL DR	SR	R3	6K	154157					
0034203500	1510 S STATE ST	C	C1	6K	154151	AZ	CC			
1801801400	2286 S DORA ST	SR	R1	6K	154012	AZ				
1801201000	2381 S STATE ST	C	C2	6K	154152	CR	FP	AZ	CC	
1840231000	278 TOYON RD	SR	R1	6K	154093	AZ				
1840102900	735 CANYON CT	RR5	RR	5	154038	AZ				
1840102800	685 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1690721100	3410 North STATE ST	I	I1	12K	154157					
1700830300	480 ZINFANDEL DR	SR	R1	6K	154037					
1691121200	NONE	I	I1	12K	154157					
1700921500	251 LOVERS LN	SR	R1	6K	154037					
1840231200	290 TOYON RD	SR	R1	6K	154093	AZ				
1700710500	680 MALAGA DR	SR	R1	6K	154082					
1801301200	140 NORTH COURT RD	SR	R1	6K	154093	AZ				
1801702600	475 FIRCREST DR	RR5	R1	6K	154038	AZ				
1801401200	2370 S DORA ST	SR	R1	6K	154093	AZ				
1840621100	2533 S POMO LN	I	I1	6K	154152	AZ				
1801301100	160 NORTH COURT RD	SR	R1	6K	154093	AZ				
1801301500	96 North COURT RD	SR	R1	6K	154012	FP	AZ			
1801301000	2351 S DORA ST	SR	R1	6K	154093	AZ				
1700840700	1580 CARRIGAN LN	SR	R1	6K	154037					
0034404300	1818 S DORA ST	SR	R1	6K	154154	AZ				
1700910400	361 LOVERS LN	SR	R1	6K	154037					
1702202700	1481 REISLING CT	SR	R1	6K	154082					
1801400900	214 BOURBON LN	SR	R1	6K	154012	AZ				
1840520500	121 NORTH COURT RD	SR	R1	6K	154093	AZ				
1801600400	544 FIRCREST DR	RR5	RR	5	154038	AZ				
1840521000	22 OAK KNOLL RD	C	C1	6K	154161	FP	AZ	CC		
1801500200	NONE	RR5	RR	5	154038	AZ				
1801702400	430 FIRCREST DR	RR5	RR	5	154038	AZ				
0034400700	107 CANYON DR	SR	R1	6K	154154	AZ				
0034400800	109 CANYON DR	SR	R1	6K	154154	AZ				
1700940800	360 GEORGE PL	SR	R1	6K	154037					
1700940900	366 GEORGE PL	SR	R1	6K	154037					
1840521700	162 OAK KNOLL RD	SR	R1	6K	154093	AZ				

1840530700	25 OAK KNOLL RD	C	C1	6K	154161	FP	AZ	CC		
1840231500	294 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1700810400	1696 DESPINA DR	SR	R1	6K	154037					
1700830700	1660 CARRIGAN LN	SR	R1	6K	154037					
1701003700	120 FEED LOT LN	MU-2	C2		154157	CR				MU-2
1700830100	520 ZINFANDEL DR	SR	R1	6K	154037					
1701004100	140 FEED LOT LN	MU-2	C2		154157	CR				MU-2
0033503800	2165 S STATE ST	C	C1	6K	154152	AZ	CC			
1700840600	411 ZINFANDEL DR	SR	R1	6K	154037					
1702203400	1480 CHARDONNAY CT	SR	R1	6K	154082					
1700711400	1525 DESPINA DR	SR	R1	6K	154082					
1700500500	1900 N STATE ST	C	C2	12K	154157					
1700400500	156 LOVERS LN	AG40	AG	40	154037					
1700710300	640 MALAGA DR	SR	R1	6K	154082					
1700710400	660 MALAGA DR	SR	R1	6K	154082					
1701323700	1501 GAMAY PL	SR	R1	6K	154082					
1700400600	290 LOVERS LN	AG40	AG	40	154037					
1701312900	1461 SAUTERNE PL	SR	R3	6K	154082					
1801303800	2270 S STATE ST	MU-2	R1	6K	154012	FP	AZ			MU-2
1840412100	34 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1700601400	1390 BURGUNDY DR	SR	R1	6K	154082					
1840540500	95 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1692122100	50 ORR SPRINGS RD	C	C2	12K	154157					
1802102300	301 JEFFERSON LN	SR	R1	6K	154038	AZ				
1701001700	151 LOVERS LN	SR	R3	6K	154157					
1700840500	425 ZINFANDEL DR	SR	R1	6K	154037					
1701200800	1550 MILLVIEW RD	MU-2	I1	6K	154157					MU-2
1700840400	451 ZINFANDEL DR	SR	R1	6K	154037					
1840630500	2540 TOWNSEND LN	I	I1	6K	154152	AZ				
0034303000	NONE	SR	R1	6K	154151	AZ				
0034304800	1741 ADAMS ST	SR	R1	6K	154151	AZ				
1840240700	294 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840420400	157 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840310200	494 OAK KNOLL RD	RR5	RR	5	154012	AZ				
1840432000	28 WHITMORE LN	SR	R1	6K	154093	AZ				
1840420300	177 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840320200	2772 OAK COURT RD	SR	R1	6K	154093	AZ				
1700820700	551 ZINFANDEL DR	SR	R1	6K	154037					

1701001600	1720 N STATE ST	C	C2	6K	154157					
1840220900	331 TOYON RD	SR	R1	6K	154012	AZ				
1840412300	26 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1700931400	201 ZINFANDEL DR	SR	R1	6K	154037					
1701004000	131 ZINFANDEL DR	MU-2	I1	6K	154157					MU-2
1700732000	591 TOKAY AVE	SR	R1	6K	154082					
1700732100	611 TOKAY AVE	SR	R1	6K	154082					
1700732200	631 TOKAY AVE	SR	R1	6K	154082					
1700732300	651 TOKAY AVE	SR	R1	6K	154082					
1701000200	141 LOVERS LN	MU-2	I1	6K	154157					MU-2
1692120800	NONE	I	I1	12K	154020					
1692121700	50 ORR SPRINGS RD	C	C2	12K	154157					
1701313200	1521 SAUTERNE PL	SR	R1	6K	154082					
1702202300	1480 REISLING CT	SR	R1	6K	154082					
1702201600	1560 N BUSH ST	SR	R3	6K	154160					
1700501500	78 MASONITE INDUSTRIAL RD	C	C2	12K	154157					
1700500100	1980 N STATE ST	C	C2	12K	154157					
1802400600	NONE	SR	R1	6K	154012	AZ				
1701000800	1640 MILLVIEW RD	MU-2	I1	6K	154157					MU-2
1701000700	121 ZINFANDEL DR	MU-2	I1	6K	154157					MU-2
1700940700	356 GEORGE PL	SR	R1	6K	154037					
1700740100	1450 DESPINA DR	SR	R1	6K	154082					
1700740200	550 CHABLIS CT	SR	R1	6K	154082					
1700740300	570 CHABLIS CT	SR	R1	6K	154082					
1802000700	1900 S DORA ST	SR	R3	6K	154012	AZ				
1700603000	1367 BURGUNDY DR	SR	R1	6K	154082					
1700740600	1380 DESPINA DR	SR	R1	6K	154082					
1700740500	551 CHABLIS CT	SR	R1	6K	154082					
1700740400	571 CHABLIS CT	SR	R1	6K	154082					
1701312000	1520 SAUTERNE PL	SR	R1	6K	154082					
1701903100	1401 N STATE ST	C	C2	6K	154157					
1700501300	1800 N STATE ST	C	C2	12K	154149					
0013603800	1275 FORD RD	C	C2	6K	154037					
1700830900	1740 CARRIGAN LN	SR	R1	6K	154037					
1700732400	671 TOKAY AVE	SR	R1	6K	154082					
1700732500	691 TOKAY AVE	SR	R1	6K	154082					
1700732600	711 TOKAY AVE	SR	R1	6K	154082					
1700811800	1784 DESPINA DR	SR	R1	6K	154037					

1701400800	1450 N STATE ST	C	C2	6K	154157					
1802000900	NONE	SR	R3	6K	154038	AZ				
0033306300	1631 S STATE ST	C	C1	6K	154152	AZ	CC			
1701002100	1725 TANYA LN	SR	R3	6K	154157					
1840330100	461 OAK KNOLL RD	RR5	RR	5	154012	FP	AZ			
1700930500	351 ZINFANDEL DR	SR	R1	6K	154037					
1700810600	1600 DESPINA DR	SR	R1	6K	154037					
1700930400	361 ZINFANDEL DR	SR	R1	6K	154037					
1700930300	375 ZINFANDEL DR	SR	R1	6K	154037					
1700930200	381 ZINFANDEL DR	SR	R1	6K	154037					
1700930100	1575 CARRIGAN LN	SR	R1	6K	154037					
1840540400	125 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840412200	30 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840540300	145 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840411600	56 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840221000	301 TOYON RD	SR	R1	6K	154093	AZ				
1840511000	263 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1802400700	318 CRESTVIEW DR	SR	R1	6K	154038	AZ				
0033306500	2101 S STATE ST	C	C1	6K	154152	AZ	CC			
1700720900	721 MALAGA DR	SR	R1	6K	154082					
1802002400	1680 S STATE ST	PS	C1	12K	154152	FP	AZ	CC		
0033303900	1635 S STATE ST	C	C1	6K	154152	AZ	CC			
1700603100	1375 BURGUNDY DR	SR	R1	6K	154082					
1700750600	681 CHABLIS CT	SR	R1	6K	154082					
1701903000	1351 N STATE ST	C	C2	6K	154157					
1700733000	1390 CONCORD ST	SR	R1	6K	154082					
1840410700	2651 OAK COURT RD	SR	R1	6K	154093	AZ				
1840220600	342 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840240200	303 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1701323600	1511 GAMAY PL	SR	R1	6K	154082					
1702203800	1481 CHARDONNAY CT	SR	R1	6K	154160					
1701323200	1551 GAMAY PL	SR	R1	6K	154082					
1702200600	1471 N BUSH ST	SR	R3	6K	154160					
1700731500	1319 DESPINA DR	SR	R1	6K	154082					
1802400100	450 CRESTVIEW DR	RL160	RL	160	154038	AZ				
1700601600	1370 BURGUNDY DR	SR	R1	6K	154082					
1702206100	401 SHERRY DR	SR	R1	6K	154082					
0013850600	1258 N STATE ST	C	C1	6K	154039					

1700750200	610 CHABLIS CT	SR	R1	6K	154082					
1700750300	630 CHABLIS CT	SR	R1	6K	154082					
1700750400	650 CHABLIS CT	SR	R1	6K	154082					
1700711000	1492 DESPINA DR	SR	R1	6K	154082					
1700710900	621 MALAGA DR	SR	R1	6K	154082					
1802002100	1940 S DORA ST	SR	R3	6K	154012	FP	AZ			
1802201800	316 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1802100500	310 CRESTVIEW DR	SR	R1	6K	154012	AZ				
1802100400	NONE	SR	R1	6K	154038	AZ				
1802100300	312 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1801701000	451 FIRCREST DR	SR	R1	6K	154038	AZ				
1840231300	276 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1801701600	380 FIRCREST DR	RR5	RR	5	154038	AZ				
1840800300	340 NORGARD LN	AG40	AG	40	154012	FP	AZ			
0033503900	2169 S STATE ST	C	C1	6K	154152	AZ	CC			
1840440500	2820 BRIGGS LN	SR	R1	6K	154093	FP	AZ			
1840630400	2500 TOWNSEND LN	I	I1	6K	154152	AZ				
1840620600	2463 S POMO LN	I	I1	6K	154152	AZ				
1801701800	NONE	RR5	RR	5	154038	AZ				
1801600600	480 FIRCREST DR	RL160	RL	160	154038	AZ				
1801803400	2290 S DORA ST	SR	R1	6K	154012	AZ				
1801803600	2291 S DORA ST	SR	R1	6K	154012	AZ				
1801700800	NONE	SR	R1	6K	154038	AZ				
1840440900	59 WHITMORE LN	SR	R1	6K	154093	FP	AZ			
1840321800	2750 OAK COURT RD	SR	R1	6K	154093	AZ				
1840610100	2405 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
0034203100	101 LAWS AVE	SR	R1	6K	154154	AZ				
0034400400	101 CANYON DR	SR	R1	6K	154154	AZ				
0034104000	1702 S DORA ST	SR	R1	6K	154154	AZ				
0034404500	611 CANYON DR	SR	SR	6K	154012	AZ				
0034404400	601 CANYON DR	SR	SR	6K	154012	AZ				
0034403300	1816 S DORA ST	SR	R1	6K	154154	AZ				
0034400500	103 CANYON DR	SR	R1	6K	154154	AZ				
1841201600	100 GOBALET LN	SR	SR	6K	154012	AZ				
1840531700	164 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840530800	24 FAIRVIEW CT	C	C1	6K	154161	FP	AZ	CC		
1840700100	25 NORGARD LN	I	I1	6K	154012	FP	AZ			
1801802400	2285 S DORA ST	SR	R2	6K	154012	FP	CR	AZ		

1801800700	303 FIRCREST DR	SR	R1	6K	154012	AZ				
1801803300	2289 S DORA ST	SR	R2	6K	154012	FP	CR	AZ		
1840102200	525 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1840330400	2825 OAK COURT RD	SR	R1	6K	154093	FP	AZ			
1841200200	NONE	SR	SR	6K	154012	FP	AZ			
1801701500	NONE	RR5	RR	5	154038	AZ				
1840540200	165 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1801501000	NONE	RR5	RR	5	154038	AZ				
1801402100	208 BOURBON LN	SR	R1	6K	154012	AZ				
1801301800	50 NORTH COURT RD	C	C1	6K	154093	FP	AZ	CC		
1801702700	471 FIRCREST DR	SR	R1	6K	154038	AZ				
1801301400	100 NORTH COURT RD	SR	R1	6K	154093	AZ				
1801403600	298 TOYON RD	SR	R1	6K	154012	AZ				
1840521500	122 OAK KNOLL RD	SR	R1	6K	154093	AZ				
0034403400	1814 S DORA ST	SR	R1	6K	154154	AZ				
0034402800	205 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034308200	1550 S STATE ST	MU-2	C2	6K	154151	AZ	CC			MU-2
0034308100	1550 S STATE ST	MU-2	C1	6K	154151	AZ	CC			MU-2
0034402200	208 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034305100	109 JEFFERSON LN	SR	R3	6K	154151	AZ				
0034403500	1812 S DORA ST	SR	R1	6K	154154	AZ				
0034401700	110 CANYON DR	SR	R1	6K	154154	AZ				
0034104100	1180 CANYON DR	SR	R1	6K	154012	AZ				
1801402600	NONE	SR	R1	6K	154012	AZ				
1840521600	142 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840520200	2451 OAK COURT RD	SR	R1	6K	154093	AZ				
1840430700	90 WHITMORE LN	SR	R1	6K	154093	AZ				
1801702200	NONE	RR5	RR	5	154038	AZ				
0034403200	213 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034103900	201 LAWS AVE	SR	R1	6K	154154	AZ				
1801500400	521 FIRCREST DR	RR5	RR	5	154038	AZ				
1840521200	52 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840611100	30 NORGARD LN	C	C1	6K	154152	FP	AZ	CC		
1840520100	181 NORTH COURT RD	SR	R1	6K	154093	AZ				
1840521300	72 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840701000	151 NORGARD LN	I	I1	6K	154012	FP	AZ			
1840700900	141 NORGARD LN	I	I1	6K	154152	FP	AZ			
1840510200	236 VALLEY VIEW RD	SR	R1	6K	154012	AZ				

1840230200	276 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1801403300	NONE	SR	R1	6K	154012	AZ				
1840521800	182 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1802400200	444 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1801303100	2343 S DORA ST	SR	R1	6K	154093	FP	AZ			
1801702100	NONE	SR	R1	6K	154038	AZ				
1801700300	NONE	SR	R1	6K	154038	AZ				
1802400900	400 CRESTVIEW DR	SR	R1	6K	154038	AZ				
0034403100	211 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034301000	1817 S DORA ST	SR	R1	6K	154154	AZ				
0034304500	1791 ADAMS ST	SR	R1	6K	154151	AZ				
0034402400	212 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034401300	102 CANYON DR	SR	R1	6K	154154	AZ				
1840310500	486 OAK KNOLL RD	RR5	RR	5	154012	AZ				
1801303300	2301 S DORA ST	SR	R1	6K	154012	FP	AZ			
1801302400	2300 S STATE ST	MU-2	C2	6K	154152	FP	AZ	CC		MU-2
1801802600	NONE	SR	R1	6K	154012	AZ				
1801403800	2330 S DORA ST	SR	R1	6K	154012	AZ				
1840620200	2403 S POMO LN	I	I1	6K	154152	AZ				
1801404000	2336 S DORA ST	SR	R1	6K	154093					
1801303000	2311 S DORA ST	SR	R1	6K	154093	AZ				
1801701700	NONE	RR5	RR	5	154038	AZ				
1840230500	298 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1801403500	261 BOURBON LN	SR	R1	6K	154012	AZ				
0034203200	1701 S DORA ST	SR	R1	6K	154154	AZ				
0034400600	105 CANYON DR	SR	R1	6K	154154	AZ				
0034401200	100 CANYON DR	SR	R1	6K	154154	AZ				
1801401400	2350 S DORA ST	SR	R1	6K	154093	AZ				
1840531600	144 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1801702000	NONE	SR	R1	6K	154038	AZ				
1801300400	2280 S STATE ST	MU-2	R3	6K	154152	FP	AZ			MU-2
1840541000	35 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840411100	96 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840220300	285 TOYON RD	SR	R1	6K	154093	AZ				
1840511300	2600 OAK COURT RD	SR	R1	6K	154093	AZ				
0034102800	223 LAWS AVE	SR	R1	6K	154154	AZ				
1801700600	NONE	RR5	RR	5	154038	AZ				
1840521400	92 OAK KNOLL RD	SR	R1	6K	154093	AZ				

1840700800	121 NORGARD LN	I	I1	6K	154152	FP	AZ			
1802000100	1610 S STATE ST	MU-2	C1	6K	154152	AZ	CC			MU-2
0034301100	1819 S DORA ST	SR	R1	6K	154154	AZ				
0033306700	2101 S STATE ST	C	C1	6K	154152	AZ	CC			
1802002300	1640 S STATE ST	PS	C1	12K	154152	FP	AZ	CC		
0034102600	227 LAWS AVE	SR	R1	6K	154154	AZ				
0033306400	1649 S STATE ST	C	C1	6K	154152	AZ	CC			
1801500600	491 FIRCREST DR	RR5	RR	5	154038	AZ				
1840432100	48 WHITMORE LN	SR	R1	6K	154093	AZ				
1840430300	NONE	SR	R1	6K	154093	AZ				
1840430100	140 WHITMORE LN	SR	R1	6K	154093	AZ				
1802101500	303 CRESTVIEW DR	SR	R1	6K	154012	AZ				
0034103000	219 LAWS AVE	SR	R1	6K	154154	AZ				
1702203000	1451 REISLING CT	SR	R3	6K	154082					
1700711100	1451 DESPINA DR	SR	R1	6K	154082					
1701400200	300 KUKI LN	MU-2	I1	6K	154157					MU-2
1701400300	280 KUKI LN	MU-2	I1	6K	154157					MU-2
1701322400	470 CHABLIS DR	SR	R1	6K	154082					
1701310800	1460 CARRIGAN LN	SR	R3	6K	154082					
1701322500	480 CHABLIS DR	SR	R1	6K	154082					
1700741000	1431 DESPINA DR	SR	R1	6K	154082					
0034402900	207 ROSEMARY LANE	SR	R1	6K	154154	AZ				
1840310300	374 OAK KNOLL RD	SR	R1	6K	154093	AZ				
0034306800	1513 MONROE ST	SR	R1	6K	154151	AZ				
0034306300	1720 MONROE ST	SR	R1	6K	154151	AZ				
0034400300	308 JEFFERSON LN	SR	SR	6K	154012	AZ				
1801200700	2301 S STATE ST	C	C2	6K	154152	CR	FP	AZ	CC	
0032001600	NONE	RMR40	UR	40	154038	AZ				
1802202000	221 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1841303900	204 STIPP LN	RMR40	UR	40	154012	AZ				
1841303800	3280 STIPP LN	RMR40	UR	40	154012	AZ				
1840440400	2800 BRIGGS LN	SR	R1	6K	154093	FP	AZ			
1840320500	393 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1801800400	NONE	SR	R1	6K	154012	AZ				
1840102300	475 SPANISH CANYON DR	RR5	RR	5	154038	FP	AZ			
1841102500	2901 S STATE ST	C	C2	6K	154152	AZ	CC			
1841202200	2901 BRIGGS LN	SR	SR	6K	154012	AZ	FP			
1841201100	2900 S STATE ST	SR	R3	6K	154012	FP	AZ			

1840320100	333 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840410100	275 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840432200	24 WHITMORE LN	SR	R1	6K	154093	AZ				
1840410400	2700 OAK COURT RD	SR	R1	6K	154093	AZ				
1850102300	400 BOONVILLE RD	RMR40	UR	40	154012	AZ				
0032001700	NONE	RMR40	UR	40	154038	AZ				
1841303400	3340 ZAINA LN	RR5	RR	5	154012	AZ				
0034300700	1811 S DORA ST	SR	R1	6K	154154	AZ				
0034307700	1509 MONROE ST	SR	R1	6K	154151	AZ				
0034102900	221 LAWS AVE	SR	R1	6K	154154	AZ				
0034303100	1710 ADAMS ST	SR	R1	6K	154151	AZ				
0034300400	1805 S DORA ST	SR	R1	6K	154154	AZ				
1840410600	176 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840421500	57 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840440300	159 WHITMORE LN	SR	R1	6K	154093	FP	AZ			
1840321500	2790 OAK COURT RD	SR	R1	6K	154093	AZ				
1840522000	71 NORTH COURT RD	SR	R1	6K	154093	AZ				
0034303300	1760 ADAMS ST	SR	R1	6K	154151	AZ				
0034403700	1808 S DORA ST	SR	R1	6K	154154	AZ				
0034402000	204 ROSEMARY LANE	SR	R1	6K	154154	AZ				
1840441000	2840 S STATE ST	SR	R1	6K	154093	FP	AZ			
1840321700	2800 OAK COURT RD	SR	R1	6K	154093	AZ				
1841201000	2850 S STATE ST	SR	R3	6K	154012	FP	AZ			
1840310900	480 OAK KNOLL RD	RR5	RR	5	154012	AZ				
0034401900	202 ROSEMARY LANE	SR	R1	6K	154154	AZ				
1840310400	392 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1841102300	2801 S STATE ST	C	C2	6K	154152	FP	AZ	CC		
0034403000	209 ROSEMARY LN	SR	R1	6K	154154	AZ				
1840520900	31 NORTH COURT RD	C	C1	6K	154161	FP	AZ	CC		
1801803200	2287 S DORA ST	SR	R2	6K	154012	FP	CR	AZ		
1840621700	120 NORGARD LN	I	I1	6K	154152	AZ				
1801901400	2197 S DORA ST	SR	R1	6K	154152	FP	AZ			
1802201500	257 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1802300100	NONE	RL160	RL	160	154038	AZ				
1801901000	2260 S STATE ST	MU-2	R3	6K	154152	FP	AZ			MU-2
1801901300	NONE	SR	R1	6K	154012	FP	AZ			
0034403800	1806 S DORA ST	SR	R1	6K	154154	AZ				
0034104200	51 CANYON DR	SR	R1	6K	154012	AZ				

0034104300	50 CANYON DR	SR	R1	6K	154027	AZ				
1840520400	141 NORTH COURT RD	SR	R1	6K	154093	AZ				
1840510300	2400 OAK COURT RD	SR	R1	6K	154093	AZ				
1801500500	501 FIRCREST DR	RR5	RR	5	154038	AZ				
1801900100	NONE	SR	R1	6K	154012	AZ				
1802101100	NONE	SR	R1	6K	154012	FP	AZ			
1841201500	220 GOBALET LN	SR	SR	6K	154012	AZ				
1801303600	2304 S STATE ST	SR	R1	6K	154012	FP	AZ			
0034305000	1520 MONROE ST	SR	R1	6K	154151	AZ				
0034307000	1691 ADAMS ST	SR	R1	6K	154151	AZ				
0034102500	NONE	SR	R3	6K	154030	AZ				
0034304200	1514 MONROE ST	SR	R1	6K	154151	AZ				
1802300200	403 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1801300900	2320 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
1840621800	140 NORGARD LN	I	I1	6K	154152	AZ				
1801400300	240 BOURBON LN	SR	R1	6K	154012	AZ				
1840321100	2740 OAK COURT RD	SR	R1	6K	154093	AZ				
1840430200	160 WHITMORE LN	SR	R1	6K	154093	AZ				
1801800600	NONE	SR	R1	6K	154012	AZ				
0034300600	1809 S DORA ST	SR	R1	6K	154154	AZ				
0033305900	1605 S STATE ST	C	C1	6K	154152	CC				
0034402300	210 ROSEMARY LANE	SR	R1	6K	154154	AZ				
1801403100	200 BOURBON LN	SR	R1	6K	154012	AZ				
1801500900	NONE	RR5	RR	5	154038	AZ				
1840310100	493 OAK KNOLL RD	RR5	RR	5	154012	AZ				
1850602900	700 BOONVILLE RD	RMR40	UR	40	154012	AZ				
0033503000	2171 S STATE ST	C	C1	6K	154152	AZ	CC			
1801900600	2146 S STATE ST	MU-2	C1	6K	154152	FP	AZ	CC		MU-2
1840210400	577 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840210300	565 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840421600	47 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840330700	2871 OAK COURT RD	SR	R1	12K	154093	FP	AZ			
1840240300	313 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840240600	274 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1801403000	202 BOURBON LN	SR	R1	6K	154012	AZ				
1840510100	234 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1802001600	2020 S DORA ST	SR	R3	6K	154012	AZ				
1840530600	43 OAK KNOLL RD	SR	R1	6K	154093	AZ				

1802101700	291 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1802101600	301 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1802001900	2080 S DORA ST	SR	R3	6K	154012	FP	AZ			
1701311000	1370 CARRIGAN LN	SR	R1	6K	154082					
1701322000	1371 SIRAH CT	SR	R1	6K	154082					
1802400800	NONE	SR	R1	6K	154038	AZ				
0034306400	1518 MONROE ST	SR	R1	6K	154151	AZ				
0034306600	1731 MONROE ST	SR	R1	6K	154006	AZ				
1802002000	2100 S DORA ST	SR	R3	6K	154012	FP	AZ			
1840530500	63 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840100200	585 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840420900	67 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840240400	323 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1701311700	1501 CARRIGAN LN	SR	R1	6K	154082					
0034305300	160 JEFFERSON LN	SR	R3	6K	154151	AZ				
1802001800	2060 S DORA ST	SR	R3	6K	154012	FP	AZ			
1801900300	125 FIRCREST DR	MU-2	C1	6K	154152	FP	AZ	CC		MU-2
1802101800	NONE	SR	R1	6K	154012	FP	AZ			
1840630100	2400 TOWNSEND LN	I	I1	6K	154152	AZ				
1802001700	2040 S DORA ST	SR	R3	6K	154012	AZ				
1802101900	NONE	SR	R1	6K	154038	AZ				
1802202100	315 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
0034307200	1711 ADAMS ST	SR	R1	6K	154006	AZ				
0034303200	1740 ADAMS ST	SR	R1	6K	154151	AZ				
1690500900	3600 N STATE ST	I	I1	12K	154157					
1802201400	251 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
0462711300	850 BOONVILLE RD	RMR40	UR	40	154002					
1840510500	202 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1801403700	300 TOYON RD	SR	R1	6K	154012	AZ				
0034401800	200 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0033306100	NONE	C	C1	6K	154152	CC				
1802001000	1920 S DORA ST	SR	R3	6K	154012	FP	AZ			
0033900800	113 THOMPSON AVE	SR	R1	6K	154154	AZ				
0020502300	BRUSH ST	MUBST	R3:PD		154006					MUBST
1801303700	2270 S STATE ST	SR	R1	6K	154012	FP	AZ			
0034402700	203 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034302400	1740 MONROE ST	SR	R1	6K	154151	AZ				
0034403900	1804 S DORA ST	SR	R1	6K	154154	AZ				

0034402600	201 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034300500	1807 S DORA ST	SR	R1	6K	154154	AZ				
1840510700	203 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840531500	124 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1801400200	294 TOYON RD	SR	R1	6K	154012	AZ				
0034004100	207 FAULL AVE	SR	R1	6K	154154	AZ				
0034003800	211 FAULL AVE	SR	R3	6K	154154	AZ				
0034004000	209 FAULL AVE	SR	R3	6K	154154	AZ				
0034306500	1741 MONROE ST	SR	R1	6K	154151	AZ				
1840510400	2450 OAK COURT RD	SR	R1	6K	154093	AZ				
1801403400	NONE	SR	R1	6K	154012	AZ				
0034300100	1751 S DORA ST	SR	R1	6K	154154	AZ				
0034307800	1660 ADAMS ST	SR	R1	6K	154151	AZ				
0034307500	1661 ADAMS ST	SR	R1	6K	154151	AZ				
0034400900	111 CANYON DR	SR	R1	6K	154154	AZ				
0034401000	113 CANYON DR	SR	R1	6K	154154	AZ				
1801301700	90 NORTH COURT RD	SR	R1	6K	154093	AZ				
1840220700	352 OAK KNOLL RD	SR	R1	6K	154093	AZ				
0034302100	211 JEFFERSON LN	SR	R3	6K	154151	AZ				
0034300900	1815 S DORA ST	SR	R1	6K	154154	AZ				
0034304700	1771 ADAMS ST	SR	R1	6K	154151	AZ				
0034401400	104 CANYON DR	SR	R1	6K	154154	AZ				
1802100700	305 CRESTVIEW DR	SR	R1	6K	154012	AZ				
1840420800	87 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840420700	97 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840210700	499 OAK KNOLL RD	RR5	RR	5	154012	AZ				
1840420600	117 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1841201400	200 GOBALET LN	SR	SR	6K	154012	FP	AZ			
1840100600	740 CANYON CT	RR5	RR	5	154038	AZ				
1841200300	250 GOBALET LN	SR	SR	6K	154012	FP	AZ			
0034300800	1813 S DORA ST	SR	R1	6K	154154	AZ				
1840102700	665 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1801901200	145 FIRCREST DR	MU-2	R3	6K	154152	FP	AZ			MU-2
1801900500	2140 S STATE ST	MU-2	C1	6K	154152	FP	AZ	CC		MU-2
1802101000	NONE	SR	R1	6K	154012	FP	AZ			
1801600300	1330 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840310700	422 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840441400	180 WHITMORE LN	SR	R1	6K	154093	FP	AZ			

1840230700	277 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1840410300	2650 OAK COURT RD	SR	R1	6K	154093	AZ				
1840321600	2800 OAK COURT RD	SR	R1	6K	154093	FP	AZ			
1840520300	161 NORTH COURT RD	SR	R1	6K	154093	AZ				
1840521100	42 OAK KNOLL RD	SR	R1	6K	154093	FP	AZ			
1801802200	2293 S DORA ST	SR	R1	6K	154012	FP	AZ			
0034307600	1671 ADAMS ST	SR	R1	6K	154151	AZ				
0034300300	1803 S DORA ST	SR	R1	6K	154154	AZ				
0034303500	1700 ADAMS ST	SR	R1	6K	154151	AZ				
0034404800	388 JEFFERSON LN	SR	R1	6K	154012	AZ				
0034404000	114 CANYON DR	SR	R1	6K	154154	AZ				
0034402500	112 CANYON DR	SR	R1	6K	154154	AZ				
0034307100	1701 ADAMS ST	SR	R1	6K	154151	AZ				
1840510800	233 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1802401000	320 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1802000800	1910 South DORA ST	SR	R3	6K	154038	AZ				
1802102000	581 JEFFERSON LN	SR	R1	6K	154038	AZ				
1840630600	2580 TOWNSEND LN	I	I1	6K	154152	AZ				
1801303200	2315 S DORA ST	SR	R1	6K	154093	FP	AZ			
1840620500	2453 S POMO LN	I	I1	6K	154152	AZ				
1801701400	NONE	RR5	RR	5	154038	AZ				
1840531400	94 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840320400	383 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1801901600	2221 S DORA ST	SR	R2	6K	154012	FP	AZ			
1840420200	187 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840100100	483 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840410500	2720 OAK COURT RD	SR	R1	6K	154093	AZ				
1840102000	575 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1702200100	1541 N BUSH ST	SR	R3	6K	154160					
1701312300	1460 SAUTERNE PL	SR	R3	6K	154082					
1840630800	180 NORGARD LN	I	I1	6K	154152	AZ				
1840102100	545 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1840331400	441 OAK KNOLL RD	SR	R1	12K	154093	FP	AZ			
1840530100	183 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840531300	84 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840430900	70 WHITMORE LN	SR	R1	6K	154093	AZ				
1840420100	2717 OAK COURT RD	SR	R1	6K	154093	AZ				
1840432300	20 WHITMORE LN	SR	R1	6K	154093	AZ				

1840430800	NONE	SR	R1	6K	154093	AZ				
1801302300	180 NORTH COURT RD	SR	R1	6K	154093	AZ				
1840522100	51 NORTH COURT RD	SR	R1	12K	154093	FP	AZ			
1840531900	123 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840530900	34 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840103200	755 CANYON CT	RR5	RR	5	154038	AZ				
1841202000	150 GOBALET LN	SR	SR	6K	154012	FP	AZ			
1840330800	2891 OAK COURT RD	SR	R1	12K	154093	FP	AZ			
1802202800	NONE	SR	R1	6K	154038	FP	AZ			
1802202400	265 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1801900700	2200 S STATE ST	MU-2	C1	6K	154152	FP	AZ	CC		MU-2
1801800100	201 FIRCREST DR	SR	R1	6K	154012	FP	AZ			
1840231400	272 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1701320300	471 CHABLIS DR	SR	R1	6K	154082					
0034000700	212 TEDFORD AVE	SR	R1	6K	154154	AZ				
1802202300	261 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1802202600	201 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
0033501500	200 BLUE BONNET DR	C	C1	6K	154152	AZ	CC			
1802202500	211 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1801901500	2199 S DORA ST	SR	R2	6K	154152	FP	AZ			
1840230600	297 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1801403200	NONE	SR	R1	6K	154012	AZ				
1840332200	2875 OAK COURT RD	SR	R1		154093					
1841201300	170 GOBALET LN	SR	SR	6K	154012	FP	AZ			
1840531100	64 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840230800	267 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1840531200	74 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840441900	2821 BRIGGS LN	SR	R1	6K	154093	FP	AZ			
1840101900	615 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1840330500	2801 OAK COURT RD	SR	R1	6K	154093	FP	AZ			
1801303400	2307 S DORA ST	SR	R1	6K	154012	FP	AZ			
1840631200	2425 TOWNSEND LN	I	I1	6K	154152	AZ				
1840630200	2420 TOWNSEND LN	I	I1	6K	154152	AZ				
1801402000	206 BOURBON LN	SR	R1	6K	154012	AZ				
1801403900	2330 S DORA ST	SR	R1	6K	154012	AZ				
1801302500	2300 S STATE ST	SR	R1	6K	154012	FP	AZ			
1801701300	420 FIRCREST DR	RR5	RR	5	154038	AZ				
1801801500	2243 S DORA ST	SR	R1	6K	154012	FP	AZ			

0033503300	NONE	C	C1	6K	154152	AZ	CC			
1801801600	2265 S DORA ST	SR	R1	6K	154012	FP	AZ			
0033503400	2201 S STATE ST	C	C1	6K	154152	AZ	CC			
1840531000	54 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840530200	153 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840101100	770 CANYON CT	RR5	RR	5	154038	AZ				
1840100300	700 CANYON CT	RR5	RR	5	154038	AZ				
1840320600	2870 OAK COURT RD	SR	R1	6K	154093	AZ				
0462711400	800 BOONVILLE RD	RMR40	UR	40	154002					
1850102500	500 BOONVILLE RD	RMR40	UR	40	154012	AZ				
0033503600	2211 S STATE ST	C	C1	6K	154152	AZ	CC			
1701323000	1540 GAMAY PL	SR	R1	6K	154082					
1700200800	720 LOVERS LN	AG40	AG	40	154037					
1702204100	1451 CHARDONNAY CT	SR	R3	6K	154160					
1702206900	1553 N BUSH ST	MU-2	R3	6K	154160					MU-2
1701311600	1481 CARRIGAN LN	SR	R1	6K	154082					
1701321100	1281 SIRAH CT	SR	R1	6K	154082					
1701314400	1330 CARRIGAN LN	SR	R1	6K	154082					
1701320100	491 CHABLIS DR	SR	R1	6K	154082					
1702204400	361 SAUVIGNON CT	SR	R3	6K	154082					
1701320200	481 CHABLIS DR	SR	R1	6K	154082					
1700740800	501 CHABLIS CT	SR	R1	6K	154082					
1702205300	351 SHERRY DR	SR	R1	6K	154082					
1692201601	NONE	I	I2	12K	154157	FP				
1692201701	NONE	I	I2	12K	154157	FP				
0034000600	214 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034000400	218 TEDFORD AVE	SR	R3	6K	154154	AZ				
1701310700	1480 CARRIGAN LN	SR	R1	6K	154082					
1702203100	1450 CHARDONNAY CT	SR	R3	6K	154082					
1702206500	380 SHERRY DR	SR	R1	6K	154082					
0034000500	216 TEDFORD AVE	SR	R3	6K	154154	AZ				
0034000300	300 TEDFORD AVE	SR	R3	6K	154154	AZ				
1701310600	1500 CARRIGAN LN	SR	R1	6K	154082					
1702203200	1460 CHARDONNAY CT	SR	R1	6K	154082					
1700711200	1475 DESPINA DR	SR	R1	6K	154082					
1701322800	1520 GAMAY PL	SR	R1	6K	154082					
1702202900	1461 REISLING CT	SR	R1	6K	154082					
1701324000	1471 GAMAY PL	SR	R1	6K	154082					

1701322900	1530 GAMAY PL	SR	R1	6K	154082					
1702202100	1460 REISLING CT	SR	R1	6K	154082					
1701313000	1481 SAUTERNE PL	SR	R1	6K	154082					
1701312400	401 CABERNET PL	SR	R1	6K	154082					
1701311400	411 CHABLIS DR	SR	R3	6K	154082					
1701401800	1340 N STATE ST	C	C2	6K	154157					
1701400700	2401 KUKI LN	C	C2	6K	154157					
1702205400	341 SHERRY DR	SR	R1	6K	154082					
1701310900	1380 CARRIGAN LN	SR	R3	6K	154082					
1701312600	395 CABERNET PL	SR	R1	6K	154082					
1701311300	1371 CARRIGAN LN	SR	R1	6K	154082					
1701400100	1400 KUKI LN	MU-2	I1	6K	154157					MU-2
1702204900	350 SHERRY DR	SR	R1	6K	154082					
1702206300	381 SHERRY DR	SR	R1	6K	154082					
1701314300	1340 CARRIGAN LN	SR	R1	6K	154082					
1702201000	1480 N BUSH ST	SR	R3	6K	154082					
1701321400	1311 SIRAH CT	SR	R1	6K	154082					
1701314700	511 SHERRY DR	SR	R1	6K	154082					
1701315000	481 SHERRY DR	SR	R1	6K	154082					
1690800205	3501 N STATE ST	I	I1	12K	154157					
1701315700	460 SHERRY DR	SR	R1	6K	154082					
1702205800	431 SHERRY DR	SR	R1	6K	154082					
1702205900	421 SHERRY DR	SR	R1	6K	154082					
1701312700	393 CABERNET PL	SR	R1	6K	154082					
1701320400	461 CHABLIS DR	SR	R1	6K	154082					
1702204300	371 SAUVIGNON CT	SR	R1	6K	154082					
1701312500	399 CABERNET PL	SR	R3	6K	154082					
1700711300	1501 DESPINA DR	SR	R1	6K	154082					
1702203300	1470 CHARDONNAY CT	SR	R1	6K	154082					
1701323900	1481 GAMAY PL	SR	R1	6K	154082					
1701315400	430 SHERRY DR	SR	R1	6K	154082					
1701315500	440 SHERRY DR	SR	R1	6K	154082					
1701315600	450 SHERRY DR	SR	R1	6K	154082					
1702201100	1490 N BUSH ST	SR	R3	6K	154082					
1701310500	1520 CARRIGAN LN	SR	R1	6K	154082					
1701311800	1521 CARRIGAN LN	SR	R1	6K	154082					
1702202200	1470 REISLING CT	SR	R1	6K	154082					
1700731400	1339 DESPINA DR	SR	R1	6K	154082					

1701321000	1280 SIRAH CT	SR	R1	6K	154082					
0033901600	116 TEDFORD AVE	SR	R1	6K	154154	AZ				
1702202800	1471 REISLING CT	SR	R1	6K	154082					
1701201200	1460 LOVER'S LN	MU-2	C2	6K	154157					MU-2
1701321700	1341 SIRAH CT	SR	R1	6K	154082					
0034004700	1606 S DORA ST	SR	R1	6K	154154	AZ				
1692410901	101 ELLIS DR	C	C1	12K	154157					
0033902900	103 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033902700	1501 S DORA ST	SR	R1	6K	154154	AZ				
1692411001	121 ELLIS DR	C	C1	12K	154157					
1692411101	141 ELLIS DR	C	C1	12K	154157					
1692411201	NONE	C	C1	12K	154157					
1692411301	151 ELLIS DR	C	C1	12K	154157					
1692411401	161 ELLIS DR	C	C1	12K	154157					
1692411501	181 ELLIS DR	C	C1	12K	154157					
1692410701	2401 N STATE ST	C	C1	12K	154157					
1692112000	2390 North STATE ST A B	C	C2	12K	154157	FP				
0034202300	1617 S DORA ST	SR	R1	6K	154154	AZ				
0034103200	215 LAWS AVE	SR	R1	6K	154154	AZ				
0034202400	1619 S DORA ST	SR	R1	6K	154154	AZ				
0034102300	1620 S DORA ST	SR	R1	6K	154154	AZ				
1702204000	1461 CHARDONNAY CT	SR	R1	6K	154160					
1701312100	1500 SAUTERNE PL	SR	R1	6K	154082					
1701314600	521 SHERRY DR	SR	R3	6K	154082					
0034202200	1615 S DORA ST	SR	R1	6K	154154	AZ				
0034102000	1618 S DORA ST	SR	R1	6K	154154	AZ				
0034101900	100 FAULL AVE	SR	R1	6K	154154	AZ				
0033903500	114 THOMPSON AVE	SR	R1	6K	154154	AZ				
0034003400	1504 S DORA ST	SR	R1	6K	154154	AZ				
0033904100	102 THOMPSON AVE	SR	R1	6K	154027	AZ				
1701200300	1540 MILLVIEW RD	MU-2	I1	6K	154157					MU-2
1702207000	1563 N BUSH ST	MU-2	R3	6K	154160					MU-2
1701313100	1501 SAUTERNE PL	SR	R1	6K	154082					
1702201500	1550 N BUSH ST	SR	R3	6K	154160					
1701322700	1510 GAMAY PL	SR	R1	6K	154082					
1701322100	431 CHABLIS DR	SR	R1	6K	154082					
1702204800	340 SHERRY DR	SR	R1	6K	154082					
1702200300	1521 N BUSH ST	SR	R3	6K	154160					

1702201300	1510 N BUSH ST	SR	R3	6K	154082					
1701323100	1550 GAMAY PL	SR	R1	6K	154082					
0020404000	990 ORR ST	MUBST	C2		154006	CR	FP			MUBST
1701321900	1361 SIRAH CT	SR	R1	6K	154082					
1700731300	1359 DESPINA DR	SR	R1	6K	154082					
0033901400	125 THOMPSON AVE	SR	R1	6K	154154	AZ				
1690502800	3661 CHRISTY LN	I	I1	12K	154157					
0033903300	111 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033902800	101 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034002400	199 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034002300	201 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034002200	203 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034002100	205 TEDFORD AVE	SR	R1	6K	154154	AZ				
0020404100	910 ORR ST	MUBST	C2		154006	CR	FP			MUBST
0020501400	297 BRUSH ST	MUBST	C2		154006	CR				MUBST
1702203900	1471 CHARDONNAY CT	SR	R1	6K	154160					
1702204500	351 SAUVIGNON CT	SR	R1	6K	154082					
1701320500	1380 SIRAH CT	SR	R1	6K	154082					
0020500600	520 BRUSH ST	MUBST	I1	6K	154006					MUBST
0034307900	1780 ADAMS ST	SR	R1	6K	154006	AZ				
0034308000	1790 ADAMS ST	SR	R1	6K	154006	AZ				
0033904400	1400 S STATE ST	C	C1	6K	154151	AZ	CC			
0034203900	161 LAWS AVE	SR	R3	6K	154154	AZ				
0034101700	102 FAULL AVE	SR	R1	6K	154154	AZ				
0034006100	310 TEDFORD AVE	SR	R3	6K	154027	AZ				
0034005900	330 TEDFORD AVE	SR	R3	6K	154027	AZ				
0034006000	320 TEDFORD AVE	SR	R3	6K	154027	AZ				
1701315200	461 SHERRY DR	SR	R1	6K	154082					
1702205600	451 SHERRY DR	SR	R1	6K	154082					
0033903200	109 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033903100	107 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033903000	105 TEDFORD AVE	SR	R1	6K	154154	AZ				
1701315100	471 SHERRY DR	SR	R1	6K	154082					
1701321500	1321 SIRAH CT	SR	R1	6K	154082					
0034002000	207 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033903400	113 TEDFORD AVE	SR	R1	6K	154154	AZ				
1702205700	441 SHERRY DR	SR	R1	6K	154082					
1672801300	80 CAROUSEL LN	I	I1	12K	154037	SS				

1702201200	1500 N BUSH ST	SR	R3	6K	154082					
1702205000	360 SHERRY DR	SR	R1	6K	154082					
1701311100	1360 CARRIGAN LN	SR	R1	6K	154082					
1701311200	1361 CARRIGAN LN	SR	R1	6K	154082					
1701320600	1350 SIRAH CT	SR	R1	6K	154082					
1701320700	NONE	SR	R1	6K	154082					
1701320800	1300 SIRAH CT	SR	R1	6K	154082					
1701320900	1290 SIRAH CT	SR	R1	6K	154082					
1702200400	1491 N BUSH ST	SR	R3	6K	154160					
1701315800	520 SHERRY DR	SR	R3	6K	154082					
1701314200	1350 CARRIGAN LN	SR	R1	6K	154082					
1701321800	1351 SIRAH CT	SR	R1	6K	154082					
1702200500	1481 N BUSH ST	SR	R3	6K	154160					
1702206600	390 SHERRY DR	SR	R1	6K	154082					
1702206700	400 SHERRY DR	SR	R1	6K	154082					
1702206800	410 SHERRY DR	SR	R1	6K	154082					
1701315300	420 SHERRY DR	SR	R1	6K	154082					
1701322600	490 CHABLIS DR	SR	R1	6K	154082					
1701324200	430 CHABLIS DR	SR	R1	6K	154082					
1702201400	1530 N BUSH ST	SR	R3	6K	154082					
1702205500	321 CHABLIS DR	SR	R3	6K	154082					
1702204700	320 SHERRY DR	SR	R3	6K	154082					
1702200200	1531 N BUSH ST	SR	R3	6K	154160					
1702205100	371 SHERRY DR	SR	R1	6K	154037					
1702206400	370 SHERRY DR	SR	R3	6K	154082					
1701312200	1480 SAUTERNE PL	SR	R1	6K	154082					
0034000200	302 TEDFORD AVE	SR	R3	6K	154154	AZ				
1701314800	501 SHERRY DR	SR	R1	6K	154082					
1701314900	491 SHERRY DR	SR	R1	6K	154082					
1702206000	411 SHERRY DR	SR	R1	6K	154082					
1701314500	1320 CARRIGAN LN	SR	R1	6K	154082					
1700731600	1299 DESPINA DR	SR	R1	6K	154082					
0034005500	682 TEDFORD AVE	SR	PF	0	154027	AZ				
1700201100	700 LOVERS LN	AG40	AG	40	154037					
1700200200	1000 LOVERS LN	RL160	RL	160	154037					
1700910200	381 LOVERS LN	SR	R1	6K	154037					
0033901500	127 THOMPSON AVE	SR	R1	6K	154154	AZ				
0034001100	204 TEDFORD AVE	SR	R1	6K	154154	AZ				

0034001200	202 TEDFORD AVE	SR	R1	6K	154154	AZ				
1702205200	361 SHERRY DR	SR	R1	6K	154082					
1700740700	1379 DESPINA DR	SR	R1	6K	154082					
1701311500	410 CHABLIS DR	SR	R3	6K	154082					
1701322300	460 CHABLIS DR	SR	R1	6K	154082					
0034004600	112 FAULL AVE	SR	R1	6K	154154	AZ				
1690501300	120 PARDUCCI RD	I	I1	12K	154157					
1702206200	391 SHERRY DR	SR	R1	6K	154082					
1702200900	1470 N BUSH ST	SR	R3	6K	154082					
1701321600	1331 SIRAH CT	SR	R1	6K	154082					
1701321200	1291 SIRAH CT	SR	R1	6K	154082					
1701321300	1301 SIRAH CT	SR	R1	6K	154082					
1702204600	341 SAUVIGNON CT	SR	R1	6K	154082					
1700740900	510 CHABLIS CT	SR	R1	6K	154082					
1702204200	381 SAUVIGNON CT	SR	R1	6K	154082					
1701312800	391 CABERNET PL	SR	R1	6K	154082					
0033904000	104 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900100	1601 S DORA ST	SR	R1	6K	154154	AZ				
0034200900	114 POULOS CT	SR	R1	6K	154154	AZ				
0034201000	116 POULOS CT	SR	R1	6K	154154	AZ				
0034200800	112 POULOS CT	SR	R1	6K	154154	AZ				
0034004200	205 FAULL AVE	SR	R1	6K	154154	AZ				
0034004300	203 FAULL AVE	SR	R1	6K	154154	AZ				
1692112400	2360 N STATE ST	C	C2	12K	154157					
1692420301	201 OLIVE AVE	I	C1	12K	154157					
1692112500	2350 N STATE ST	C	C2	12K	154157					
1692420801	2397 N STATE ST	I	I1		154157					
1672801500	1 CAROUSEL LN	I	I1	12K	154037	FP	SS			
1672801100	10 CAROUSEL LN	I	I1	12K	154037	SS				
1672801200	50 CAROUSEL LN	I	I1	12K	154037	SS				
0034004400	201 FAULL AVE	SR	R1	6K	154154	AZ				
0020501500	NONE	MUBST	C2		154006	CR				MUBST
0033502300	2181 S STATE ST	C	C1	6K	154152	AZ	CC			
1692112100	2380 N STATE ST	C	C2	12K	154157	FP				
1801200100	2251 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
0020501900	NONE	MUBST	I1	6K	154006	FP				MUBST
0020501800	NONE	MUBST	I1	6K	154006	FP				MUBST
1691123200	3346 N STATE ST	I	I1	12K	154157					

0033902300	102 TEDFORD AVE	SR	R1	6K	154027	AZ				
0033905300	1416 S STATE ST	C	C1	6K	154152	AZ	CC			
0033905200	1414 S STATE ST	C	C1	6K	154152	AZ	CC			
0034101600	1614 S DORA ST	SR	R1	6K	154154	AZ				
0034101500	104 FAULL AVE	SR	R1	6K	154154	AZ				
0034100900	214 LAWS AVE	SR	R1	6K	154154	AZ				
0034101000	101 FAULL AVE	SR	R1	6K	154154	AZ				
0034204800	175 LAWS AVE	SR	R3	6K	154154	AZ				
0013600200	NONE	PS	PF	0	154037					
0033905100	1420 S STATE ST	C	C2	6K	154152	AZ	CC			
1691202800	3201 N STATE ST	I	I1	12K	154157					
1691202700	140 LAKE MENDOCINO DR	I	I1	12K	154157					
1700820300	451 LOVERS LN	SR	R1	6K	154037					
0034204000	155 LAWS AVE	SR	R3	6K	154154	AZ				
0034103800	203 LAWS AVE	SR	R1	6K	154154	AZ				
0034204100	145 LAWS AVE	SR	R3	6K	154154	AZ				
0034101800	1616 S DORA ST	SR	R1	6K	154154	AZ				
1691122200	3350 N STATE ST	I	I1	12K	154157					
1691123100	3340 N STATE ST	I	I1	12K	154157					
0034103700	205 LAWS AVE	SR	R1	6K	154154	AZ				
0033902100	106 TEDFORD AVE	SR	R1	6K	154154	AZ				
1692201301	NONE	I	I2	12K	154157	FP				
1691123400	3332 N STATE ST	I	I1	12K	154157					
1691202100	3351 N STATE ST	I	I1	12K	154157					
1691123300	3342 N STATE ST	I	I1	12K	154157					
1692112800	2300 N STATE ST	C	C2	12K	154157					
0034001400	1498 S DORA ST	SR	R1	6K	154154	AZ				
0034000900	208 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034003000	204 FAULL AVE	SR	R1	6K	154154	AZ				
0034002900	206 FAULL AVE	SR	R1	6K	154154	AZ				
0034002800	208 FAULL AVE	SR	R1	6K	154154	AZ				
0034002700	210 FAULL AVE	SR	R3	6K	154154	AZ				
0034005300	300 LAWS AVE	SR	R3	6K	154154	AZ				
0033903600	112 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033902400	100 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034003500	114 FAULL AVE	SR	R1	6K	154154	AZ				
0034200700	110 POULOS CT	SR	R1	6K	154154	AZ				
0034200600	108 POULOS CT	SR	R1	6K	154154	AZ				

1700820400	NONE	SR	R1	6K	154037					
0033900700	111 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900600	109 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900500	107 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900400	105 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900300	103 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900200	101 THOMPSON AVE	SR	R1	6K	154154	AZ				
1700400700	360 LOVERS LN	AG40	AG	40	154037					
0033901100	119 THOMPSON AVE	SR	R1	6K	154154	AZ				
1692411800	2501 N STATE ST	C	C1	12K	154157					
1692411900	2485 N STATE ST	C	C1	12K	154157					
1692001100	2450 N STATE ST	C	C2	12K	154157					
1692410301	NONE	C	C1	12K	154157					
0034003600	1506 S DORA ST	SR	R1	6K	154154	AZ				
0034003700	1604 S DORA ST	SR	R1	6K	154154	AZ				
0033901000	117 THOMPSON AVE	SR	R1	6K	154154	AZ				
0034205500	1450 South STATE ST	SR	R3	6K	154152	AZ				
0034205000	1424 S STATE ST	C	C2	6K	154152	AZ	CC			
1692001300	2600 N STATE ST	C	C2	12K	154157					
1841101500	NONE	I	I2	6K	154012	FP	AZ			
1841101100	3150 TAYLOR DR	C	I2	6K	154012	AZ				
1841101000	3001 S STATE ST	C	I1	6K	154012	AZ				
1700200700	NONE	AG40	AG	40	154037					
0033901900	110 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033901200	121 THOMPSON AVE	SR	R1	6K	154154	AZ				
1691401700	2800 N STATE ST	C	C2	12K	154128					
1692201801	880 KUNZLER RANCH RD	I	I2	12K	154157	FP				
1692201401	2641 N STATE ST	I	I1	12K	154157					
1692201101	2651 N STATE ST	I	C2	12K	154157					
1691201900	3301 N STATE ST	I	I1	12K	154157					
0034205600	1500 S STATE ST	C	C1	6K	154152	AZ	CC			
0034204700	151 LAWS AVE	SR	C1	6K	154154	AZ	CC			
1701501900	NONE	I	I2	6K	154157	FP				
1701501800	NONE	C	C1		154157					
1701902700	1795 N STATE ST	I	I2	6K	154151					
0033900900	115 THOMPSON AVE	SR	R1	6K	154154	AZ				
0034103300	213 LAWS AVE	SR	R1	6K	154154	AZ				
0034201300	115 POULOS CT	SR	R1	6K	154154	AZ				

0033903700	110 THOMPSON AVE	SR	R1	6K	154154	AZ				
0032605500	NONE	RR5	RR	5	154012	AZ				
1700600800	850 MALAGA DR	SR	R1	6K	154082					
1700820500	551 LOVERS LN	SR	R1	6K	154037					
1700811500	NONE	SR	R1	6K	154037					
1691132300	3080 N STATE ST	MUNS	C2	12K	154128					MUNS
1691500600	NONE	I	I1	12K	154157					
1690800105	3401 N STATE ST	C	I1	12K	154157					
0034103500	209 LAWS AVE	SR	R1	6K	154154	AZ				
1691202000	3371 N STATE ST	I	I1	12K	154157					
0034204400	102 LAWS AVE	SR	R1	6K	154154	AZ				
0034204300	104 LAWS AVE	SR	R1	6K	154154	AZ				
0034204200	106 LAWS AVE	SR	R1	6K	154154	AZ				
0034203400	1490 S STATE ST	C	C1	6K	154154	AZ	CC			
0034203000	1480 S STATE ST	C	C1	6K	154152	AZ	CC			
0034204500	100 LAWS AVE	C	C1	6K	154154	AZ	CC			
0013604200	N STATE ST	C	C1		154037					
0034202600	480 LAWS AVE	SR	R1	6K	154154	AZ				
0034103400	211 LAWS AVE	SR	R1	6K	154154	AZ				
0034202500	1621 S DORA ST	SR	R1	6K	154154	AZ				
0034104400	60 CANYON DR	SR	R1	6K	154012	AZ				
0034102400	1622 S DORA ST	SR	R1	6K	154154	AZ				
0034103600	207 LAWS AVE	SR	R1	6K	154154	AZ				
0034104500	70 CANYON DR	SR	R1	6K	154152	AZ				
0034102200	210 LAWS AVE	SR	R1	6K	154154	AZ				
0034102100	212 LAWS AVE	SR	R1	6K	154154	AZ				
1700910100	391 LOVERS LN	SR	R1	6K	154037					
1692201001	2621 N STATE ST	C	C2	12K	154157					
1700400400	NONE	AG40	AG	40	154037					
1700400300	610 LOVERS LN	AG40	AG	40	154037					
0034001800	211 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034001900	209 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034200300	102 POULOS CT	SR	R1	6K	154154	AZ				
0033901700	114 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034001000	206 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033902200	104 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034201700	107 POULOS CT	SR	R1	6K	154154	AZ				
0034100800	103 FAULL AVE	SR	R1	6K	154154	AZ				

0034201800	105 POULOS CT	SR	R1	6K	154154	AZ				
0034201200	117 POULOS CT	SR	R1	6K	154154	AZ				
0034201900	103 POULOS CT	SR	R1	6K	154154	AZ				
0034202000	101 POULOS CT	SR	R1	6K	154154	AZ				
0034202100	1613 S DORA ST	SR	R1	6K	154154	AZ				
0033901800	112 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034001300	200 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033902000	108 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033902500	1497 S DORA ST	SR	R1	6K	154154	AZ				
0034000800	210 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034005700	333 LAWS AVE	SR	R3	6K	154154	AZ				
0033901300	123 THOMPSON AVE	SR	R1	6K	154027	AZ				
0034200400	104 POULOS CT	SR	R1	6K	154154	AZ				
0033903900	106 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033903800	108 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033904300	1505 S DORA ST	SR	R1	6K	154154	AZ				
0033904200	100 THOMPSON AVE	SR	R1	6K	154154	AZ				
1700831100	1731 CARRIGAN LN	SR	R1	6K	154037					
0034001700	213 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034001600	215 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034005200	302 LAWS AVE	SR	R3	6K	154154	AZ				
0032605600	1136 BEACON LN	RR5	RR	5	154012	AZ				
0034003200	200 FAULL AVE	SR	R1	6K	154154	AZ				
0034003100	202 FAULL AVE	SR	R1	6K	154154	AZ				
0034200500	106 POULOS CT	SR	R1	6K	154154	AZ				
0034004800	110 FAULL AVE	SR	R1	6K	154154	AZ				
0034004900	1608 S DORA ST	SR	R1	6K	154154	AZ				
0034200200	100 POULOS CT	SR	R1	6K	154154	AZ				
0034201600	109 POULOS CT	SR	R1	6K	154154	AZ				
0034003300	116 FAULL AVE	SR	R1	6K	154154	AZ				
0034200100	1603 S DORA ST	SR	R1	6K	154154	AZ				
0034004500	107 FAULL AVE	SR	R1	6K	154154	AZ				
0034101100	108 FAULL AVE	SR	R1	6K	154154	AZ				
0034101200	1610 S DORA ST	SR	R1	6K	154154	AZ				
0034100500	218 LAWS AVE	SR	R1	6K	154154	AZ				
0034201100	120 POULOS CT	SR	R1	6K	154154	AZ				
0034100600	216 LAWS AVE	SR	R1	6K	154154	AZ				
0034100700	105 FAULL AVE	SR	R1	6K	154154	AZ				

0034101400	1612 S DORA ST	SR	R1	6K	154154	AZ				
0034201500	111 POULOS CT	SR	R1	6K	154154	AZ				
0034201400	113 POULOS CT	SR	R1	6K	154154	AZ				
0034101300	106 FAULL AVE	SR	R1	6K	154154	AZ				
1700820200	425 LOVERS LN	SR	R1	6K	154037					
1700200400	NONE	RL160	RL	160	154037					
1700720400	760 MALAGA DR	SR	R1	6K	154082					
1691401100	2700 N STATE ST	C	C2	12K	154128	FP				
1700201200	810 LOVERS LN	RL160	RL	160	154037					
1700400800	440 LOVERS LN	AG40	AG	40	154037					
1691121800	3190 N STATE ST	I	I1	12K	154157					
1691122300	3188 N STATE ST	I	I1	12K	154157					
1691202200	3165 N STATE ST	MUNS	C2	40K	154157					MUNS
1700100400	788 LOVERS LN	RL160	RL	160	154037					
1692202200	2801 N STATE ST	I	I1		154157					
1700100300	NONE	RL160	RL	160	154037					
1841102200	2801 S STATE ST	C	C2	6K	154012	FP	AZ	CC		
1692112900	2200 N STATE ST	C	C2	12K	154157	FP				
1692501401	850 KUNZLER RANCH RD	AG40	AG	40	154020	FP				
1691122900	NONE	PS	PF	0	154157					
1700300300	NONE	AG40	AG	40	154037					
1691122500	3166 N STATE ST	I	I1	12K	154157					
1692420601	210 OLIVE AVE	C	C1	12K	154157					
1700820100	401 LOVERS LN	SR	R1	6K	154037					
1701501100	355 KUNZLER RANCH RD	I	I2	6K	154157					
1841102600	2701 TAYLOR DR	I	I2	6K	154012	FP	AZ			
1672801400	100 CAROUSEL LN	I	I1	12K	154037	FP	SS			
1692111700	2280 N STATE ST	C	C2	12K	154157	FP				
1701702800	1775 N STATE ST	I	I2		154037					
0034205300	1460 S STATE ST	C	C2	6K	154152	AZ	CC			
1841303600	3352 ZAINA LN	RR5	RR	5	154012	AZ				
1700600100	801 LOVERS LN	SR	R1		154037					
1700730100	800 MALAGA DR	SR	R1	6K	154082					
1700600600	830 MALAGA DR	SR	R1	6K	154082					
1700600700	840 MALAGA DR	SR	R1	6K	154082					
1691132500	3152 N STATE ST	I	I1	12K	154128					
1691202400	3141 N STATE ST	MUNS	C2	40K	154157					MUNS
1691132000	3142 N STATE ST	I	I1	12K	154128					

1691132800	4 THURSTON WAY	MUNS	C2	12K	154128					MUNS
1691141100	3041 N STATE ST	MUNS	C2	40K	154157					MUNS
1691500500	2901 N STATE ST	I	I1	12K	154157					
1802202700	NONE	SR	R1	6K	154038	FP	AZ			
1692410401	2475 N STATE ST	C	C1	12K	154157					
1691401600	2900 N STATE ST	MUNS	C2	12K	154128					MUNS
1691201200	171 LAKE MENDOCINO DR	MUNS	AG	40	154157					MUNS
1691140800	3091 N STATE ST	MUNS	C2	40K	154157					MUNS
1691141000	3071 N STATE ST	MUNS	C2	40K	154157					MUNS
1691202500	3101 N STATE ST	MUNS	C2	40K	154157					MUNS
1701500105	2175 N STATE ST	I	C2	6K	154157					
1691131500	123 W LAKE MENDOCINO DR	MUNS	C2	12K	154128					MUNS
1691140700	3051 N STATE ST	MUNS	C2	40K	154157					MUNS
0033904800	1404 S STATE ST	C	C2	6K	154151	AZ	CC			
1691202300	3151 N STATE ST	MUNS	R3	40K	154157					MUNS
1692000600	2500 N STATE ST	C	C2	12K	154157					
1691200900	251 LAKE MENDOCINO DR	MUNS	AG	40	154157					MUNS
1691201300	199 LAKE MENDOCINO DR	MUNS	AG	40	154157					MUNS
1691122100	NONE	I	I1	12K	154157					
1691123000	3200 N STATE ST	I	I1	12K	154157					
1692410801	81 ELLIS DR	C	C1	12K	154157					
1700600900	860 MALAGA DR	SR	R1	6K	154082					
1700601000	870 MALAGA DR	SR	R1	6K	154082					
1692000400	2690 N STATE ST	C	C2	12K	154157	FP				
1691201600	3251 N STATE ST	I	I1	12K	154157					
1691120500	3280 N STATE ST	I	I1	12K	154157					
1691122700	3260 N STATE ST	I	I1	12K	154157					
1692001200	2550 N STATE ST	C	C2	12K	154157					
1701501000	455 KUNZLER RANCH RD	I	I2	6K	154157					
1692410601	2475 N STATE ST	C	C1	12K	154157					
1692001000	2450 N STATE ST	C	C2	12K	154157					
1700300500	NONE	AG40	AG	40	154037					
1691140400	3025 N STATE ST	MUNS	C2	40K	154157					MUNS
1691202600	151 LAKE MENDOCINO DR	MUNS	C2	40K	154157					MUNS
1692200901	2601 N STATE ST	C	C1	12K	154157					
1691132400	3000 N STATE ST	MUNS	C2	12K	154128					MUNS
1691140900	3081 N STATE ST	MUNS	C2	40K	154157					MUNS
1692200501	2551 N STATE ST	C	C1	12K	154157					

1691200300	250 LAKE MENDOCINO DR	I	I2	12K	154157					
1692410501	2475 N STATE ST	C	C1	12K	154157					
1691132600	131 W LAKE MENDOCINO DR	MUNS	C2	12K	154128					MUNS
1691130100	100 W LAKE MENDOCINO DR	I	I1	12K	154128					
1691131900	50 W LAKE MENDOCINO DR	I	I1	12K	154128					
1691120400	NONE	PS	PF	0	154157					
1700100500	NONE	AG40	AG	40	154037					
1691901700	NONE	I	I1	12K	154020					
1700600400	810 MALAGA DR	SR	R1	6K	154082					
1700600500	820 MALAGA DR	SR	R1	6K	154082					
1700720500	780 MALAGA DR	SR	R1	6K	154082					
1692411601	200 OLIVE AVE	C	C1	12K	154157					
1692000800	2400 N STATE ST	C	C2	12K	154157					
1841303200	180 STIPP LN	SR	SR	6K	154012	AZ				
1841200100	3000 S STATE ST	RR5	RR	5	154012	AZ				
1841102900	3000 S STATE ST	SR	SR	12K	154012	AZ				
1840532000	121 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1692500401	860 KUNZLER RANCH RD	I	I2	12K	154037	FP				
1692420401	221 OLIVE AVE	I	C1	12K	154157					
1692501900	700 KUNZLER RANCH RD	I	I2	12K	154037					
1692421300	2399 N STATE ST	I	I2		154037					
0020200800	595 BRUNNER ST	MUBST	I1	6K	154003	FP				MUBST
1692501500	650 KUNZLER RANCH RD	I	I2	12K	154150	FP				
0033503500	2221 S STATE ST	C	C1	6K	154152	AZ	CC			
1692420501	220 OLIVE AVE	C	C1	12K	154157					
0033503100	2171 S STATE ST	C	C1	6K	154152	AZ	CC			
0033503200	220 BLUE BONNET DR	C	C1	6K	154152	AZ	CC			
1841102700	2800 TAYLOR DR	I	I1	6K	154012	FP	AZ			
1841304100	3381 ZAINA LN	SR	SR	6K	154012	AZ				
1841301700	3311 ZAINA LN	SR	SR	6K	154012	AZ				
1841101200	241 PLANT RD	I	I2	6K	154012	FP	AZ			
1841102400	2875 S STATE ST	C	C2	6K	154152	FP	AZ	CC		
1850303100	3581 DONNA DR	SR	R1	6K	154070	AZ				
1850300500	3570 DONNA DR	SR	R1	6K	154070	AZ				
1841401700	3201 TAYLOR DR	I	I2		154012	FP	AZ			
1841102800	3000 S STATE ST	SR	R3	12K	154012	AZ				
0020201400	280 BRUNNER ST	MUBST	I1	6K	154006	FP				MUBST
1700201000	700 LOVERS LN	AG40	AG	40	154037					

1690501800	140 PARDUCCI RD	I	I1	12K	154157					
1841300700	210 STIPP LN	SR	SR	6K	154012	AZ				
1850300400	3560 DONNA DR	SR	R1	6K	154070	AZ				
0013602900	NONE	MUBST	I1	6K	154003	FP				MUBST
0013603300	NONE	MUBST	I1	6K	154006	FP				MUBST
0013603100	NONE	MUBST	I1	6K	154003	FP				MUBST
0020201300	280 BRUNNER ST	MUBST	I1	6K	154006	FP				MUBST
0020200900	NONE	MUBST	C2		154006	CR	FP			MUBST
1841400500	3301 S STATE ST	C	C2	6K	154012	AZ	CC			
0020101500	200 BRUNNER ST	MUBST	C2		154006	CR	FP			MUBST
1841301500	3360 ZAINA LN	SR	SR	6K	154012	AZ				
0021013300	BRUSH ST	SR	R3:PD	6K	154006	PD	FP			
0021013000	355 BRUSH ST	SR	R3:PD	12K	154006	PD	FP			
0021013400	915 N ORCHARD AVE	MUBST	I1	6K	154006	FP				MUBST
0021012200	NONE	SR	I1	6K	154006	FP				
0021013200	BRUSH ST	SR	R3:PD		154006					
1690503300	160 PARDUCCI RD	I	I1	12K	154157					
1701901800	250 FORD RD	C	C2	6K	154157					
1841401100	3200 TAYLOR DR	AG40	AG	40	154012	AZ				
1841400300	3160 S STATE ST	MU-2	SR	6K	154012	AZ				MU-2
1840800500	NONE	AG40	AG	40	154012	FP	AZ			
1840800700	NONE	AG40	AG	40	154007	FP	AZ			
1701201100	1550 LOVERS LN	MU-2	I1	6K	154157					MU-2
1841303000	3375 ZAINA LN	SR	SR	6K	154012	AZ				
1692421100	NONE	I	I2	12K	154037	FP				
1840802000	281 NORGARD LN	AG40	AG	40	154006	FP	AZ			
1840701900	181 NORGARD LN	I	I1	6K	154012	FP	AZ			
1840701200	171 NORGARD LN	I	I1	6K	154152	FP	AZ			
1841401200	3101 S STATE ST	C	C2	6K	154012	AZ	CC			
1841102100	3080 S STATE ST	SR	R3	6K	154012	AZ				
1841401400	3150 S STATE ST	MU-2	SR	6K	154012	AZ				MU-2
1850302300	3575 RICHARD CT	SR	R1	6K	154070	FP	AZ			
1701902500	1315 N STATE ST	C	C2	6K	154157					
1850301600	3571 LELAND LN	SR	R1	6K	154070	FP	AZ			
1840803500	250 NORGARD LN	AG40	AG	40	154012	FP	AZ			
1841301600	3368 ZAINA LN	SR	SR	6K	154012	AZ				
1841301400	3358 ZAINA LN	SR	SR	6K	154012	AZ				
1840800900	301 NORGARD LN	AG40	AG	40	154006	FP	AZ			

1840800800	291 NORGARD LN	AG40	AG	40	154006	FP	AZ			
1700500400	1920 N STATE ST	C	C2	12K	154157					
0020201200	NONE	MUBST	I1	6K	154003	FP				MUBST
1841400400	3200 S STATE ST	MU-2	SR	6K	154012	AZ				MU-2
1841401900	NONE	MU-2	SR		154012					MU-2
1841401600	NONE	MU-2	SR	6K	154012	AZ				MU-2
1841302900	3371 ZAINA LN	SR	SR	6K	154012	AZ				
1690721300	151 PARDUCCI RD	I	I1	12K	154157					
1841302600	3365 ZAINA LN	SR	SR	6K	154012	AZ				
1850200700	251 STIPP LN	SR	SR	6K	154012	FP	AZ			
1841303300	200 STIPP LN	SR	SR	6K	154012	AZ				
1840801300	NONE	AG40	AG	40	154003	FP	AZ			
1840800400	360 NORGARD LN	AG40	AG	40	154012	FP	AZ			
1840801100	361 NORGARD LN	AG40	AG	40	154006	FP	AZ			
1840803900	NONE	AG40	AG	40	154006	FP	AZ			
1850302500	3580 RICHARD CT	SR	R1	6K	154070	AZ				
1841302700	3361 ZAINA LN	SR	SR	6K	154012	AZ				
1841303700	3351 ZAINA LN	SR	SR	6K	154012	AZ				
1850102100	300 STIPP LN	RMR40	UR	40	154012	AZ				
1840701100	161 NORGARD LN	I	I1	6K	154152	FP	AZ			
1840701600	NONE	I	I1	6K	154012	FP	AZ			
1840701500	2601 S STATE ST	C	C2	6K	154012	FP	AZ	CC		
1841400800	3150 TAYLOR DR	I	I2	6K	154012	FP	AZ			
1840631100	210 NORGARD LN	I	I1	6K	154152	AZ				
1840630900	NONE	I	I1	6K	154152	AZ				
1850303000	3575 DONNA DR	SR	R1	6K	154070	AZ				
1850300200	3540 DONNA DR	SR	R1	6K	154070	AZ				
1850302700	3480 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850102400	400 STIPP LN	RMR40	UR	40	154012	AZ				
1850302200	3569 RICHARD CT	SR	R1	6K	154070	FP	AZ			
1850301800	3580 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850302600	3570 RICHARD CT	SR	R1	6K	154070	FP	AZ			
1850302400	3581 RICHARD CT	SR	R1	6K	154070	AZ				
1850301200	3521 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301300	3531 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301100	3511 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301000	3501 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301400	3541 LELAND LN	SR	R1	6K	154070	FP	AZ			

1850300900	3491 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850300600	3547 DONNA DR	SR	R1	6K	154070	AZ				
1850300800	3481 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850300100	3500 DONNA DR	SR	R1	6K	154070	AZ				
1850302000	3520 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301500	3551 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850300700	3471 LELAND LN	SR	R1	6K	154070	AZ				
1850102200	NONE	RR5	RR	5	154012	AZ				
1850302100	3510 LELAND LN	SR	R1	6K	154070	FP	AZ			
1701501400	2005 N STATE ST	I	I2	6K	154157					
1841304000	3331 ZAINA LN	SR	SR	6K	154012	AZ				
1690503100	3781 CHRISTY LN	I	I1	12K	154157					
1690502900	3761 CHRISTY LN	I	I1	12K	154157					
1701501600	51 KUNZLER RANCH RD	I	I2	12K	154157	FP				
1701902800	300 FORD RD	I	I2	6K	154151					
1850301900	3570 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301700	3581 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850302900	3460 LELAND LN	SR	R1	6K	154070	AZ				
1850300300	3550 DONNA DR	SR	R1	6K	154070	AZ				
0020201000	NONE	MUBST	C2		154006	CR	FP			MUBST
0020101600	200 BRUNNER ST	MUBST	C2		154006	CR	FP			MUBST
1840803800	NONE	AG40	AG	40	154006	FP	AZ			
0021012400	509 BRUSH ST	SR	I1	6K	154006	FP				
1840331700	2881 OAK COURT RD	SR	R1	6K	154093					
1840332100	445 OAK KNOLL RD	SR	R1		154093					
1840331600	2873 OAK COURT RD	SR	R1	6K	154093					
1840332000	451 OAK KNOLL RD	SR	R1	6K	154093	FPSS				
1841402000	NONE	MU-2	SR		154012					MU-2
1841401800	NONE	MU-2	SR		154012					MU-2
0013604000	1211 N STATE ST	C	C1		154037					
0013604100	1261 N STATE ST	C	C1		154037					
0013604300	65 N FORD RD	C	C1		154037					
0013604400	N STATE ST	C	C1		154037					
1692202100	N STATE ST	I	I1		154157					
1692202000	N STATE ST	I	I1		154157					
1692202300	N STATE ST	I	I1		154157					
1692201900	N STATE ST	I	I1		154157					
1701703100	N STATE ST	I	I2		154037					

1701702900	NONE	I	I2		154151					
1690503200	150 PARDUCCI RD	I	I1	12K	154157					
1700200900	NONE	AG40	AG	40	154037					
1850302800	3470 LELAND LN	SR	R1	6K	154070	AZ				

Section

1



The Ukiah Valley Area Plan

The Ukiah Valley Area Plan

The Ukiah Valley Area Plan

The Ukiah Valley Area Plan (UVAP) represents a commitment to a comprehensive and long range inter-jurisdictional planning document that represents the vision and foresight of the people who live and work in the Ukiah Valley. This Plan is an element of the Mendocino County General Plan governing land use and development on the unincorporated lands in the Ukiah Valley.

History

The UVAP process began in 1990 when the City of Ukiah began an extensive and spirited planning process to formulate a "Ukiah Valley General Plan and Growth Management Program." The City process spanned five years and incorporated City and County interests via Citizen Advisory Committees. These efforts resulted in the eventual adoption of the Ukiah Valley General Plan in December 1995. The County of Mendocino took over the process in January 1996, drawing from the City's adopted plan for the Valley.

The initial draft of the UVAP was released January 2000 and was followed by several more years of document revisions and public hearings in front of the Planning Commission and Board of Supervisors. This culminated in the June 2003, "Tentative Adoption" of the Ukiah Valley Plan and initiation of an Environmental Impact Report (EIR). Although the EIR was released in 2005, no further action was taken on it as the Board of Supervisors directed staff to redo the draft Plan and EIR to reflect numerous changes and concerns voiced from a number of Valley residents over the direction and content of the 2003 Plan.



View of the City of Ukiah and surrounding area from eastern hills



One of the many community workshops held on the Ukiah Valley Plan.

Note:

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

The UVAP reassessment process commenced in 2006 and included several public meetings with all elected officials and planning commissioners from both the County of Mendocino and City of Ukiah. These meetings helped shape the document and its land use choices and that were presented to the Board of Supervisors for further direction. On August 21, 2007, the Board formally selected a Preferred Land Use Alternative for study by the EIR consultant. Also studied were two other land use alternatives that represent other visions for the future development of certain parcels within the study area, as well as a policy-only alternative which would retain the existing (1982) General Plan Land Use Designations. From 2007 to 2010 staff and other consultants prepared the various studies and documentation required by the California Environmental Quality Act (CEQA) in order to bring the project to public hearings in the spring of 2011.

1.1 The Role of an Area Plan

California law requires each City and County to adopt a comprehensive and long-term General Plan to define how the planning area will develop over the planning period. The UVAP provides the comprehensive, long term policy direction for growth and development by refining and supplementing the policies in the County General Plan to focus on issues of importance in the Ukiah Valley. Please see the County of Mendocino General Plan, adopted in 2009, for additional policies that apply to the planning area.

The UVAP is intended to meet the needs of the County, as well as shared needs of the City, by addressing the important issues that affect how the area will grow as determined by those who live and work in the Valley. To provide the legal mechanism to convert a shared vision into reality, these individual vision statements are converted to statements called goals. The aspirations become

statements of achievement called policies. The instructions for carrying out the goals and polices are called implementation measures.

Goals: Goals are broad statements that provide the blueprint for the future. Each goal establishes what the community desires to achieve over the life of the plan.

Policies: Each goal is further defined by the policies. The policies provide direction to staff, the public, and decision-making bodies as to how projects are to be reviewed or programs are to be accomplished. A policy breaks the goal into achievable segments.

Implementation measures: In order to put the plan into effect on a day to day basis, implementation measures define programs, standards, regulations, actions, and other means to review projects or carry out policy. For the most part, implementation measures are measurable standards and are time-specific, which assists jurisdictions in the budget process. The UVAP provides guidance in analyzing and acting on all private and public development and is the foundation upon which development and land use regulations are based. In turn, the regulatory program—encompassing the zoning and subdivision ordinances, other development related codes or guidelines, and the County's capital improvement program— implements the goals and policies of the UVAP and directly controls development.

The UVAP emphasizes issues and actions which the County has the ability to influence directly through its decisions, funding, or support, or indirectly through cooperative planning and action. The UVAP also provides direction on programs not directly related to the land use development process, but which are important in achieving overall County and City objectives. For example, a coordinated comprehensive Valley-wide approach to emergency service provision safeguards health and safety, as well as enhancing governmental efficiency.

1.2 The Elements of the Ukiah Valley Area Plan

While State law requires that a General Plan contain certain elements, each addressing a specific set of issues, the UVAP focuses on issues and elements of importance to the future growth and development of the Ukiah Valley. The UVAP addresses the following topics: land use, community design, transportation, water management, health and safety, open space and conservation, historical and archaeological preservation, and parks and recreation. The policies in the Mendocino County General Plan Housing and Noise Elements will apply in the Ukiah Valley and are not addressed specifically in the UVAP. Policies in other County General Plan elements may supplement those in the UVAP, but citizens and decision makers will rely most heavily on the UVAP for guidance on issues of importance in the Ukiah Valley. The UVAP also contains the land use classifications and land use maps which apply to the Ukiah Valley.
All elements in the Mendocino County General Plan and UVAP rank in equal importance and must be internally consistent with the other elements.

If policy or implementing action is in conflict with the adopted General Plan, the policy or implementing action from the UVAP shall take precedence over the General Plan.

1.3 The Planning Areas

The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean. The Ukiah Valley runs north-south for about 9 miles, with a maximum width of about 3 miles. With an average elevation of about 630 feet, the hills surrounding the Valley range up to about 3,000 feet. The Russian River enters the Valley at the north end and runs south along the Valley floor. Soils are composed of fertile alluvium, and many pear orchards and vineyards flourish along the east side of the river. Residential and commercial land uses predominate on the west side of the river. The railroad right-of-way and Highway 101 also parallel the river through the Valley.

Ukiah is located within an area known as the Yokayo Rancho, one of several Spanish land grants in Alta, California. The Yokayo grant that makes up the majority of the Ukiah Valley took its name from the Pomo word meaning, “deep valley”. It was also the basis for the city name, as Ukiah was an anglicized form of Yokayo.

There are several distinct planning areas within the Ukiah Valley relevant to this plan. Please refer to Figure 1.1 for more information:

Planning Area: The area encompassed by the UVAP. The UVAP has legal land use authority over the unincorporated lands in the Planning Area governed by the Mendocino County Board of Supervisors.

City of Ukiah: Lands within the incorporated City boundaries. Lands in the City of Ukiah are governed by the Ukiah City Council.

City of Ukiah Sphere of Influence: The “ultimate probable boundaries” of the City as may be adopted by the Local Agency Formation Commission; the area which is logical for annexation to the City (as determined by the City) within approximately twenty years. The proposed sphere of influence map in Figure 1.1 is included for information and does not imply endorsement by the County. The County has land use authority within this area.

Federally Recognized Tribal Lands: These areas are considered sovereign and are not under the jurisdiction of the County of Mendocino or the City of Ukiah. Note: some parcels within the Pinoleville Rancheria and the Lands of the Yokayo Band of Indians have not been placed into Trust status. Those particular parcels are subject to the UVAP.

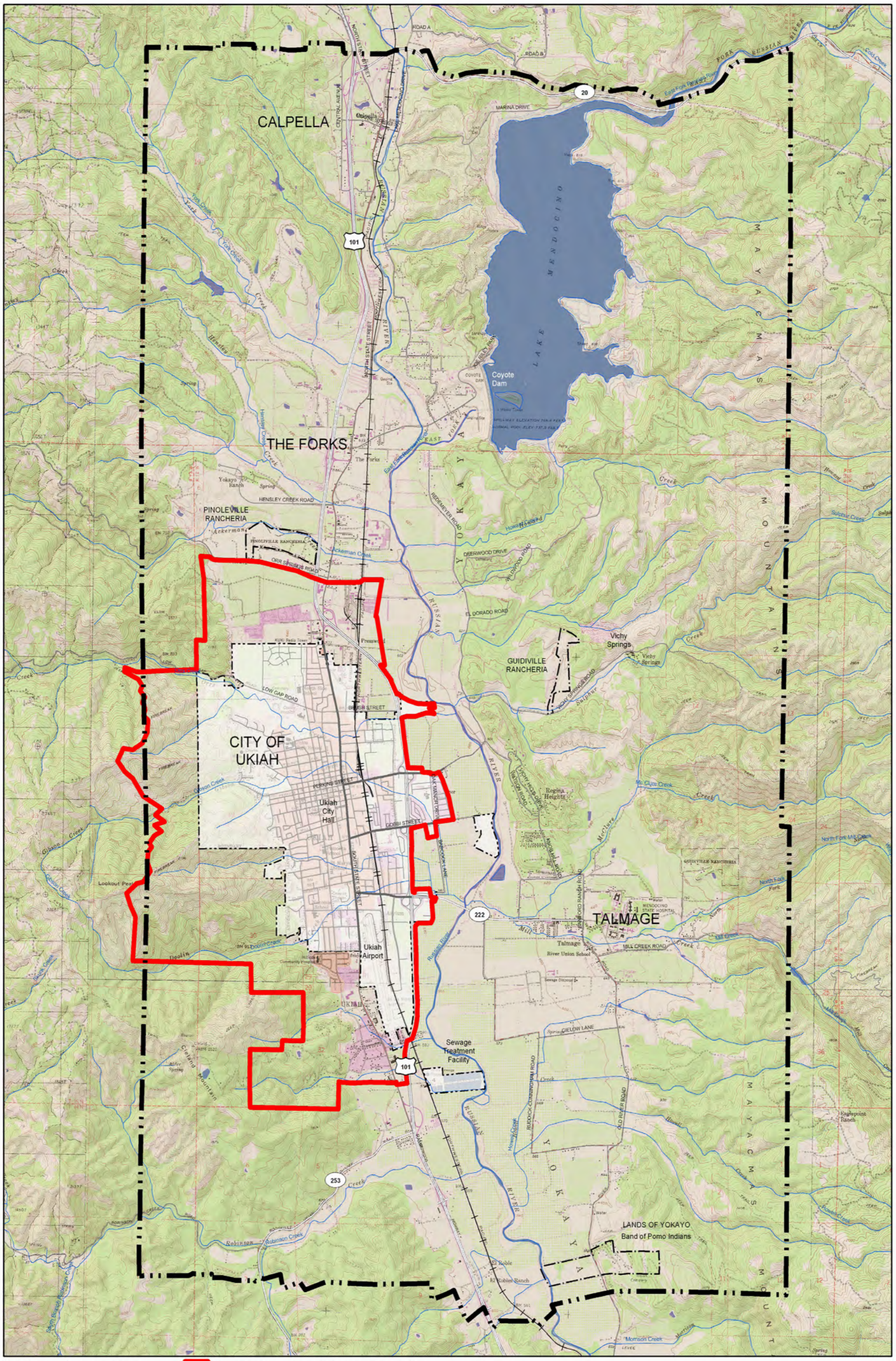


Figure 1.1 Ukiah Valley Area Plan

Source: Mendocino County Planning & Building Services, Mendocino Water Agency & UC Cooperative Extension August 2011

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California law requires that the Local Agency Formation Commission (LAFCO) adopt a sphere of influence for each city. Any land proposed to be annexed to the City must be in the adopted sphere of influence. To date, the City has not pursued an aggressive annexation policy; however, the sphere identifies areas in which the City has determined that it can logically serve the businesses and residents. Mendocino County will continue to control land use within the sphere of influence until specific parcels are annexed by the City. It is especially important for a smooth transition that the County and City coordinate land use planning and infrastructure in the sphere of influence.

Population and housing figures for Mendocino County, the City of Ukiah, and the Ukiah Valley are shown in Table 1.1 and 1.2.

Table 1.1 - Population and Housing

Population and Housing: 1990, 2000, and 2010

	Mendocino County	*City of Ukiah*	*Ukiah Valley (Unincorporated Area)*	*Ukiah Valley Total*
Population: 1990	80,345	14,599	12,846	27,478
Population: 2000	86,265	15,497	13,463	28,960
Population: 2010	87,841	16,075	--	--
Housing Units: 1990	33,649	5,841	5,041	10,882
Housing Units: 2000	36,937	6,137	4,977	11,114
Housing Units: 2010	39,846	6,403	--	--

Table 1.2 - Population Projections: 2015 - 2030

	2010	**2020**	**2030**	**2040**
Mendocino County	87,841	102,017	111,151	121,780

Source for Table 1.1 and 1.2: U.S. Bureau of the Census, April 1990, 2000, and 2010. Ukiah Valley estimate based on Census Block figures; area does not precisely correspond to Planning Area. California Department of Finance, June 2007, County Population Projections for July 2020-2040.

Development patterns in the City of Ukiah are anticipated to generally follow historical zoning and development patterns, maintaining a north-south pattern following the major transportation corridors. The area within the City limits is approaching build-out and a relatively significant level of urban development has occurred in portions of the sphere of influence. The UVAP generally maintains the development patterns of the Valley, allowing expansion of The Forks Rural Community, and along the U.S. 101 corridor, as well as limited growth in the eastern hills.

1.4 The Planning Period

The UVAP is a policy document used to direct development over a long time period in a comprehensive manner. The life of the UVAP is twenty years. During that time, the UVAP may be updated through the adopted amendment process and procedures. Implementation of the UVAP may be carried out over a series of planning periods:

- Short-term: Years 1 - 5
- Intermediate-term: Years 6 - 10
- Long-term: Years 11- 20



Calpella, a community within the UVAP area.



City of 10,000 Buddhas in Talmage, another community within the planning area.

Section

2



Ukiah Valley Area Plan Vision

Ukiah Valley Area Plan Vision

The vision establishes the basis for UVAP goals, policies, and implementation measures. It expresses the community's goals and aspirations on a range of issues, such as inclusiveness, conservation, character, economic opportunities, and governance. The vision for the UVAP planning area was created based primarily during public meetings held in 2006 and 2007. The following documents and events provided the framework from which the vision was drawn:

- The 2003 Tentatively Adopted Ukiah Valley Area Plan;
- Community Open House on September 25, 2006;
- Community Workshop #1 on November 4, 2006;
- Focus group meetings between October and December 2006;
- Board of Supervisors, City Council and Planning Commissions Joint Study Session #1 on January 10, 2007;
- Community Workshop #2 on March 10, 2007;

Additional refinement of the vision statements occurred at subsequent meetings with the Board of Supervisors concurring at their August 21, 2007 hearing, to select the Preferred Land Use alternative. Following this selection, staff worked to finalize the document format for public review and subsequent hearings for adoption.

VISION FOR THE UKIAH VALLEY



The future of the Ukiah Valley is of special interest to many people. It is the commercial heart of Mendocino County, seat of government, and home to many of its businesses. Situated at the crossroads of US 101 and California State Highways 20 and 253, the Ukiah Valley is a destination to many residents outside of the valley and seen by thousands more who pass by on a daily basis. But most importantly, the Ukiah Valley is home to many of this County's residents, each and everyone of them having a stake in the future of this Valley.

Most residents, as well as those who conduct business in this area, have ideas on how development should happen, what business types should be pursued, what resources need to be protected, and how the valley should be governed. Taken collectively, these individual opinions have been grouped together to form the following vision for the community:

The Ukiah Valley is a special place to us now and we wish to preserve those aesthetic qualities such as its small town nature, historic buildings, and surrounding views of the hills and agricultural lands that give the Valley its character. Equally important to many residents is that the community retains the peace and quiet that comes from its rural setting. We want new development to be mindful of the community's existing characteristics when new projects are proposed so that they are not out of character when they are ultimately constructed. We desire our community to remain as compact as possible and prefer that our communities grow inward and upward before expanding. Finally, we would like to see our heavily traveled routes and major gateways to the community beautified to present a better appearance to both travelers and residents alike.

Growth can be positive for the community if properly planned for. We believe it is important to take steps to ensure that proper infrastructure investments occur in a timely manner. By coordinating road, water, sewer, and other infrastructure improvements before development occurs, we can be sure that it can be implemented concurrent with development and not in response to it. Just as we want new buildings to relate to the existing structures, we want newly constructed transportation networks to link to existing routes and reflect the transportation needs and desires of the community. We prefer that improvements that make it easier for people to walk, bike, or take transit to and from their destinations be prioritized over new road construction.

Just as important to us is a stable, community-based economy. We envision an economy that promotes local business ownership and an employment base to retain capital within the community. We support diversification in our local economy so that we are not overly dependent on only a handful of employers or industry types. At the same time, we would like to leverage this area's resource and production strengths, especially if it adds value to goods sold elsewhere, and stand ready to support them through promotional marketing efforts. We encourage our employers to be conscious of environmental impacts from their operations. In conjunction with educational opportunities and improvements to the job base, it is hoped that our efforts will help create a community that will encourage the valley's youth to remain.

One of the Ukiah Valley's most important shared goals is to provide the community with a range of housing types and social, cultural, and recreational amenities. We strongly believe in having a community with a range of housing options for all ages and socioeconomic groups. Likewise, having a wide range of cultural and recreational facilities is important to maintaining the quality of life that drew many of us to this Valley. These facilities will also provide space for special events and gatherings that help draw us together as a community.

Preservation of the Ukiah Valley's natural and agricultural resources are important to us as well. Part of what gives this Valley its unique character is its connection to the agricultural and open space lands surrounding the individual communities that are located in the valley. We believe these lands should be protected for the health and well being of future generations and that any decision to develop these lands not be taken lightly. We also believe that development should be reconsidered or avoided in those areas with known hazard issues.

Likewise, we envision making a transition away from unsustainable practices. We are supportive of measures that will help reduce our dependence on non-renewable resources for the transportation of people, goods, and food, improve the efficiency of our homes and businesses, increase the availability of renewable energy, and increase our self-reliance and resilience. These measures should be implemented by our community, businesses, and the government itself. As a matter of practice, we believe our businesses should evaluate the sustainability of their operations so that they are better positioned to continue carrying on as conditions change.

Finally, no planning effort can be successful in an area with multiple jurisdictions without some form of cooperation. The Ukiah Valley already functions as a single community in many respects. We believe that both the County and City should take a broader planning approach when considering development proposals and consider the costs and benefits to the entire valley. Both jurisdictions should collaborate with



each other on planning matters and sharing tax revenues in a more equitable manner to avoid making poor land use decisions based on fiscal concerns.

Taken together, the overall vision text and statements represent the direction for revising the UVAP and set forth guidelines to direct future policies and implementation measures. This framework responds to the needs, values and desires of community members, while taking into account the physical, social and economic opportunities and constraints.

VISION CONCEPTS AND SPECIFICS

Maintaining an Attractive Community

An aesthetically pleasing community that stays true to its small-town roots is of paramount concern to Ukiah Valley residents. This widely expressed concept is reflected in numerous vision statements that collectively address the community's viewpoints on the shape, location and scale of new development as well as the protection of the Valley's rural areas.

Section Four, Community Design contains many goals and policies that pertain to maintaining an attractive community. Additional policies, in Section Nine, Open Space and Conservation and Section Ten, Historical and Archeological Preservation, are also responsive to the vision statements under this concept.

Vision: Aesthetic qualities are incorporated into the design and construction of the community.

- Design review guidelines for development projects maintain and enhance the visual character of the Valley.
- Usable open space and common spaces are provided and protected within developed communities.
- Landscaping is a significant component of all development and redevelopment projects.

Vision: The scenic viewsheds of the Valley are preserved.

Vision: The natural beauty of the Ukiah Valley is conserved and enhanced and viewscapes of the forested western hills are protected.

Vision: Development includes mixed-uses that reflect the rural and small-town character of the Ukiah Valley.

Vision: Communities have a compact urban form surrounded by open space and agricultural land.

Vision: The agricultural lands needed to enhance economic vitality and the sustained identity of Ukiah as a rural agricultural community are protected from incompatible land uses or development.

Note:

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

Vision: Historical buildings and spaces that create a sense of place are preserved.

Appropriate Infrastructure Investments

Another consistent concept expressed by Ukiah Valley residents was making the appropriate and timely infrastructure investments needed to support growth. Of particular focus were non-vehicular transportation-related investments. There was strong support in coordinating infrastructure improvements with development so that one does not occur without the other.

Sections Five through Seven discuss goals and policies pertaining to transportation, water, and energy related infrastructure systems.

Vision: Construction of infrastructure is coordinated with planning for development.

Vision: Future growth is managed to ensure that adequate transportation, sewer, water, and other facilities will be available prior to development.

Vision: The pedestrian environment includes amenities such as sidewalks, trails, and paths that are safe and continuous, to encourage more walking.

Vision: Communities consist of human-scale development that has inviting and engaging street frontage and mixed-use development to promote walking.

Vision: Pedestrian and bicycle routes provide continuity between neighborhoods and community/ village centers, linking them to each other and other local destinations, such as schools, parks, and commercial centers.

Vision: Connectivity via transit, bicycle routes and traffic management provides for ease of use.

Building a Stable, Community-Based Economy

A stable local economy that builds on the area's strengths, provides a range of employment opportunities, and reinvests locally is a concept expressed by many individuals. Several vision statements encapsulate this concept, focusing on adding value to existing goods or services, business attraction and retention, and "branding" strategies that seek to improve the area's visibility to consumers in other areas.

Section Three, Land Use, contains the goals and policies that address issues pertaining to building a stable local economy.

Vision: Viable businesses that add value to local products, services and resources already found or processed in the Ukiah Valley.



Timber processing at Mendocino Redwood Company.

Vision: Local business development and employment opportunities emphasize local ownership of businesses in order to keep capital and growth within the community.

- Programs are in place that nurture growth and prosperity of the Valley job base.
- Characteristics that support local substantive businesses are recognized, enhanced, and maintained over time.
- Independent businesses are attracted to the area.

Vision: The high quality of environmental and community standards are maintained and improved as a means of attracting and keeping large and small employers.



Halloween in Downtown Ukiah.

Vision: Ample educational and employment opportunities encourage the community's youth to remain in the Ukiah Valley.

Community Development and Amenities

Having a community that is rich in opportunities for affordable housing, recreational opportunities, cultural events, and access to health care is important to many in the Ukiah Valley. Many vision statements under this concept focused on improving the access to such things as natural resource areas or health care or increasing the range of housing opportunities within the community.

The corresponding goals and policies for the vision statements that focus on community development needs and amenities can be found in Sections Three, Land Use; Eight, Health and Safety; and Eleven, Parks and Recreation.

Vision: A diverse mix of housing types meets the needs of residents of different ages, income levels, and social needs within the valley.

Vision: The community's ability to expand its population base is supported by compact, infill development and mixed use development.

Vision: Create town/village centers that provide mixed use opportunities that support community life with infill and mixed use; focusing on the existing small town centers of Calpella, the Forks, and Talmage.

Vision: Cooperation with the City and other entities ensures the continued availability and improvement of a variety of parks, recreational facilities, and points of river access.

Vision: The community has ample access to the natural resources of the Valley, particularly the Russian River, for cultural and recreational uses.

Vision: The community's needs for recreation, cultural resources, and on-going education are met.

Vision: Quality and affordable health care is accessible within the community.

Vision: Events, gathering places, and shared facilities provide a sense of community.

Protection of Natural and Agricultural Resources

Preserving the rural and agricultural lands of the Ukiah Valley and its surrounding hillsides is very important to many individuals. During the public process, the protection of these natural and agrarian resources ranked highly in many response cards and surveys. Given the constrained water situation and periodic droughts, water conservation also was frequently mentioned by many.

The goals and policies that these vision statements support can be located in Section Six, Water and Section Nine, Open Space and Conservation.

Vision: The area's natural resources are maintained and enhanced by balancing protection, conservation, replenishment and use.

- Natural resource guidelines direct the use in future planning and development decisions.
- Water supplies are protected from adverse impacts.
- Air quality is of a high standard.

Vision: The open space, hillsides, stream courses, and indigenous flora and fauna are conserved for the enjoyment of future generations.

Vision: Water conservation, reclamation, and additional storage projects allow for the communities' water needs to be met.

Vision: Existing agriculturally zoned lands in the Ukiah Valley are protected from incompatible land uses and development.

- The irreversibility of conversion from agricultural to other uses is recognized.
- All such conversions are subject to a citizen review process with public hearings.
- The Ukiah Valley Unified School District works cooperatively with citizens and organizations to ensure that the siting and design of schools and local State and Federal facilities minimizes the use of, and impact on, agricultural lands.

Vision: Natural and man-made hazards are avoided or mitigated when planning development, minimizing potential conflicts.

Sustainable Practices

Using energy and water in a more sustainable manner while generating less waste and pollution was a vision expressed by a number of individuals. Both the direct reduction of energy use by improved energy efficiency as well as creating a land use and circulation system that avoids or reduces the use of the private vehicle were offered as visions for the future by community members.

Land Use and Circulation goals and policies that promote the use of non-vehicular forms of transportation can be found in Sections Three on Land Use and Five on Circulation. Methods to reduce energy and water use are discussed in Sections Seven and Six, respectively.

Vision: A diverse and healthy natural environment is sustained.

Vision: Energy and water efficient construction strategies and technology to minimize impacts to the local infrastructure and environment are incorporated into the building code.

Vision: Ukiah and Mendocino County leaders are educated in the development of businesses and practices that conserve resources and avoid needless consumption and waste.

- Make sustainable business practices central in the County's program to solicit businesses for the community.
- Provide incentives, wherever possible, to promote environmentally responsible activities, both business and personal.
- The County models the sustainable use of resources which includes investing in comprehensive conservation of energy, minimizing polluting activities, and avoiding needless consumption and waste.

Vision: The use of nonrenewable resources is minimized.

- Public transportation and services are within walking distance to neighborhoods, which prevent needless vehicle use and pollution.
- The use of fossil fuels is minimized to the greatest feasible extent in all activities, including investment in low and zero emission vehicles.
- Encourage the use of low and zero emission alternatives to fossil fuels for all modes of transportation.

Vision: Ways to replace wasteful practices that imprudently use resources are developed and programs to reduce motor vehicle dependency are in place.

Vision: Sustainability principles and techniques to promote a compact urban form are incorporated into the County codes and guidelines.

Comprehensive Planning Efforts
There was recognition that an area with multiple jurisdictions would need to take a cooperative approach to planning for the Valley's future. This was reflected in often-repeated suggestions that the County and the City cooperate more to solve pressing housing, infrastructure, and economic/fiscal concerns.
The last part of Section Three on Land Use discusses collaborative approaches to planning to be taken by the various agencies that have jurisdiction in the Ukiah Valley.

Vision: The Ukiah Valley is understood to be one community with collaborative decision-making between County and City agencies.

- Planning is approached as a regional issue that affects residents, regardless of political jurisdictions, that share a Valley-wide vision.

Vision: Specific criteria for project approval and the permitting process are clear and understandable.

- Develop land development codes and regulations that streamline the permitting process.
- Permitting requirements are coordinated with all other regulatory agencies.
- City and County policies are consistent to encourage business development.

Vision: An ongoing process of community involvement is in place for the purposes of providing input and monitoring the success of the Area Plan.

- Residents, including under-represented community members, are engaged in the planning and policy-making processes.

Section

3



Land Use and Community Development

GOAL LU-1
Create compact, mixed-use, and well-balanced communities that can achieve this plan's principles of sustainability.

GOAL LU-2
Promote compatible land uses adjacent to important transportation facilities and protect against incompatible uses.

GOAL LU-3
Consider the needs of education providers in the planning and project review process.

GOAL LU-4
Manage future growth to ensure that essential support infrastructure is in place prior to development.

GOAL LU-5
Create a business development strategy that emphasizes local ownership and/or adds value to local goods or services that re-circulates money within the community.

GOAL LU-6
Establish Ukiah and Mendocino County as leaders in the development of businesses and practices that conserve resources and avoid needless consumption and waste.

GOAL LU-7
Recognize that the Ukiah Valley is one community, and foster collaborative decision-making between County and City Agencies.

GOAL LU-8
Ensure that there is an ongoing process of community involvement for the purposes of providing input and monitoring the success of the Ukiah Valley Area Plan.

GOAL LU-9
Provide that sufficient industrailly zoned areas are protected to provide opportunities for future jobs and economic development.

Section 3

Land Use and Community Development

INTRODUCTION

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

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



Mendocino County Administrative Complex

LAND USE CLASSIFICATION AND COMPATIBILITY

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

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

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

In some cases, the impacts or requirements of various land uses may be in conflict with other land uses in the area. For instance, the location of industrial land uses near residential uses may produce conflicts related to noise, traffic, use of hazardous materials, or other impacts. When two land uses with mutually exclusive or conflicting requirements adjoin, they may be considered to be incompatible. Sometimes incompatible uses can be made compatible through mitigations such as the use of a buffer. A buffer may take the form of a physical feature—such as the Russian River, US 101, the railroad, streams, or canyons. A buffer may also be other land use types, such as placing commercial uses between industrial and residential uses.

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



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

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

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

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

Note:

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

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

Table 3.1 - Land Use Classifications Established by UVAP.

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

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

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

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

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

Key Land Use Issues

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

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

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



Land Use Compatibility

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

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

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

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

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

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

As is common in communities with airports, the Ukiah Municipal Airport faces pressure from nearby development. Land use conflicts among adjacent uses, such as residential, commercial, industrial or aviation-related uses, often occur as density of development increases near airports. Safety and noise are among the key concerns reported by citizens. At the same time, the airport land use restrictions in the Airport Comprehensive Land Use Plan (CCLUP) have, to a certain extent, limited infill potential in both the City and the unincorporated County. Through the Mendocino County ACLUP, the Mendocino County Airport Land Use Commission controls land use in the City and surrounding unincorporated areas as it relates to airport safety and viability as well as community safety and compatibility. Both the ACLUP and the City's Airport Master Plan contain a Land Use compatibility map that establishes land use compatibility criteria in four separate zones within the airport planning boundary. These zones are labeled A-D and decrease in land use restrictions, the further one gets away from the airport.

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

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

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

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

CONSTRAINTS AND SERVICES

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

Constraints

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



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

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

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

Infrastructure and Service Needs

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

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

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

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



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

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

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

Growth Management

Growth management systems emphasize control over urban growth and the types of land uses that are permitted. Urban growth is controlled by many factors, perhaps the most important of which is the community's policy on providing urban services. Some regulatory growth management strategies require public services such as water, sewer, roads, and schools to be in place before new development is approved. Typically such a policy is set forth in the designation of urban service areas or growth boundaries. Comprehensive growth management systems also require that local governments classify land in terms of natural resource value and make development decisions consistent with the classification. Wider recognition of the costs and negative impacts of development have generated greater interest in methods to control it.

Growth management attempts to address a wide range of concerns by developing a consensus on the shape and size of the community's future. Such factors including the development and financing of key infrastructure improvements, maintaining the infrastructure development and financing, the proper balance of development with environmental protection, and the provision of incentives for certain types of development are blended together to ensure that individual land-use decisions foster, rather than harm, a community's goals.

BUSINESS DEVELOPMENT STRATEGY

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

Retain and Attract Businesses

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

Sustainable Business Strategies:

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

COLLABORATIVE DECISION-MAKING AND REVIEW

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

City/County Staff Coordination: It may be advantageous for the City and County to establish a formalized approach to staff review and analysis of projects within the UVAP planning area. A City/County staff committee (organization to be determined) would provide a link between City and County planning agencies by offering a forum for discussion, providing accurate, consistent land-use planning information, and incorporating local planning documents and goals into the project objectives.



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

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

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

GOAL LU1

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

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

LU 1.1a: Healthy Communities

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

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

LU 1.2a: Compact Urban Forms

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

Note:

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

LU1.2b: Infill Incentives

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

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

LU1.2c: Policy Coordination

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

LU1.2d: Housing Element Consistency

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

LU 1.2e: Land Supply

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

LU 1.2f: Master Plans

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

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

LU 1.3a: Well-Served Communities

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

LU 1.3b: Zoning and Development Standards

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

LU 1.3c: Mixed-Use Development

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

LU 1.3d: Diversified Neighborhoods

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

LU 1.3e: Residential Areas

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

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

LU 1.4a: Land Use Planning

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

Priority shall be given to projects that:

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

GOAL LU2

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

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

LU 2.1a: Clear Zone

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

LU 2.1b: Compatibility Guidelines

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

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

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

LU 2.2a: Freight Rail and Land Use

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

GOAL LU3

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

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

LU 3.1a: Schools and Nearby Land Use

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

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

LU 3.1b: School District Consultation

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

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

LU 3.2a: Future School Sites

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

GOAL LU4

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

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

LU 4.1a: Growth Management

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

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

LU 4.2a: Infrastructure Availability

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

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

GOAL LU 5

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

Policy LU 5.1: Retain and attract businesses.
LU 5.1a: Economic Development Strategy

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

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

LU 5.2a: Promotion and Branding

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

Policy LU 5.3: Support small business development.

LU 5.3a: Business Development Programs

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

Policy LU 5.4: Provide labor force training and development.

LU 5.4a: Training Programs

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

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

LU 5.5a: Market/Mercado

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

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

Goal LU 6

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

Goal LU 7

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

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

LU 7.1a: Tax-Sharing Agreements

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

LU7.1b: Sphere of Influence

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

LU7.1c: Comprehensive Planning Team

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

LU7.1d: Fiscal and Economic Impact Assessment

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

GOAL LU8

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

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

LU8.1a: Ukiah Valley Area Plan Review

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

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

GOAL LU9

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

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

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

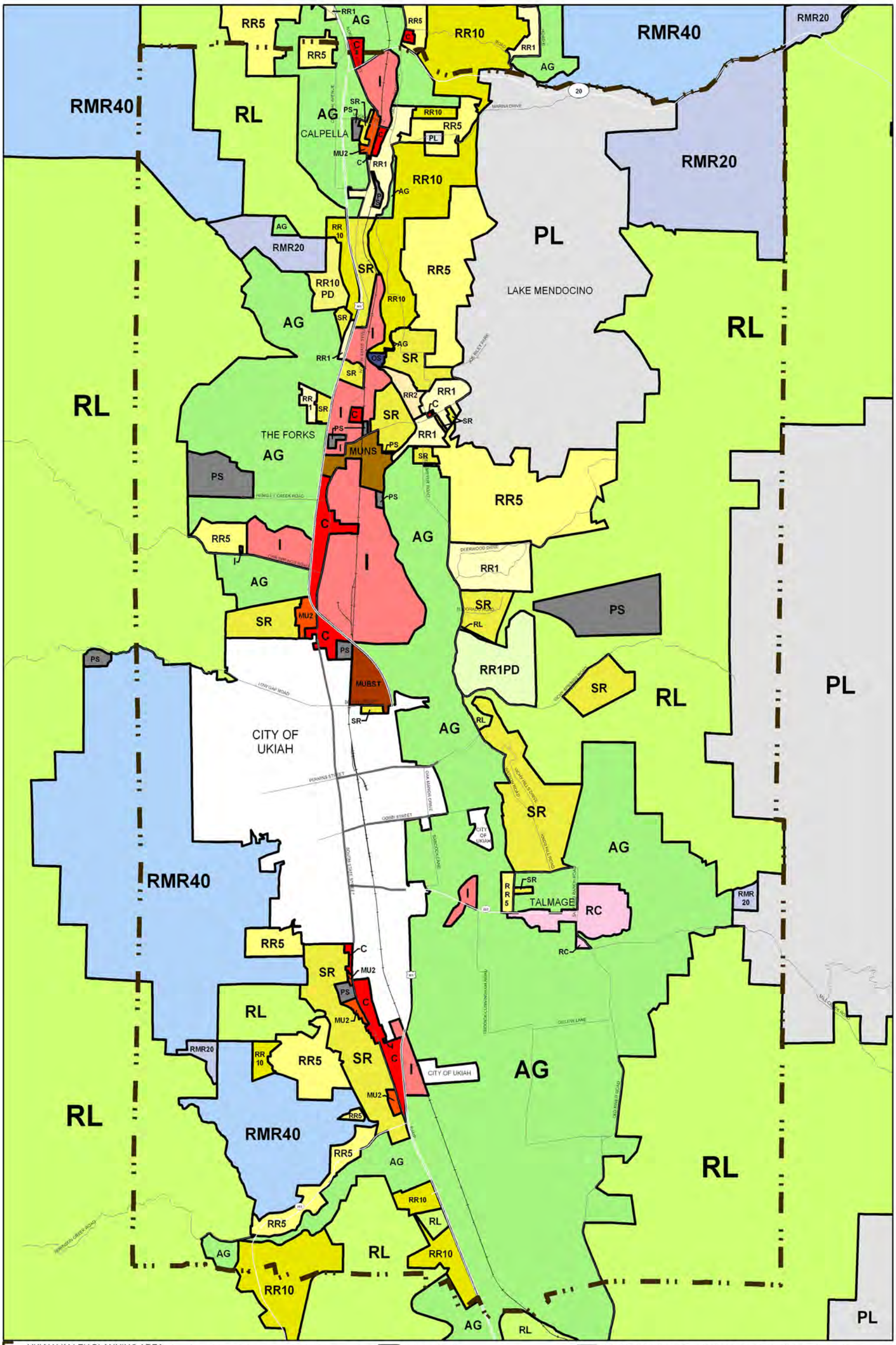


Figure 3.1 Ukiah Valley Area Plan Land Use

Source: Mendocino County Planning & Building Services
This map is provided as a visual display of County information.
Reasonable effort has been made to ensure the accuracy of the map and data provided, nevertheless some information may not be accurate.
August 2011

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Section

4



Community Design

Community Design

GOAL CD-1
Develop an aesthetically appealing urban form that reflects the rural, small-town character of the Ukiah Valley.

GOAL CD-2
Protect and enhance the natural beauty and scenic viewsheds of the Ukiah Valley.

Background

Ukiah Valley residents and visitors can appreciate the value of a community with an attractive physical character and identity. The UVAP Community Design Section recognizes these wishes by establishing the visual and design foundations derived from community input. The County intends to maintain and enhance the character of the Ukiah Valley planning area as a set of compact communities with distinctive, attractive, commercial areas and residential neighborhoods, surrounded by open space and agricultural land. This section will establish policy direction to maintain or enhance the visual appearance of the Ukiah Valley and proposes the use of design guidelines as a planning tool to achieve the community's objectives. The Community Design Section of the UVAP, and subsequent Design Guidelines, will help to inform the development community of the County's expectations and preferences for the quality and character of new development. In addition to assisting project designers and developers, the goals, policies, and implementation measures in this section, and future Design Guidelines, will be utilized in evaluating the suitability and appropriateness of individual project design.



Visual Setting

The rural setting of the Ukiah Valley provides a scenic backdrop for the Valley's communities. Views of wooded chaparral covered mountains provide a dramatic backdrop for all parts of the Ukiah Valley. While most mountain ridges are too steep for significant development, pressure to develop the lower flanks will likely continue, with possible adverse aesthetic impacts due to grading or insensitive building or landscape design. Vineyards and orchards dominate much of the non-urbanized areas of the valley floor. These intensive agricultural areas provide a strong and



pleasant contrast to the developed areas of the Ukiah Valley and contribute to its rural and picturesque character. The Russian River, with its riparian groves of trees, also provides a major visual element as it flows through the Valley. Examples of important riparian habitats within the UVAP planning area include the River Park area located at the east end of Gobbi Street, the vicinity of the Perkins Street crossing of the river, and the river area lying south of Lake Mendocino Drive. Creeks flowing to the Russian River also provide riparian corridors. Scattered throughout the Valley are remnants of the valley oak forests that originally covered much of this area. These remaining groves provide a significant silhouette and add to the visual character and heritage of the Ukiah Valley. Many outstanding large trees of all species should be conserved or protected through creative site design. In the northeastern portion of the Planning Area, Lake Mendocino provides an expansive vista of open water nestled between the hills. Community design can play a role in maintaining the panoramic views and attractive first impressions.

Community Separation

Although design guidelines are intended to provide a comprehensive and cohesive aspect associated with the visual environment, they can also be utilized to reinforce the uniqueness of the existing communities within the UVAP planning area. This can be accomplished by tailoring certain elements of the guidelines to reinforce unique aspects of communities such as Talmage, Calpella, and The Forks. Design guidelines can also help in maintaining green/open space between communities in order to emphasize community distinctiveness.

Creating a Sense of Place

In addition to maintaining visual separation between communities, measures that create a sense of place are equally important. By incorporating features such as green space, landscaping, street trees and furniture, public art, pedestrian oriented development, cohesive architectural elements and other visual aspects that reflect the vision of the people, a community with a stronger sense of place can be created. By requiring and encouraging such design elements in new development, the County can help to preserve and enhance community character well into the future.

Scenic Corridors and Gateways

A Scenic corridor is a route with a high visual attractiveness that should be protected and enhanced. A gateway is a term used to describe an entry point to a community or area.



U.S. 101 is an important scenic corridor that provides travelers and residents visual access to the beauty of the Valley. Prior efforts to enhance the corridor's appearance included the Chamber of Commerce's U.S. 101 beautification program that resulted in the planting of trees in an area between Burke Hill Drive and Lake Mendocino Drive. Organized efforts such as Caltrans' Adopt-a-Highway program provides litter cleanup by local groups, improving the overall aesthetic beauty of the Valley. Improvement of the appearance along the U.S. 101 corridor enhance the impressions on the users of that highway.

Gateways are important because they provide a resident or visitor's "first impression" of the Valley and its various community areas. The major Valley gateways include U.S. 101, State Routes 20 and 253, and Eastside Road. Within the Valley, entrances to the various community areas such as the City of Ukiah, Talmage, and Calpella are also considered gateways. Several of the Valley's gateways present a panorama of orchards, vineyards, trees, mountain sides, and various levels of development. It is important to protect and enhance gateway views which can become cluttered with too many structures and a proliferation of signs and billboards. The community wishes to preserve and enhance the beauty that is an attraction to visitors and source of pride for residents.

The gateways into the City of Ukiah and the immediate surrounding vicinity include North and South State Street, Perkins Street, Gobbi Street, Talmage Road and Low Gap Road. These gateways focus attention on the streetscape and development immediately visible in the area. The relatively intense and disorganized commercial development at many of these gateways could negatively influence the perception of the area for first time visitors and everyday residents alike. Indeed much of State Street outside of downtown Ukiah is dominated by commercial strip development. While street trees have been installed along some property frontages, the tree species generally lack the ultimate growth size needed to provide a significant visual presence by softening or unifying the streetscape.

Both Talmage and Calpella are distinct communities which have gateways that provide visitors with an overall impression of each community's unique characteristics. Talmage contains unique features such as the entrance to the City of Ten Thousand Buddhas which is visible as one approaches from the south on Eastside Road. Calpella includes features such as Russian River views, open space and agricultural lands immediately adjacent to the built environment, and an eclectic style of buildings in close

proximity to one another which is part of the current community character.

Changes in what both the County and City require of future development projects as well as collaborative efforts by both jurisdiction will go a long way in improving the Valley's scenic corridors and gateways.

Design Guidelines

The UVAP Community Design policies are intended to be the foundation from which formal Community Design Guidelines shall be established. These guidelines, which will be developed from community input and may be implemented via a separate Design Guidelines document or Land Use Codes, will form the framework for design-related evaluation of proposed developments.
Design Guidelines could include some or all of the following design-related aspects and would be developed with substantial public input:

- Architectural features
- Encouraged/Discouraged design elements
- Setbacks, height limits, building envelopes
- Parking requirements and visual treatments
- Public and Private area landscaping
- Sign requirements and limitations
- Relationship to neighboring structures
- Street, curb and sidewalk standards



Additional aspects could be added as needed with the entire set of Guidelines refined over time. The design review guidelines will be used for evaluating the suitability and appropriateness of individual projects. A project that is consistent with the design guidelines (once adopted) is likely to be well received and could therefore move more quickly through the permitting process. To prevent unnecessary delay of development projects, the guidelines should be clear enough for architects, agents and planners to design a project that is consistent with the intent of the Design Guidelines or Land Use Code.

Design guidelines for the UVAP and the City of Ukiah should be consistent in City-County transition areas, the Valley's "gateways," and along the State Street, U.S. 101 and railroad corridors. A comprehensive approach to design standards and guidelines will

help to improve overall visual appearance, unify streetscapes, emphasize valued community themes, provide a "sense of place", and enhance the cohesiveness of the "Valley" as a community.

Special Design Issues

Below are some special issues to be considered in the development of design guidelines. As development occurs, design and visual appearance issues facing a community tend to increase. The visual appearance of signs, sound walls, above ground utilities, public places, parking lots, and the effects of artificial light, are issues of particular importance. It is the County's intention that these issues will be addressed in the future set of design guidelines or additions to the land use code. These issues are not intended to be all inclusive, other design issues and programs would be addressed as deemed necessary as part of the preparation of the design guidelines.

Sound Walls: As an area develops or as traffic increases, vehicle noise can become a source of annoyance and potentially a health hazard in residential areas adjoining major street and highway corridors. A common solution is to construct noise barriers between the residences and the road generating the noise. Technically, noise barrier sound walls must be of adequate height to block the line-of-sound between the noise-generating vehicles and the noise receivers. Noise barriers may take a variety of forms, most notably sound walls, or fences if properly designed. Poorly designed, they can overwhelm the scale of the community, block views and create a substantial visual dead space that decreases the walkability. This plan recommends avoiding these structures wherever possible and mitigating the noise impacts though other mitigation if feasible.

Utilities: A common method of improving the design and appearance of an area is to place utilities— electrical power, telecommunications and cable television—underground. Utility facilities which must be placed aboveground, such as communication and electrical towers, should be subject to special design standards, such as shared use to avoid unnecessary duplication of facilities.

Public Places: Public buildings, parks and other facilities are often visually prominent. However, quite often, local governments economize on facility appearance. The County and City can develop standards of design that sets an example for quality in appearance, through the appropriate use of signs, graphics, color and trim. Because public buildings often dominate or set the tone for the area in which they are located, they should at minimum adhere to the same quality design guidelines as private development.





Parking Lots: The location, size, design and landscaping of parking lots greatly influence their attractiveness as well as affecting the heating and cooling of the urban landscape. These issues are relevant not only to commercial parking lots, but also industrial and public parking lots as well.

Artificial Light: As the Ukiah Valley becomes more urban, the increased use of artificial light affects both urban and rural environments. Poorly designed or installed lighting along roadways can be hazardous and the harsh glare along major roadways such as U.S. 101 detracts from the rural character of the Valley. In neighborhoods, "light trespass" reduces privacy, hinders sleep, and degrades residential character. Excessive lighting wastes energy, affects wildlife and ecological systems, and reduces enjoyment of the nighttime sky. Lighting for buildings, businesses, landscaping, streets and parking lots, and recreational and public areas can be designed and arranged to minimize visual, ecological, and energy impacts, while providing for nighttime safety, security, and productivity.

Signs: The number, size and appearance of signs, whether located in the County or the City, have the potential to detract from the visual quality of the Ukiah Valley. In general, sign regulations should focus on creating an environment in which signs serve the marketing needs in an attractive and informative manner, without overemphasis on sign detail.

Scale

Architectural form and building placement have a great influence on the community. Techniques such as limiting building heights and requiring varied building facades and differentiated building forms and shapes provides a more comfortable environment from the pedestrian's perspective, while still allowing for larger scale development. Requiring development within an appropriate scale for each community helps to achieve a comfortable setting and maintains the rural nature of the communities within the Ukiah Valley.

Note:

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

GOAL CD1

Develop an aesthetically appealing urban form that reflects the rural, small-town character of the Ukiah Valley.

Policy CD1.1: Develop and adopt guidelines that create a sense of place for the community and protect and enhance the visual character of the Ukiah Valley.

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 State Street, U.S. 101 and railroad corridors.

The design guidelines shall reflect the differences in land use intensities, scale and environmental and community settings within the Valley.

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.

CD1.1c: Street Character

Require that development projects mitigate the impacts of traffic on neighborhood character and integrity. Consider the use of traffic calming measures, alternative project designs, modifications to the circulation system, alternative transportation modes (e.g., pedestrian, bicycling), etc., when choosing mitigation alternatives.

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, reducing solar heat gain, and clean drainage.

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.

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.

CD1.1g: Village Centers

Focus development around the existing small town centers of Calpella, the Forks, and Talmage and maintain separation between centers to reinforce the village sense of place.

Policy CD1.2: Encourage development that is attractive and reflects the small-town character of the Valley.

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.

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.

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.

CD1.2d: 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.

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.

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.

CD1.2g: Design Guideline Outreach

Assist the public in understanding and complying with the design guidelines through informational materials and pre-application conferences.

GOAL CD2: Protect and enhance the natural beauty and scenic viewsheds of the Ukiah Valley.

Policy CD2.1: Enhance the visual appearance of the City-County transition areas, the Valley's gateways, State Street, and U.S. Highway 101 within the Valley.

CD2.1a: Building Distribution

Limit building intensity between Valley communities to provide a visual separation.

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.

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.

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.

Policy CD2.2: Reduce excessive artificial light to maintain the quality of life throughout the Ukiah Valley.

CD2.2a: Lighting Guidelines

Adopt and enforce design guidelines that include standards to reduce excessive artificial light such as reduced wattage, downward shielding and limited hours.

Coordinate with the Ukiah Dark Sky Initiative to identify recommendations for lighting standards that reduce artificial light while maintaining adequate visibility for safety and security.

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 developed by the International Dark-Sky Association.

Policy CD2.3: Encourage and design the placement of utilities in a manner which improves visual appearances.

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.

Section

5



Circulation and Transportation

Circulation and Transportation

GOAL CT-1
Provide for efficient and safe circulation networks throughout the Ukiah Valley.

GOAL CT-2
Enhance pedestrian, bicycle, and transit connectivity between land use types.

GOAL CT-3
Coordinate transportation planning needs, developer obligations, and construction responsibilities.

BACKGROUND

The relationship between circulation and land use is very strong. The transportation network influences where and how land develops. At the same time, every land use type is responsible for the generation of trips. How this network functions impacts drivers, pedestrians, bicyclists, and transit users. It also impacts air quality, plant and animal habitat, storm water runoff, noise, energy consumption, and greenhouse gas emissions. The UVAP Circulation and Transportation Section, in conjunction with the Land Use Section, addresses transportation infrastructure issues in an integrated manner.

The need for an efficient transportation system to carry existing and future traffic is of critical importance. Since the circulation network crosses jurisdictional boundaries, it is important for the County to work together with the City of Ukiah, Mendocino Council of Governments (MCOG), and the California Department of Transportation (Caltrans) to develop a Valley wide network that benefits all modes of transportation. It is important that this section and future collaborative transportation documents are coordinated with adopted MCOG transportation plans such as the Mendocino County Regional Transportation Plan and Mendocino County Regional Bikeway Plan.



A pedestrian-friendly residential street that incorporates stormwater management elements.

Since road improvement financing methods are limited and vary depending on whether improvements are necessary to alleviate existing deficiencies or accommodate new traffic flows, other funding mechanisms may need to be considered.

As a consequence, many communities have turned to development impact fees as a means of generating funds to pay for improvements that are necessitated by proposed projects. It should be noted that this method of financing cannot be used to correct existing deficiencies. An impact fee may be imposed on a project in relation to the project's proportionate impact on an intersection or road segment.

In addition to building new roads, other methods of improving traffic flow also exist. These can include changing the frequency and type of intersection control (e.g. stop sign, signal, traffic circle) and routing traffic to avoid conflicts (e.g. reducing the number of driveways and the use of center turn lanes and medians). Providing safe routes for bicycles can also help move traffic safely and efficiently through the Valley.

Alternatives to road expansion should be considered during the planning process, prior to undertaking expensive and environmentally impacting road construction projects. Alternatives to the automobile for travel from home to work, retail, and recreational locations should also be included where feasible when undertaking road construction projects. Historically, minimal attention has been given to the needs of pedestrians, bicyclists and public transit riders in both existing and newly developing areas. Several policies and implementation measures contained in this section will help prioritize these alternatives.

THE ROAD CLASSIFICATION SYSTEM

The term "road classification" refers to the hierarchy by which roads are grouped according to the type of service that they provide. The Ukiah Valley is served by a transportation system consisting of State highways, City and County roads, and private roads. This system can be described according to a hierarchy of functional classifications which assist in linking road capabilities and land uses. Map 5.1 depicts the current and proposed road network for the Ukiah Valley.

The State highway system includes U.S. 101 and State Routes 20, 222 and 253. U.S. 101 (State Route 101) is an important north-south arterial between the City of Ukiah and communities in the Valley. The freeway has four lanes where access is controlled and limited to freeway interchanges. State Route 20 (Highway 20) within the Ukiah Valley is an east-west, two lane arterial connecting U.S. 101 west of Calpella with Interstate 5 (I-5) and the North Sacramento Valley. State Route 222 (Talmage Road), a major collector between U.S. 101 and Talmage, was designated a state highway when it served the former State Mental Hospital (now the City of the 10,000 Buddahs) in Talmage. State Route 253, also known as Boonville-Ukiah Road, links Ukiah with Highway 128 and ultimately State Route 1 on the Mendocino coast. This two lane connector intersects U.S. 101 at the South State Street interchange.

The County road system extends from the State highway system to serve the unincorporated areas of the County. The County road system is primarily a network of two lane roads including paved and unpaved roads. This system consists of arterials, collectors, and local roads.

Finally, some local rural or residential roads in Mendocino County are not maintained by the County Department of Transportation, but rather by the property owners whose properties they serve. Other private rural roads are operated by commercial, industrial,

or timber operations and extend outward from the existing road network. Aside from the timber haul roads, the remaining private roads function as local roads.

Level of Service

Level of Service (LOS) is a metric that allows comparison of traffic volumes between different types of roads and intersections. The LOS ratios and corresponding letter names were established by the Institute of Traffic Engineers (ITE) and is explained in Table 5.1 below. Road segment level of service is the relationship of traffic volume to the capacity of a segment of road between two defined points. Intersection level of service defines traffic congestion at an intersection, and is expressed as the traffic volume in relation to intersection capacity. Both measures of level of service are important in determining whether the road network is capable of handling the additional traffic generated by a proposed project. Level of Service F operating conditions occur when the number of vehicles trying to use a particular road segment or intersection exceed its design capacity.

Future Road and Circulation Patterns

To accommodate the future growth projected under full buildout within the planning area and to improve circulation patterns, the Mendocino County Department of Transportation in conjunction with the Mendocino Council of Governments (MCOG) has identified a series of new roads or road extensions that may be needed over the life of the UVAP.

U.S. 101 is the major north-south arterial, serving not only interregional travel but widely used for travel in the local Ukiah Valley. U.S. 101 has nine interchanges serving the Ukiah area including Burke Hill Road; South State Street/State Route 253; Talmage Road; Gobbi Street, Perkins Street/Vichy Springs Road; Softball Fields (Northbound only); North State Street; Lake Mendocino Drive; and Moore Avenue.



Traffic waits to pass through the intersection of Gobbi Street and Waugh Lane.

Although U.S. 101 has no capacity issues now or in the future, Caltrans has indicated that the several interchanges do not meet current engineering guidelines for safety or capacity. Of particular concern are the North State, Perkins, Gobbi and the Talmage intersections. All have ramp configurations that pose potential safety concerns due to their placement in respect to surface street intersections, line of sight issues, and interaction with private driveways. The close distance between the Gobbi and Perkins interchanges leads to safety concerns for traffic on U.S. 101 itself. There are also capacity concerns with the southbound off ramps at North State Street and Talmage as well as both directions at Perkins.

Table 5.1 - Level Of Service Traffic Volume Criteria

LOS	Generalized Description	Criteria	
Road Segments		**2 Lane Roads**	**4 Lane Roads**
A	Free flow, low volume at unrestricted speeds.	< 2,700	<18,300
B	Stable flow with some restrictions on speed.	2,701-5,500	18,301-21,000
C	Speed and maneuverability more closely controlled and restricted.	5,501-8,700	21,001-24,000
D	Unstable flow.	8,701-12,100	24,001-27,000
E	Volume at or near capacity.	12,101-15,000	27,001-30,000
F	Forced flow above capacity.	>15,000	>30,000

Signalized Intersections	**V/C Ratio**
A Free flow, no vehicle waits longer than one signal indication.	0.00-0.60
B Stable flow, drivers rarely wait through more than one signal.	0.61-0.70
C Stable flow, drivers intermittently wait through more than one signal and backups may develop behind turning vehicles.	0.71-0.80
D Approaching unstable flow. Drivers restricted in changing lanes. Delay to approaching vehicle may be substantial during the peak hour.	0.81-0.90
E Unstable flow. Traffic volume at or near capacity on arterial. Long queues may create long delays, especially for left turning vehicles.	0.91-1.00
F Congested, forced flow. Downstream backups restrict or prevent movement; volume may vary widely depending on downstream backups.	> 1.00

Unsignalized Intersections	**Reserve Capacity**
A Little or no delay.	> 400
B Short traffic delay.	300-399
C Average traffic delay.	200-299
D Long traffic delay.	100-199
E Very long traffic delay, extreme congestion.	0-99
F Extreme delay and queuing.	0

Notes: Volumes are expressed in average daily traffic. For 5 or more lane roads, proportionally adjust to 4 lane volumes. Vehicle/capacity ratio (V/C) is the percent of average daily traffic in relation to the capacity of the intersection (0.90 means 90%)

The UVAP establishes a Level of Service threshold, which identifies the ITE category at which traffic conditions are to be maintained. For State Routes and all County of Mendocino arterials and collectors the LOS threshold is set at D. For all local roads the LOS threshold is set at C. The plan institutes a series of policies governing actions that should be taken to maintain those levels of service and what to implement if those levels are exceeded. Due to the lengthy time period required to make transportation improvements and upgrades, proper prioritization and coordination of planning efforts is essential. The County may consider a variety of options to maintain acceptable conditions. These include placing a priority on improving road segments and intersections that currently operate above their LOS thresholds, directing new development to areas that operate below their LOS thresholds, road or intersection improvements to increase capacity, constructing another road to relieve crowded conditions, reducing traffic through alternative transportation or traffic management methods, or disallowing additional development.

During the development process, the impact of a project upon level of service will be evaluated by a traffic study or use of the guidelines in the Area Plan. Generally, projects which reduce the LOS below the thresholds listed above may be considered to have a potentially significant environmental impact. In this case additional information may be required as part of the application, and mitigation measures to reduce the impacts may be placed as conditions on project approval. The County may also require development impact fees to fund the project's proportionate share of the required road improvements.

The Mendocino County Department of Transportation identifies an additional north-south link on the east side of the Ukiah Valley as an existing need. The establishment of a new connection such as the Redemeyer Road extension could improve existing area wide circulation patterns, relieve existing congestion at the Perkins Street intersection, facilitate emergency access, and support the increased development where appropriate in the eastern hills.

The Conceptual Future Roads and Road Extensions shown in Table 5.2 and Figure 5.1 represents Mendocino County Department of Transportation recommendations as to how circulation could be improved. The route descriptions and visual depiction are conceptual only and are subject to change. The final routes will require a thorough evaluation to determine need and feasibility.

It is important to note that it is the County's intent to continue to coordinate with state, regional, and local jurisdictions and agencies to ensure that transportation plans, standards, and improvements are consistent and compatible across jurisdictional lines.

Table 5.2 - Conceptual Road Extensions		
Road Name	**Location**	**Classification**
Orchard Avenue	Extend northward to Lake Mendocino Drive	Major Collector
Hensley Creek Road	Extend eastward to new Orchard Ave extension	Local Road
Orr Springs Road	Extend east to new Orchard Ave extension	Minor Collector
Redemeyer Road[1]	State or Lake Mendocino Dr to Redemeyer Rd	Minor Collector
North State Street	Widen North State from Hwy 101 to Lake Mendocino to be 4 lanes	Major Collector
W. Lake Mendocino	Widen between Hwy 101 and North State	Minor Collector

NOTE: [1]The County Department of Transportation (DOT), with consulting engineer assistance, has completed a feasibility study for the Redemeyer Road Extension, located in the eastern portion of the Ukiah Valley. Part of the study effort included two community meetings. Once a preferred route has been selected by the County Board of Supervisors, a detailed planning, funding, and construction process will commence.

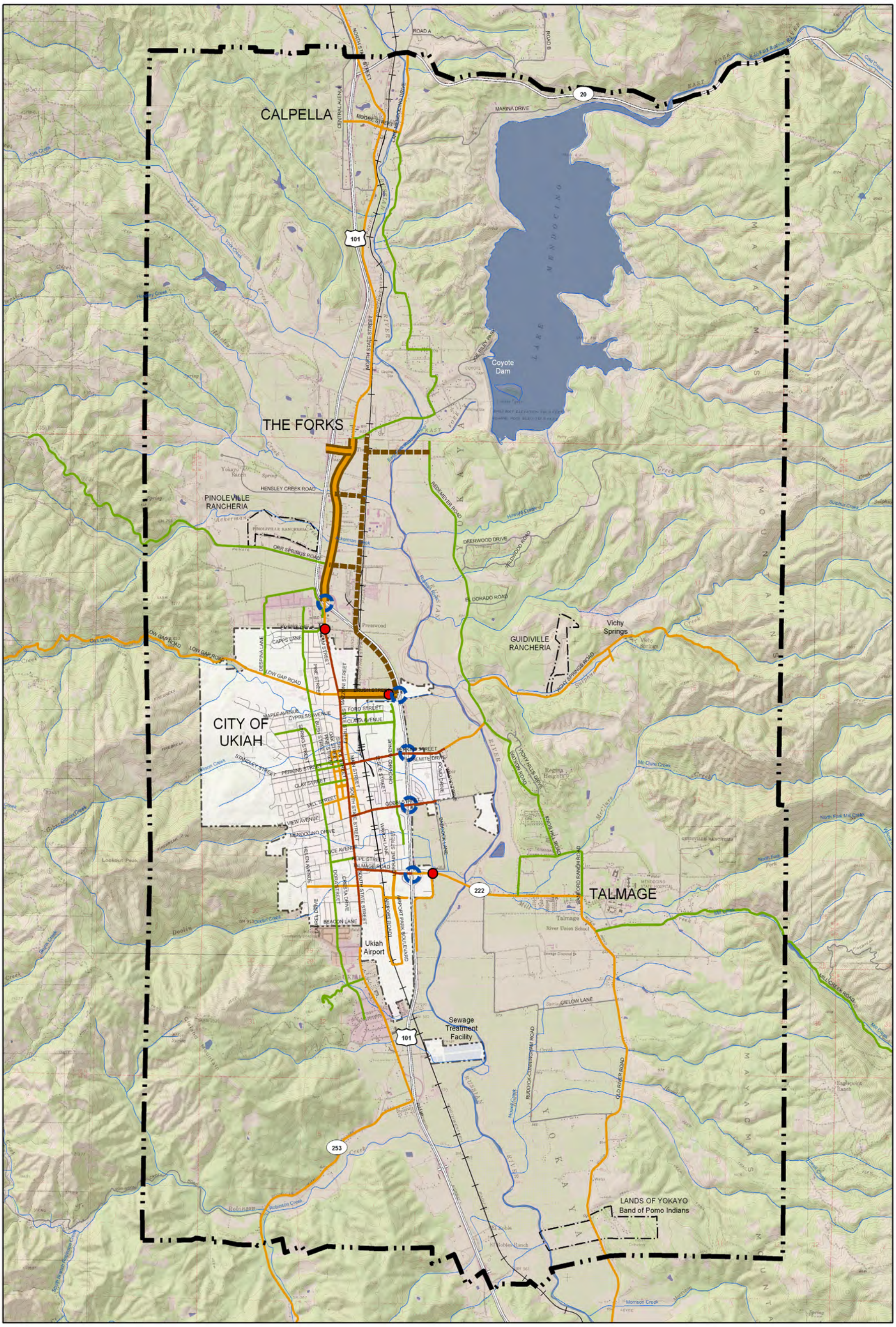


Figure 5.1 Existing and Proposed Conceptual Road Network

Source: Mendocino County Planning & Building Services, Council of Government & Mendocino County Department of Transportation August 2011

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OTHER MODES OF TRANSPORTATION

Mendocino County is heavily dependent on the use of single-occupant vehicles for transportation. As a result, almost thirty percent of all land in urban areas is typically dedicated for circulation purposes, most of which goes to accommodate motor vehicles. Acquisition of land for new roads and widening existing roads is expensive and has social and environmental implications. This Area Plan envisions that the County, City and other agencies will be proactive in facilitating the use of alternative modes of transportation such as walking, bicycling, ride-sharing and increased public transportation use.

Encouraging alternatives to single occupant vehicles delivers a number of benefits to the Valley. Fewer vehicles on the road helps to maintain air quality by reducing emissions. It can also defer the need for road widening or other improvements. By having additional non-vehicular transportation options, households may also be able to lower their transportation expenses by driving less.

Improving intermodal transportation (the use of more than one method of travel in a single trip) is important to improving connectivity within the Valley and beyond. The Circulation Section addresses intermodal by identifying integrated transportation corridor which includes the Valley arterials, rail, major north-south bus lines, and air transportation.

A bicycle and pedestrian network that is integrated into the transportation system can enhance the quality of life in the Ukiah Valley. Both transportation plans and development proposals should incorporate the needs of bicyclists and pedestrians into their documents. By including these facilities into a plan, a more balanced transportation network that encourages people to leave their cars can be developed. Several planning documents that attempt to improve bicycle and pedestrian access already exist. The Mendocino County Regional Bikeway Plan provides a coordinated system in the Valley. The City of Ukiah has adopted a Bicycle and Pedestrian Master Plan which includes the Rail Trail, a bicycle and pedestrian path within the portion of the North Coast Rail Authority right-of-way located within the City limits. Based upon information contained on the North Coast Rail Authority (NCRA) web site, the NCRA is not opposed to bike and pedestrian paths on its right-of-way. Extension of bikeways to the north could provide an important link to Mendocino College, Lake Mendocino and beyond. Easy to use paths, with convenient secure bicycle parking and safe travel ways will encourage people to use bikes or walk on short trips and errands. A bicycle and pedestrian system can be combined for both transportation and recreational purposes.



Traffic calming measure on a residential street.

Improving the safety, location, access, and connectivity can increase and encourage walking for short errands or to reach another mode of transportation such as the bus. Sidewalks with shade reduce heat reflection from paved areas. Separating pedestrian paths from the roadway with landscaping, or even a bicycle lane or parking, provides walkers with a greater sense of safety. Walking can be encouraged by providing sidewalks within and between residential neighborhoods and commercial areas. Providing shortcuts between areas not interconnected by roads can also promote walking.

Complete Streets

In order to facilitate increased use of alternative modes of transportation, to reduce reliance upon the automobile and to improve community health, it is important to provide the infrastructure that creates an environment that is safe and enjoyable to pedestrians and bicyclists.

The Ukiah Valley currently has many portions of road that do not offer bicycle lanes and some that do not even provide pedestrian access. As a result of the lack of infrastructure, many people do not currently feel safe biking or walking as a regular means of transportation. By creating complete streets, which meet the needs of multiple modes of transportation, the County can increase the comfort people have with walking and bicycling, for commuting and recreation. Increasing bike lanes and paths and developing a connected route for bicycle travel will allow for greater use of the bicycle as a more commonly used mode of transportation. Providing sidewalks, crosswalks, and safe resting points in medians for pedestrians crossing larger streets, and the inclusion of traffic calming devices also increases the ability for pedestrians to safely access more of their community.

In addition to addressing safety concerns, aesthetics play an important role in increasing pedestrianism. Including landscaping, street trees, benches, and wide sidewalks for pedestrians provides a more enjoyable experience. Landscaping may be used in conjunction with traffic calming measures, such as roundabouts, and bulb-outs, to increase safety as well as provide an attractive environment for drivers, bicyclers, and pedestrians alike.

In addition to aesthetics, landscaping may also provide opportunities to address stormwater runoff as well. By integrating Best Management Practices for stormwater management into landscape design for road construction or improvements, many benefits to the community may be achieved at once.

By developing "Complete Street" guidelines and incorporating them into Mendocino County Road Standards document, pedestrian, bicycling and stormwater needs can be met when a road improvement or development project is undertaken. Complete streets also helps meet other goals and policies included in this document such as reducing energy consumption, preserving and protecting our water resources, increasing community health, and creating beautiful places to live in.

Public Transportation

The Mendocino Transit Authority (MTA) provides a local and county-wide bus transit service. Currently, a fixed route service serves the Ukiah area and other Mendocino County communities within the Valley including Calpella and The Forks. MTA also operates Dial-a-Ride service. The service runs as a "taxi" seven days a week and serves the entire Ukiah area. Other limited regional bus service is offered by Lake Transit, Greyhound and Amtrak Thruway Motorcoach service.

Rail Transportation

Rail transportation is an excellent alternative to truck based freight. One freight car removes 4 big rigs from Highway 101. One gallon of diesel can move one ton of freight over 400 miles. In addition to environmental benefits, rail service is good for the economy. Businesses that are able to utilize rail freight can ship and receive goods from farther away at lower rates when compared to trucking.

The North Coast Railroad Authority (NCRA) was signed into law in 1989 to ensure the continuation of railroad service on the Northwestern Pacific (NWP) rail line. In creating the NCRA to restore and preserve rail service, the Legislature recognized that California's North Coast region suffers from restricted access and limited transport options. The NWP Company is the common carrier contracted to handle all freight service, and passenger excursion trains on the NWP line between Lombard (national rail interchange) and Willits.

Severe damage caused by the El Nino storms of 1997-1998 resulted in the shut-down of the entire railroad. Repairs to signals, bridges, and trackwork on the first section of the Russian River Division (Lombard – Windsor) have mostly been completed. Once the railroad's EIR is certified and FRA completes safety inspections in summer 2010, freight operations are scheduled to commence from Lombard to Windsor in the fall. Repairs North of Windsor to Cloverdale and on to Willits will take place in 2011-2012 with federal and private funds. Restoration of freight service could occur shortly thereafter. No plans have been made to reestablish rail service north of Willits.





It is anticipated the earliest customers of the reactivated rail line will be local jurisdictions interested in municipal waste disposal.

Air Transportation

The City of Ukiah owns and operates the 165-acre Ukiah Municipal Airport located west of Highway 101 just south of State Route 222 in the southern part of Ukiah. The airport was built in the 1930s for military use and has been owned and operated by the City of Ukiah since 1942. According to the City's Airport Master Plan, there are no plans for expansion.

The Airport provides many services which are considered beneficial to the local Community such as daily freight operations (annual air freight processed exceeds an estimated three million pounds), access by business executives as well as emergency services such as fire suppression and medivac. The annual number of takeoff and landings was 35,000.

The Land Use section (Chapter 3) of the UVAP addresses land use issues within the Airport Comprehensive Land Use Plan (ACLUP) which extends in an approximate one mile radius from the runway. The County's ACLUP (as amended) will be incorporated into the UVAP. The airport serves as a vital aspect associated with the connection of the Ukiah Valley with outlying regions.

Note:

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

GOAL CT1

Provide for efficient and safe circulation networks throughout the Ukiah Valley.

Policy CT1.1: Promote the development of an integrated transportation corridor through the Valley.

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 U.S. 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.

Policy CT1.2: Maintain an acceptable level of service conditions on existing roadways.

CT1.2a Coordination with General Plan Policies

Coordinate County road improvement planning and budgeting with the priorities and policies established in the General Plan. The potential for traffic management measures or improvement projects on roads that exceed or are within 10 percent of exceeding the level of service thresholds will be included in the evaluation of potential projects.

CT 1.2b Roadway and Intersection Improvements

When possible, improve existing roadways and intersections in favor of building new transportation facilities.

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.

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 5.2

Policy CT1.3: Improve freeway access.

CT1.3a Interchange Improvements

Work with the Mendocino Council of Governments and Caltrans to improve the interchanges of U.S. 101 at Gobbi, Perkins and North State Street to allow access in all directions.

CT1.3b Hook Ramp Improvements

Work with the Mendocino Council of Governments and Caltrans to develop a hook ramp, or other similar designs, at Perkins Street via Orchard Avenue to provide access to Brush Street.

Policy CT1.4: Comprehensively plan for the future of the Ukiah Valley rail corridor.

CT1.4a Rail Needs Plan

Develop a plan defining the Ukiah Valley's rail needs, including potential station locations to enhance the economic vitality of the Valley.

CT1.4b Freight Rail

Work with agencies and the private sector to ensure that freight transportation by rail is not discouraged or eliminated.

Work with agencies and the private sector to increase utilization of freight transportation by rail as a regional approach to decreasing truck traffic and improving air quality.

CT1.4c Passenger Rail Planning

Actively participate in the evaluation and planning of passenger rail services through the Ukiah Valley to ensure that County interests are considered in the process.

Project approvals shall not create land use or other conflicts that hamper or preclude passenger rail service in the Ukiah Valley.

CT1.4d: Rail Trail

Maintain the option of developing bicycle trail facilities within the railroad right-of-way, and look for opportunities to link with the City's Rail Trail program.

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.

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.

GOAL CT2

Enhance pedestrian, bicycle, and transit connectivity between land use types.

Policy CT2.1: Integrate pedestrian access into the circulation system of the urbanized areas of the Ukiah Valley.

CT2.1a: Pedestrian Access Standards

The land development code shall develop pedestrian access design standards that address:

- 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

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.

CT2.1c: Pedestrian Connectivity

When considering new development projects, the County shall require pedestrian and bicycle access across the property to provide connections for a route between the center of Calpella

(along North State Street) and the Brush Street Triangle or between the City and the center of Talmage. The County will request that MCOG develop a map of these pedestrian linkages and include that map in the next Regional Transportation Plan update.

Policy CT2.2: Develop a safe and integrated bicycle transportation system in order to promote the use of bicycles as a viable and attractive alternative to the automobile.

CT2.2a: Bicycle Route Standards

The land development code shall include standards for safe bicycle lanes or paths, as appropriate, for development projects. Consider bicycle safety in the design of roadways, intersections, and rights-of-way encroachments.

CT2.2b: Bicycle Route Requirements

Require that roads linking residential areas with schools, shopping, services or employment be designed to include bicycle lanes.



CT2.2c: Bicycle Route Construction

- 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.

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.

CT2.2e: Bicycle Route Updates

Periodically update plans to extend the system of bicycle lanes and routes in appropriate locations throughout the Ukiah Valley.

Policy CT2.3: Increase public transportation use by improving services.

CT2.3a: New Transit Routes

Work with the Mendocino Transit Authority to assess the feasibility of new bus routes serving new development areas.

CT2.3b Transit Schedules

Work through Mendocino Council of Governments to develop programs designed to increase use of the Mendocino Transit Authority services, including improved coordination of transit schedules and Ukiah Valley work force hours.

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.

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.

GOAL CT3

Coordinate transportation planning needs, developer obligations and construction responsibilities.

Policy CT3.1: Work with Mendocino Council of Governments and the City of Ukiah to maintain an updated Regional Transportation Plan and traffic model including a system for evaluating multiple modes of transportation.

CT3.1a: Traffic Studies

Coordinate with Regional Transportation Plan preparation to assess:

- Trip distribution;
- Transportation modes; and
- Projected transportation infrastructure and right-of-way needs (based on long-term automobile, transit bicycle and pedestrian access.)

CT3.1b: Update Plans to Reflect Current Needs

Using data gathered from traffic studies, update the projected transportation infrastructure and right-of-way needs in relevant planning documents.

CT3.1c: Guidelines for Roads Classifications and Land Use Compatibility

The County will classify the road system consistent with the Federal Highway Administration Functional Classification System.

CT3.1d: Level of Service Monitoring

Work with Mendocino Council of Governments to monitor traffic on roads that currently have levels of service C or D, and incorporate findings into regional transportation plans and updates.

CT3.1e: Intermodal Travel Model

Work with the Mendocino Council of Governments to develop a computer-based intermodal travel model.

CT3.1f: Transit Hub

Work with the Mendocino Council of Governments and the City of Ukiah to establish an intermodal tranist hub.

Policy CT3.2: Evaluate proposed new development impacts on roadways.

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.

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.

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.

- 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.
- 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.

Work with the City of Ukiah to coordinate funding and implementation of transportation improvements, utilizing the AB 1600 traffic nexus study.

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.

Section

6



Water Management

Section 6

Water Management

GOAL WM-1
Promote efforts that protect and increase water supply storage and capacity.

GOAL WM-2
Strike a balance between water supply infrastructure and new development.

GOAL WM-3
Promote reclamation and conservation of water.

GOAL WM-4
Protect water quality by improving storm and wastewater management practices.

This section addresses water supply, distribution and quality. Aspects of water as it relates to infrastructure involves the movement, acquisition, and distribution of water which is a major factor associated with future development in the Ukiah Valley. Water quality is addressed in terms of potential sources of degradation, such as through sedimentation, paved surface runoff, and wastewater discharges. Community sewer services are reviewed in their ability to serve the community with sufficient storage capacity and effective wastewater treatment.

Water related issues are organized into the following categories:

I. Water Supply

II. Water Distribution, and Infrastructure

III. Water Demand

IV. Water Quality

I. Water Supply, Distribution, and Demand

Water Supply
Surface water supplies include the Eel River, from which water is diverted into the Russian River watershed through the Potter Valley Project, Lake Mendocino, and the Russian River. Groundwater is drawn from the Ukiah Valley groundwater basin. The Ukiah Valley groundwater basin is the northernmost basin in the Russian River water system. The groundwater basin was created in a depression formed by faulting and is about twenty-two miles long and an average of three miles in width. It underlies an area of over sixty square miles. The supply of ground and surface water available for use varies with precipitation, intensity of water use, ability for groundwater recharge, and ground permeability. Water enters the groundwater system via percolation of surface waters and through the soil. The creeks and streams in the Ukiah Valley provide drainage channels for groundwater recharge, as well as domestic and agricultural water supply.

Water availability has long been an issue in the Ukiah Valley and is a likely constraint to future development in the Valley, complicated by legal, environmental, political and socioeconomic issues. Challenges include decreased water diversion from the Eel River, as well as difficulties and lengthy time inherent in developing new supplies in the face of increasing demand. Various “unknowns” related to water supply make

planning for future growth and development a difficult task. Unknowns include water purveyors perfecting their surface water rights, the definition of Russian River underflow, versus groundwater, continued refinement of water agreements, and changes in imports from the Eel River through the Potter Valley Project.

WATER DISTRIBUTION AND INFRASTRUCTURE

Community Water Services: There are five major providers of community water services in the Ukiah Valley. The City of Ukiah serves customers within the City, while Rogina Water Company and Millview, Calpella, and Willow County Water Districts serve the unincorporated areas. All suppliers are regulated by the California Department of Health Services, and Rogina Water Company is additionally regulated by the California Public Utilities Commission. These water providers hold varying claims to water rights for current and future use.

The primary water source for water providers in the Valley is the Russian River and diversion of Eel River water with storage in Lake Mendocino. Property owners without access to the City or community systems obtain water from individual wells, springs or direct diversions of Russian River water. Some water needs are also supplied by wells that tap groundwater aquifers that are not connected to the underflow of the Russian River.

Provider Sources and Areas Served

Millview County Water District serves an expansive area extending north of Ukiah to south of Calpella, and west of US 101 into the eastern Valley, including the Redemeyer Road area. The main water source is Russian River underflow and surface stream flows.



Typical water pumping facility

Calpella County Water District serves the Calpella community, from south of Calpella to north of State Route 20, and from U.S. 101 nearly to Lake Mendocino. Since Calpella County Water District obtains much of its source capacity from Millview County Water District, it may be impacted by Millview's negotiations with the Russian River Flood Control and Water Conservation Improvement District.

Willow County Water District serves much of the area south of the City limits extending to the south of the UVAP planning area, generally from the railroad tracks on the east, to large blocks of land south and southwest of the City including the Oak Knoll area and lands along State Route 253.

Rogina Water Company serves development within the franchise area in the eastern Valley granted by the Public Utilities Commission. The service area extends from Rogina Heights on the north to about three miles south of Talmage, including portions of the Mill Creek drainage west to the Russian River and the Vichy Springs, El Dorado, and Rogina Heights subdivisions.

The City of Ukiah serves customers within the City limits and maintains emergency service intertie agreements with Millview and Willow County Water Districts, relying on project water when natural flows are less than its pre-1949 rights.

The Mendocino County Russian River Flood Control and Water Conservation Improvement District has appropriative water rights to 8,000 acre feet of Russian River project water stored in Lake Mendocino. While it is true that the District wholesales municipal water, nearly all if not all of the agricultural water is actually delivered to the end user.



Russian River

Water Rights: There are five different types of rights to water in the Russian River: riparian rights, pre-1914 appropriative rights, pre-1949 appropriative rights, project water, and post-1949 appropriative rights.

- Riparian rights usually apply to lands bordering the Russian River and involve a right of land owners to use the natural flow of the stream directly for beneficial purposes on lands adjacent to the source.
- Pre-1914 appropriative rights were established prior to December 19, 1914 and are the oldest water rights in the watershed. Actually the SWRCB has comparatively little say in how the pre-1914 rights are used - which is why pre-1914 water rights are attractive to some.
- Pre-1949 rights are held by entities that diverted water from the Russian River (or tributaries to the Russian River) before 1949 when the Coyote Dam project was approved. Water available for pre-1949 diversions include natural flows of the Russian River and imported water from the South Fork of the Eel River. Pre-1949 rights are held by municipal, industrial and agricultural interests.
- Project water refers to water resulting from the creation of Lake Mendocino which is formed by the Coyote Dam. Project water is released from storage in Lake Mendocino and reserved for uses in Mendocino County under a Russian River Flood Control and Water Conservation Improvements District's

(RRFCD) water right permit. The permit is limited to 8,000 acre-feet annually as depleted by consumptive use. During dry years when natural flows in the river are limited, some pre-1949 water users may be dependent on use of project water.

- Post-1949 rights are appropriative water rights granted by the State Water Resources Control Board (SWRCB) to a water provider to divert the surface or underflow of the river or one of its tributaries subsequent to the project authorization to construct Coyote Dam in 1949.

Water Demand

Quantifying water demand and identifying all potential water sources will facilitate effectively planning for future development. Demands for short, intermediate and long-term planning periods should be determined in advance of any approvals for new development projects and should be utilized in the decision-making process.

Adopting standards to make approval of development projects contingent upon ability to serve will prevent an over-commitment of water resources. Avoiding the practice of water export will further preserve the community's ability to support and fund Valley-based facilities and services. In instances where water and sewer network expansion is proposed as part of new development outside of existing service areas, making the cost of expansion the responsibility of those proposing the development, will ensure stability for existing customers. Substantial agricultural production in the Valley depends upon large quantities of water for irrigation. Projected growth, including future residential, commercial and industrial development in the Valley will require water usage as well. Promoting reclamation, additional storage and conservation of water will help the Valley meet and sustain long-term needs.

Future water demands are typically estimated by characterizing existing water usage rates and patterns, assessing whether or not these usage rates and patterns will change in the future, and applying the projected usage rates to anticipated population growth rates or land use changes.

The Mendocino County Water Agency prepared the *Water Supply Assessment for the Ukiah Valley Area Plan –October 2010,* which contains an analysis of the water capacity for the entire Ukiah Valley and anticipated water demand for the Ukiah Valley Area (UVA) which constitutes the region covered by the UVAP, excluding the incorporated portions within the City of Ukiah.

According to the *Water Supply Assessment for the Ukiah Valley Area Plan – October 2010,* between 2000 and 2009 total water production in the UVAP planning area – the combined production of Calpella, Millview, Ukiah, Rogina, and Willow – ranged from 5,451 acre-feet in 2009 to 7,679 acre-feet in 2002, and averaged 7,098 acre-feet. In each year Ukiah accounted for roughly 50 percent of the total water produced, while Millview and Willow accounted for approximately 25 and 15 percent of total water production, respectively. Under existing conditions approximately 75 percent of the water produced by the five public water service providers – Calpella, Millview, Ukiah, Rogina and Willow - is used for residential purposes, while commercial uses account for approximately 15 percent of the total production, and the balance - approximately 10 percent – is used for industrial and miscellaneous purposes.

As explained in the Water Supply Assessment for the Ukiah Valley Area Plan – October 2010, future water demands are typically estimated using one or a combination of three predictive

methodologies; ***population based, connection based, or land use based.***

Land use based water demand projections are typically calculated in a three-step process that begins with the characterization of land use types within a given geographic area, followed by the assignment of "unit water demand rates" for each land use type. Water demands are subsequently computed by multiplying the acreage associated with each land use type by the associated unit water demand rate, and summing the resulting water demands for each land use type to obtain a total water demand figure for the geographic area in question. For the purposes of this analysis, future land uses within the UVAP planning area were characterized and grouped into four categories; single family, multifamily, commercial, and industrial. Land use based water demand projections for the UVAP planning area indicate water demands will increase by 4,722 acre-feet by 2025 for a total water demand of 12,371 acre-feet (revised number per final UVAP Water Supply Assessment).

Future water demands for the UVAP, based on the land use predictive methodology and the UVAP land use based usage rates, are detailed in the *Water Supply Assessment for the Ukiah Valley Area Plan – October 2010.*

Water Conservation Requirements

Mendocino County should adopt progressive construction strategies and technology to minimize impacts to the local infrastructure and environment. All new building and redevelopment in the Valley should rely on mandatory water conservation programs using reduced-flow water fixtures and irrigation equipment, native and drought tolerant landscaping, and other passive and active systems to reduce water demand and free up capacity for new uses. Conservation strategies such as reclaiming storm water and reusing wastewater will also help to maximize water supply and reduce demand. Water conservation, water recycling programs and Valley-wide coordination can augment the available water supply. When development is proposed, proof of water availability would need to be demonstrated.

Senate Bill x7-7 (SBx77) became law in 2009 and requires the State's retail urban water purveyors to reduce urban per capita water usage by 10 percent on or before December 31, 2015; and by 20 percent by December 31, 2020. Pursuant to SBx77, retail urban water purveyors are defined as a water supplier, either publicly or privately owned, that directly provides potable municipal water to more than 3,000 end users or supplies more than 3,000 acre-feet of potable water annually for municipal purposes. Currently, only Ukiah meets the State's criteria for retail urban water purveyors. However, it is anticipated that by 2030, Millview, the second largest retail urban water purveyor in the UVA, will also meet the State's criteria and be subject to SBx77. Although current law excludes Willow, Rogina and Calpella from the requirements of SBx77, it is anticipated that at some point in the future the law will be amended to include all retail urban water purveyors, regardless of size.

Although relatively straight forward in theory, the process by which retail urban water purveyors will demonstrate compliance with SBx77 has not been fully vetted. Key issues include the establishment of baseline per capita usage rates from which

a 20 percent reduction in per capita usage will be measured and appropriate exemptions for those entities that have already achieved significant reductions prior to SBx77. Consequently, the likelihood of all retail urban water purveyors actually achieving the water conservation savings mandated by SBx77 remains unclear. Implementation of the water conservation mandates imposed by SBx7-7, by all retail urban water purveyors in the UVAP planning area, would substantially reduce the amount of "new water" needed for UVAP implementation – water conserved by existing users would provide in part, the water needed for UVAP implementation. For example, in the case of the UVAP, the incremental increase in water demands – i.e., the need for new water supplies – would be reduced by approximately 55 percent, from 6,095 acre-feet to 3,346 acre-feet in 2030. (Source - Final Water Supply Assessment for the Ukiah Valley Area Plan –October 2010). Though SBx77 establishes water conservation goals, we cannot however count on these reductions being achieved and therefore, still need to proceed with the assumption that the estimates of "new water" needed to support the growth established by the UVAP are not based on anticipated reductions through conservation.

Agency Involvement: Many agencies regulate the use of water in the Ukiah Valley and the Russian River. Use of water in the river, which includes underflow, is regulated by the State Water Resources Control Board (SWRCB). The Russian River Flood Control and Water Conservation Improvement District (RRFC&WCID) manages flood control and has water rights to 8,000 acre feet per year of water stored in Lake Mendocino and released to the Russian River in the summer months.

District and agency water providers in the UVAP planning area obtain rights to Russian River water via permits and licenses from the State Water Resources Control Board (SWRCB). These permits and licenses regulate where, when and how much water can be diverted, and specifically where the water can be used. While permits are issued for specific periods of time, licenses apply to the amount of water put to beneficial use. These permits and licenses do not guarantee that water will be available for diversion. In dry years, water may not be available to meet all rights. Appropriative rights have a certain priority based on when they were filed. The right to use the available supply of water is based on the priority of the right. The SWRCB has declared that the Russian River is fully appropriated during the season from July 1 to October 31.

Water Quality

Water quality is regulated by the North Coast Regional Water Quality Control Board (NCRWQCB) and indirectly by the County Division of Environmental Health. Wildlife resources are regulated by the Department of Fish and Game (DFG), U.S. Fish and Wildlife Service and National Marine Fisheries Service.

A number of collaborations could be instrumental in maintaining a healthy water supply for the Valley. Cooperating with the City of Ukiah, LAFCO, the County Water Agency and local water districts will achieve the most comprehensive approach to strategically conserving and allocating water resources. Collaborative outcomes could include: water source identification, increased water appropriations, expanded storage capacity, infrastructure provision and mandatory municipal service evaluations. Additional water supplies should be pursued by identifying Russian River system water rights that may be available to support development of new land uses in the Valley; exploring water storage capacity expansion in Lake Mendocino, Lake Pillsbury, off-stream reservoirs, the Russian River and its tributaries; providing technical and political support to water districts and

agencies in their negotiations with Sonoma County Water Agency, and by coordinating with water purveyors to participate in hearings and actions involving water rights and distribution of area water.

Surface and ground water systems are typically interconnected. Water quality degradation of one system has the potential to contaminate the other. The types of water quality degradation of most concern in the Ukiah Valley are sedimentation, surface runoff, and wastewater discharges. For more on water quality and resource management practices pertaining to biological systems please see Section 9, Open Space and Conservation.
Water quality issues are governed by the Federal Clean Water Act enforced primarily by the United States Environmental Protection Agency (EPA). The State Porter Cologne Act is enforced by the North Coast Water Quality Control Board and to a lesser degree the County Environmental Health Department. All public and private development in the Ukiah Valley must comply with these laws to protect water sources including the Russian River, its tributaries, and the groundwater system and their distribution, storage and use.

Surface Water Runoff: The potential for surface water contamination increases with greater paved areas or impermeable surfacing, and with greater numbers of vehicles, maintenance facilities and businesses. Even with normal use, vehicles in parking lots may leak oil, fuel or coolant. Public and private vehicle and equipment storage, repair, maintenance and service facilities and businesses may also concentrate pollutants. Runoff from residential development also contributes to water pollution. Potential sources include vehicle maintenance wastes, pesticides, household hazardous wastes, pet wastes, and trash. During storms, contaminants may be discharged from parking lots, repair, service, and maintenance facilities, and other areas into stormwater systems and ultimately into the Russian River. When surface water and stormwater runoff is controlled, the volume of contamination entering the Russian River system is reduced.

Urban runoff is a leading cause of pollution throughout California. Pollutants present in storm water can have damaging effects on both human health and aquatic ecosystems. In addition, the increased flows and volumes of storm water discharged from impervious surfaces resulting from development can significantly impact beneficial uses of aquatic ecosystems due to physical modifications of watercourses, such as bank erosion and widening of channels. The National Pollutant Discharge Elimination System (NPDES) under authority of the Clean Water Act (CWA) was established in order to help address urban runoff pollution. These regulations require the State Water Resources Control Board (SWRCB) to issue NPDES storm water permits to operators of small municipal separate storm sewer systems (Small MS4s) that discharge to waters of the U.S. Portions of the UVAP planning are subject to the NPDES permit requirements. Criteria for inclusion in the NPDES program are established by the SWRCB.

In order to reduce the volume of contamination entering the Russian River system and control surface water runoff, a range of strategies is needed. Developing and implementing Best Management Practices Guidelines will help to protect Ukiah Valley's waterways from pollution and sedimentation of storm drain system and creeks. Guidelines should require: alternatives to impervious surfaces in new development, redevelopment or public improvement projects; site design that utilizes natural topography and limits grading to the extent practical; and native landscaping to absorb and filter fertilizers, pesticides and other pollutants. Storm

water drainage facilities should be designed in accordance with storm water mitigation standards and guidelines outlined in the Standard Urban Storm Water Mitigation Plan (SUSWMP) and the Mendocino County Road and Development Standards. Specifically, storm drain design in the Ukiah Valley Plan area should rely on rainfall duration and intensity relevant to the Valley, as presented in the Mendocino County Road and Development Standards document.



Development Impacts: Development patterns within the Valley, particularly within the City of Ukiah, have resulted in increased paved or impermeable surfaces and the conversion of streams and creeks to channelized drainage facilities. Channelization of waterways and the creation of impermeable surfaces disrupt natural drainage patterns, which can result in increased flooding and deterioration or destruction of natural riparian habitats, fisheries, and reduced local groundwater recharge. There is a need to provide mitigation that will balance development with the resources and critical functions that the Russian River and its tributaries provide.

Sedimentation: Sediment and debris caused by hillside erosion and ground disturbance can migrate into watercourses and degrade water quality, affecting fisheries and recreational use and reducing flood carrying capabilities. Unpaved roads are typically the largest contributor to sedimentation of water courses. These materials clog and reduce drainage system capacity and indirectly affect water quality. This may result in flooding of tributaries or overflow at culverts and storm sewers. In 1998, pursuant to the Clean Water Act, the State Water Resources Control Board listed the Russian River as an "impaired water body" due to excessive sediment, thereby requiring the adoption of "total maximum daily load" standards to control the discharge of sediments. Future amendments to the North Coast Region Basin Plan may include prohibitions or limitations on sediment discharges and best management practices for erosion control, unstable areas, and riparian zone management.

Wastewater Contamination: Major sources of concern for water contamination revolve around septic system location and function, sewage treatment facility capacity and disposal methods, as well as landfill drainage. Wastewater discharge from individual sewage treatment facilities can be a significant source of contamination if systems are not designed properly. In general, steep or impermeable areas are not conducive to septic system use. Older septic systems without adequate leach field replacement areas, or a high density of septic systems within an area can also pollute groundwater resources.

Water quality can be protected by providing adequate sewage disposal in urban and rural areas. Compliance with current septic system regulations decreases the potential for future

problems, but ultimate conversion to public sewer systems is a more long-term solution for higher density areas with older private systems. Supporting increased sewage treatment facility capacity will more responsibly serve current and future needs of the Ukiah Valley.

The City of Ukiah's Municipal Landfill located on Vichy Springs Road, east of the Russian River, has historically been part of the overall waste management system for Mendocino County.

This landfill is currently closed. Landfills must be designed to contain any water that touches the fill area. Monitoring and remediation of any identified problems must continue during the life of the landfill, and for at least 30 years after its closure. Surface water is contained through collection ponds designed to trap any excess flow of water so that it cannot leave the landfill site.

The sewage treatment plant owned and managed by the City of Ukiah serves the City as well as areas throughout the Valley via the Ukiah Valley Sanitation District. Prior to the establishment of stricter regulations, treated and untreated water from municipal sewage disposal systems was discharged into water systems. Today, sewage disposal methods continue to improve. Urban sewer plants were among the earliest targets for clean water actions and improvements.

Community Sewer Services: The Ukiah Valley Sanitation District (UVSD), the City of Ukiah, and Calpella County Water District provide public sewer services to customers within their boundaries under the purview of the State Water Quality Control Board. These agencies ensure that wastewater is collected, treated and disposed of safely and efficiently.

The City of Ukiah Wastewater Treatment Facility: The Russian River is a critical component of the City's wastewater treatment system which also serves sewered portions of the Ukiah Valley via the Ukiah Valley Sanitation District. The City of Ukiah owns and operates a wastewater treatment facility that provides service to about 17,000 people in the City and the Ukiah Valley Sanitation District (UVSD). The facility is located just south of the Airport Industrial Park, east of Highway 101, and west of the Russian River. During wet months, treated water may be released into the river, so wet season storage capacity is adequate. During dry months however, treated water is maintained in ponds, requiring additional storage capacity. With demand nearing facility capacity, the City has undertaken a plant expansion including improved liquid treatment and solids treatment, advanced waste processes, increased plant reliability, and restored and increased plant capacity to accommodate planned growth within the City and the UVSD. In order to repay the bonds for the capacity addition to the wastewater treatment plant improvement project, the Ukiah Valley Sanitation District (UVSD) and the City impose fees for connecting to the wastewater system. Monthly sewer fees are used for the rehabilitation component of the facility improvement project.

The Ukiah Valley Sanitation District: In 2008, the Ukiah Valley Sanitation District (UVSD) transitioned to a five member elected board. Prior to that, the district was represented by a three member board of directors chosen from the City Council and Board of Supervisors. The UVSD is responsible for maintaining its portion of the network of collection pipes leading to the City of Ukiah's sewage treatment facility. The district currently encompasses lands north and south of Ukiah, extending south of State Route 253, and to north of The Forks, Mendocino College,

and El Dorado, Vichy Springs and Guideville Rancheria in the eastern valley. Limited areas in the City are also served. The UVSD's Master Service Plan (filed with the Mendocino County Local Agency Formation Commission) identifies future service and annexation areas, based largely on technical service feasibility. To avoid service gaps, a proposed northern boundary would extend to the southern boundary of the Calpella County Water District. While sewers may be extended to protect or remedy water quality, decisions about land use density should continue to be governed by the General Plan and UVAP, rather than being driven by the availability of sewer and water services, so as to allow for managed growth that upholds all of the communities planning principles.

Calpella County Water District: The Calpella County Water District (CCWD) serves the Calpella community and surrounding areas, providing service to an estimated population of 500 with 103 sewer connections. The CCWD's wastewater treatment plant, located at the south end of Calpella, has a capacity of 120,000 gallons per day. The District has received approval from the State Water Resources Control Board to expand its wastewater plant and percolation ponds, located at the south end of Calpella, to serve projected demand as needed.

Septic Systems: Homes and businesses located outside of sewered areas generally use individual on-site septic systems. Although the technology of on-site systems has improved in recent years, Mendocino County's Environmental Health Division has determined that, based upon field investigations, many older systems are leaking into the groundwater system and negatively impacting water quality.

Note:

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

GOAL WM1

Promote efforts that protect and increase water supply storage and capacity.

Policy WM1.1: Maintain and increase water supplies and systems for existing and future water system needs.

WM1.1a 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.

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.

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.

WM1.1d Enhanced Water Supply

Provide technical and political support to water districts and agencies in their negotiations with Sonoma County Water Agency for additional water supplies to serve Ukiah Valley.

WM1.1e Water Export

Avoid the transfer of ground and surface water resources, rights and supplies originating, used or appropriated for use in the Ukiah Valley to other areas, unless supported by the Mendocino County Water Agency, Russian River Flood Control and Water Conservation Improvement District and Inland Water and Power Commission.

WM1.1f Agricultural Water Supply

Oppose development projects that would reduce water supply or unnecessarily increase the cost of water for agriculture.

Policy WM1.2: Protect and enhance quality of the Valley's groundwater system and long-term sustained yield.

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.

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.

GOAL WM2

Strike a balance between water supply infrastructure and new development.

Policy WM2.1: Strive for efficient delivery of public water services.

WM2.1a Service Evaluation

Involve water agencies, City and agricultural water users in collaboration with LAFCO to perform mandated municipal service reviews.

WM 2.1b Water Rights and Distribution

Coordinate with water purveyors to actively participate in hearings and actions involving water rights and distribution of area water in order to ensure efficient and equitable use of available water rights and supplies.

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.

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.

WM 2.2 Require proof of water before approving development projects.

WM2.2a Proof of Water Standards

Development proposals shall provide adequate proof of water to the Department of Planning and Building Services and the

Division of Environmental Health that adequate water supplies are available to support the new use/development based on the adopted standards.

GOAL WM3

Promote reclamation and conservation of water.

Policy WM3.1: Integrate urban water conservation Best Management Practices into community planning.

WM3.1a Water Conservation Techniques

Require water conservation practices, such as the installation of low-flush toilets and planting of drought tolerant landscaping, in new construction. Utilize these techniques in all new publically-funded construction and development of public facilities.

Require, to the maximum extent practical, the installation of efficient indoor plumbing fixtures, drought tolerant landscaping, and other best management practices identified by the California Urban Water Conservation Council for all new building and redevelopment in the Valley.

Work with the Ukiah Valley Sanitation District to implement a reclaimed water distribution system for use as agricultural irrigation and frost protection as well as urban irrigation.

WM3.1b Landscape Planting Guidelines

Adopt and enforce landscape design guidelines that include palette of appropriate native and water-conserving trees and plants for use in the Valley.

GOAL WM4

Protect water quality by improving storm and wastewater management practices.

Policy WM4.1: Integrate storm water management practices that utilize and mimic natural hydrology into all aspects of development and community design, including streets and parking, homes and buildings, parks and public landscaping.

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.

WM4.1b Storm Drainage Design

Use the rainfall duration/intensity data presented in the Mendocino County Road and Development Standards document in conjunction with the design criteria presented in the SUSWMP to design storm drainage facilities in the UVAP area.

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 reduce the amount of grading necessary and limit disturbance to natural water bodies and natural drainage systems; and
- Recommended native planting and vegetation for landscaping to absorb and filter fertilizers, pesticides and other pollutants.

WM4.1d Stormwater Management Program to Protect Agriculture

Develop a stormwater management program in collaboration with the City to minimize damage to agricultural areas from the conveyance of floodwaters from urban areas of the Valley.

The program should require review of surface water discharge projected for proposed development projects to ensure that the calculated surface water discharges do not exceed the capacities of area drainage systems.

WM4.1e 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.

Policy WM 4.2: Protect water supplies from adverse impacts.

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.

WM4.2c Sewer Treatment Facilities

Support increased sewage treatment facility capacity to serve the future needs of the Ukiah Valley.

WM4.2d Cost of New Development

Ensure that the cost of providing sewer and water service to new development proposed outside existing service areas should be borne solely by those proposing the development, thus eliminating any financial burden to existing customers for any required expansion of the sewer and water system network to serve such development.

Policy WM4.3: Support public education regarding water pollution prevention and mitigation programs.

WM4.3a Public Information and Outreach

Prepare guidelines for water quality source control program and conduct water quality education programs.

Section

7



Energy and Air Quality

Energy and Air Quality

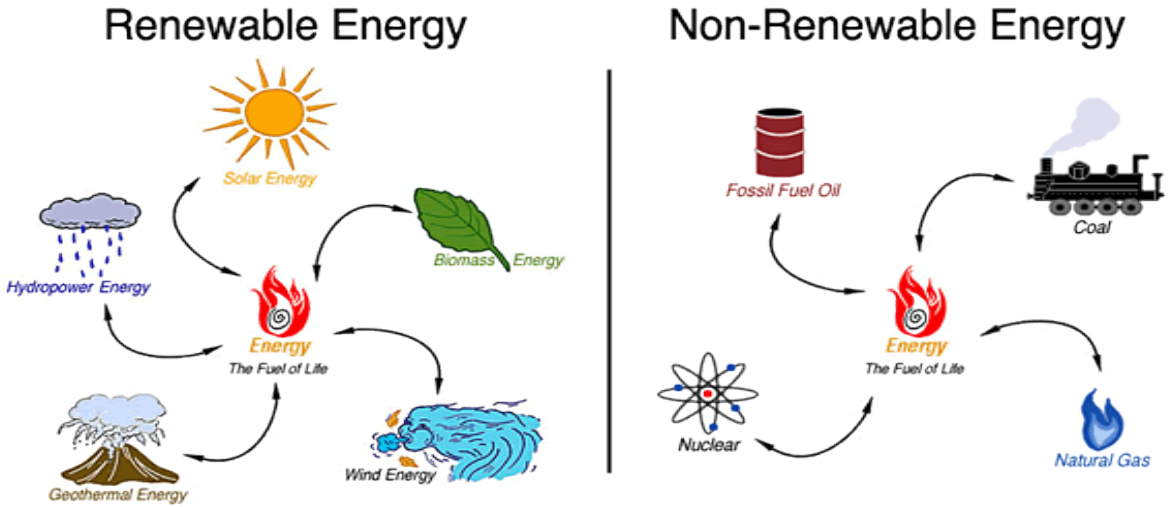
GOAL EA-1
Utilize construction strategies and technology to minimize impacts to the local infrastructure and environment.

ENERGY

Energy is the driving force behind our current way of life. It is used to power vehicles, run equipment, and heat and light up buildings. Energy exists in many different forms such as petroleum, natural gas, wood, wind, water and sunlight and can be transmitted via electricity. As beneficial as energy is, its use does create environmental impacts to the air, water, and/or the use of land. At the same time, an overwhelming percentage of the energy we rely on is finite in nature and will diminish in dependability. Growing concern over environmental degradation, climate change, and the stability of energy supplies in the future provide the impetus for the public policy discussion on energy and air quality matters found in this section of the plan.

Energy use and Suppliers in the Ukiah Valley

Within the Valley, the largest use of energy (gasoline and diesel) is to power our transportation system. Heating and cooling needs within structures ranked second, with the use of natural gas, propane, electricity and even wood. The use of electricity to run our lights, machinery, and appliances is also quite significant.

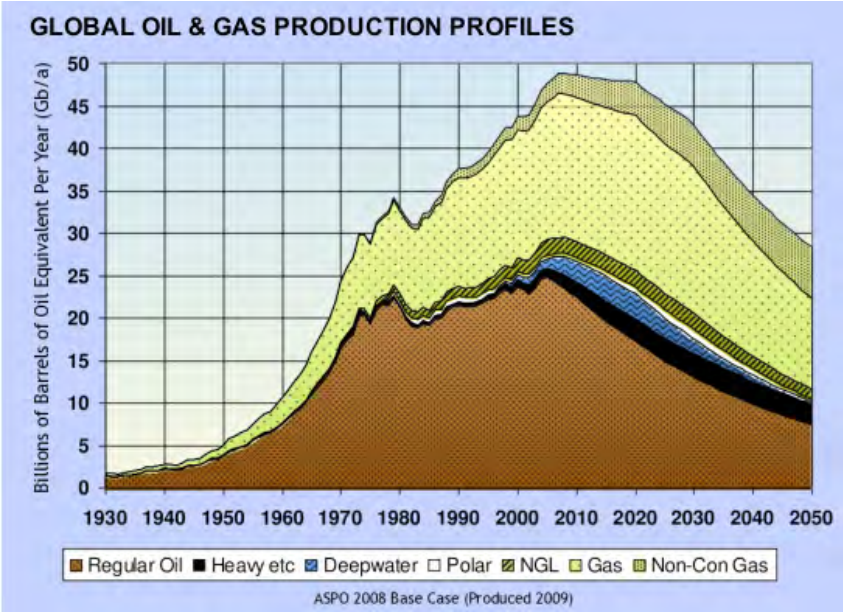


The energy providers in the Valley are as diverse as the uses. Transportation fuels, along with propane, are supplied by a variety of privately owned companies that are subsidiaries of or purchase petroleum products from major oil producing companies such as Chevron. Investor-owned Pacific Gas & Electric Company (PG&E) provides electricity and natural gas services for the entire planning area. Only 75-80% of all structures are connected to the natural gas distribution network however. In addition to the larger energy companies, smaller firms and individual contractors install solar water heating and photovoltaic (PV) systems to residents and businesses of the Valley while a number of local businesses and land owners sell firewood and wood pellets to those with wood-burning devices.

ENERGY SUPPLY AND DEMAND CONCERNS

With minimal population growth and decreasing industrial activity over the past few decades, the energy infrastructure in the Ukiah Valley is capable of meeting existing demands. Even though future development of new residences and businesses under the UVAP will increase the demand for electricity and natural gas, PG&E indicates that it has substantial unused capacity to serve this new development. Although the local infrastructure is sufficient to meet the demands of the community, there are well-founded concerns that many of the non-renewable energy sources that we depend on will become increasingly scarce and more expensive over the planning period; of greatest concern are petroleum and natural gas.

Petroleum is a non-renewable resource that depletes and as such has a finite lifespan. Although we do not know how long petroleum products will be available, and at what price, we do know that global production has leveled off since 2004 even



though demand has continued to increase. During the lifespan of this document, all reputable forecasts (from geologists, government officials and oil industry officials) predict that oil production will begin to decrease due to geological limitations. At the same time, costs are forecast to increase. The only unresolved issues pertain to timing and severity of the changes in the energy supply as well as changing state and federal regulations on the energy sector. There are similar concerns in regards to natural gas supplies as well.

These nonrenewable energy supply concerns will affect many aspects of valley life but none more so than the transportation sector. Petroleum is used in almost all transportation vehicles in the Valley including the shipment of goods to and from the

Valley. With our County's dependence on vehicular transportation and shipping, increasing costs will affect many household and business budgets. Although it is unknown when and to what extent declining energy supplies will affect the Valley, it is prudent to plan for this transition ahead of time to help minimize negative impacts in the future.

ENERGY CONSERVATION AND PLANNING

While local government has no authority to mandate vehicle efficiency or use, it can lead the way in reducing dependence on fossil fuels by encouraging the construction of energy efficient buildings, the use of renewable energy sources (hydro, solar, wind and biomass), and by establishing land use policies that promote the use of non-vehicular means of transportation.



Passive solar design techniques reduce energy demad.



Additionally, land use choices taken by the County to protect agricultural lands help preserve the Valley's ability to grow more food locally.

Building design and location play an important role in facilitating long-term energy conservation. Through design review guidelines and land use and building codes, structures can be designed and arranged to promote optimal heating, cooling, and cogeneration opportunities. Energy incentives can encourage the use of energy efficient construction practices and technology, while minimizing eventual energy use and resultant adverse environmental effects.

Sprawling, low-density land use patterns increase dependency upon automobiles and fossil fuels by limiting opportunities for mass transit use, bicycling, and walking. The County can require land use patterns that optimize the use of public transit, biking, and walking, reducing the dependence on nonrenewable resources. This can be accomplished by locating relatively dense residential development, as well as employment and retail centers, along public transportation routes and integrated transportation corridors, thus creating a more resilient community that will be less affected by the economics of declining energy resources.

AIR QUALITY

Setting

The Ukiah Valley is located within the North Coast Air Basin (which includes Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma Counties), where the climate is characterized by warm dry summers and cool damp winters with winds primarily from the northwest during the summer. Although the Ukiah Valley does have good air circulation, the area does frequently experiences temperature inversions between storms in the winter months. This meteorological event occurs when a layer of warm air covers a cooler layer near the ground, trapping pollutants in the Ukiah Valley and restricting vertical mixing. The lack of surface wind compounds this effect. During these periods, pollution build-up from open fires and wood burning appliances can build up with each day's new emissions added to the residual from the day before.

Major Pollutants

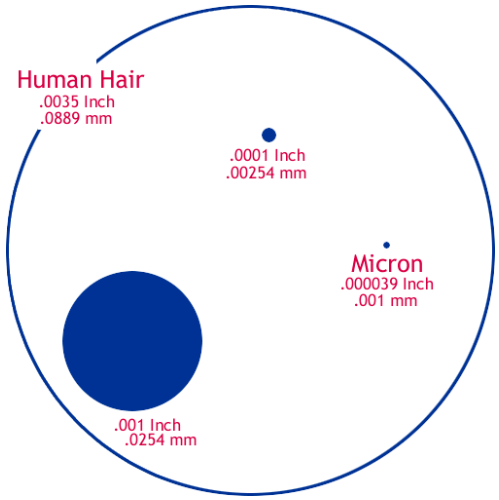
Major pollutants of concern for the planning area are very small particulate matter and ozone.

Particulate Matter

Particulate matter is composed of small bits of unburned fuel, dust, ash, soot, soil and other material. Secondary particulate matter forms when gaseous pollutants combine, creating solid material such as nitrates and sulphates. Particulate matter irritates the human respiratory tract and is a threat to human health. Particulates smaller than 10 microns in diameter (PM10) can reach the lungs and cause adverse health impacts. Air quality standards now also exist for particles less than 2.5 microns in diameter (PM2.5) a size believed to be small enough to bypass the body's natural filtration system and lodge deep in the lungs. The primary sources of particulate matter in the County are dust emitted from unpaved and paved roads, residential fuel combustion, wildfires, construction and demolition.

Ozone

The most significant air pollutant in many Californian urban areas is ozone. Ozone is a colorless gas with a pungent odor and a profound detrimental effect on human health. At concentrations near the State ozone standard, those with asthma, emphysema and other respiratory problems become uncomfortable. At higher concentrations, almost everyone's breathing is impaired and vigorous activities are not recommended. At the highest concentrations (0.06 ppm and above) ozone can even damage sensitive plants such as leafy vegetables and citrus. Long-term exposure at these levels damages crops, such as grapes, and reduces harvests. Ozone is produced when oxides of nitrogen (which gives the reddish-brown color to urban smog) and certain hydrocarbons, called reactive organic gases (ROG) react under the sunlight. Oxides of nitrogen come from incomplete combustion, whether from an open burn, a boiler or an automobile engine. Reactive



This illustration shows a micron (0.000039 inch) compared to a human hair. PM_{10} particles are ten microns across.

organic gases come from vehicle fueling and exhaust, paints and solvents and industrial processes. The primary sources of ozone precursors in the Ukiah Valley, as throughout California, are automobiles in summer and wood stoves in winter. Biogenic or natural sources of ROG are also thought to be a major component of locally generated precursors of ozone.

Air Quality Conditions

Air quality in the region is controlled by meteorological conditions and the rate of pollutant emissions. Conditions, such as wind speed, atmospheric stability and mixing height affect the atmosphere's ability to mix and disperse pollutants. The rate of emissions in the area varies by the season and pollutant type. In the 1960s and 1970s, open field burning, lumber mill teepee burners, and other sources of pollutants created poor air quality in the Ukiah area. Improvements have occurred due to more effective controls, closure of many of the lumber mills and processing activities, improvements in motor vehicles and fuels, and increased enforcement of District burn regulations. Overall the County has good to excellent air quality, due in large part to the low population levels and proximity to clean Pacific Ocean air.

Despite the good air quality, there are times of the year when pollution levels become elevated.

PM10 and PM2.5 pollution remain a greater concern as the Valley's geography, microclimate, and population can lead to violations of federally set air quality standards for particulates. The most significant levels of particulate matter emissions from residential wood combustion occurs during the winter months. These emissions, coupled with the winter meteorological conditions mean that almost all particulate matter (PM10) violations occur in winter. Summer particulate matter levels can become elevated because of seasonal activities, such as agricultural construction, seasonal grading activities and wildfires.

Ozone levels are highest in the Ukiah valley during late spring through early fall, when emissions of the precursor pollutants are highest and meteorological conditions are conducive. Monitored ozone levels have slowly decreased, due to more stringent vehicular emission controls, minimal population growth in the Valley and a decrease in industrial operations. The County has not recorded a single ozone violation day since 1996. The Ukiah Valley remains vulnerable to ozone level increases due to transport from North Bay sources as well as from unmitigated emissions arising out of renewed population or



economic growth. Valley-wide, motor vehicles create the largest amount of anthropogenic ozone precursors.

Air Quality Enforcement

The Mendocino County Air Quality Management District is charged with planning for and enforcing air quality throughout the entire county, including the incorporated areas. The District conducts continuous measurement of particulates, ozone, carbon monoxide, nitrogen oxides, and weather data in Ukiah. The District also monitors state legislation and restrictions, to help with enforcement.

Energy and Climate Change

The subject of energy and climate change is intricately linked. Energy use is second nature to most people and essential to maintaining a functioning economy. At the same time, most energy sources used today emit greenhouse gases (GHG) such as carbon dioxide that have been scientifically demonstrated to cause climate change. Most GHG emissions are directly related to our energy use (cement manufacture, refrigerants and agriculture account for the rest). In 2006 the State enacted Assembly Bill 32, the California Global Warming Solutions Act of 2006. This bill established the first set of limits on GHG emissions for the state of California and put into place the regulatory framework needed to reach those targets. AB 32 set the 1990 GHG emissions level as a target to be achieved by 2020. As part of AB32, local jurisdictions were required to inventory and develop plans to reduce their GHG emissions. Under the California Environmental Quality Act (CEQA), jurisdictions are also required to analyze, disclose, and to the best extent possible, mitigate GHG emissions resulting out of land use decisions.

Implementation measures on energy and air quality included with the UVAP will also help reduce GHG emissions, particularly from sources attributable to new growth and development. Measures that improve building energy efficiency and reduce vehicle-miles-traveled (VMT) will lead to both decreased energy consumption and GHG emissions. Furthermore, Action Items RM-50.1 through RM-50.3 in the 2009- adopted General Plan specify that the County shall inventory GHG sources, create GHG reduction plan for the unincorporated area and adopt measures that reduce fossil fuel consumption.

Note:

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



GOAL EA1

Utilize construction strategies and technology to minimize impacts to the local infrastructure and environment.

Policy EA1.1: Promote energy efficient planning practices.

EA1.1a: 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 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

EA1.1c: 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.

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.

EA1.1e: Renewable Resources

Preserve opportunities for development of renewable energy resources. Promote renewable energy.

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.

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.

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.

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 and hybrids for extended replacements.

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 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.

Policy EA1.2: Encourage efforts to promote recycling.

EA1.2a: Recycling Programs

Continue to enforce the Construction and Demolition Ordinance as it relates to recycling programs. Encourage residential, commercial and industrial concerns to evaluate and reduce their waste streams and to participate in waste exchanges and used goods resale programs.

Policy EA1.3: Maintain and improve air quality.

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.

EA1.3b: Clean Air Heat 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.

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.

EA1.3c: Healthy Buildings

Offer development incentives to encourage the use of “green” and non-toxic building materials and advise builders to apply for regional, state and national incentives programs.

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.

EA1.3e: Separate Air Pollutant Emission or Odor Sources and Sensitive Land Uses

Do not allow land uses that emit toxic air 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.

Section

8



Health and Safety

Health and Safety

GOAL HS-1
Consider natural and human-made hazards when planning development and minimize potential conflicts.

GOAL HS-2
Improve access to healthcare in the community.

BACKGROUND AND SETTING – Natural and Man-made Hazards

The Health and Safety Element provides a framework for responsible planning that addresses both natural and manmade hazards and promotes thoughtful and sustainable measures for the development of a healthy community.

Geology

The Valley's geology is composed of two basic units, bedrock and valley fill. The bedrock generally follows the topography of the Coastal Range while the valley fill occurs under the relatively flat areas of the Valley. The entire area is subject to significant seismic risks.

Seismic Hazards

The entire Valley is at risk of a large seismic event. Earthquake faults identified in Mendocino County run southeast to northwest, a directional pattern that occurs in the Mendocino Highlands — the geologic name for this area of the State. The Mayacama fault, transects the eastern half of the planning area and is capable of generating an earthquake of at least Magnitude 6. The San Andreas Fault located 20 miles to the southwest has generated larger earthquakes and is also a potential risk to the valley. Over millions of years, portions of the Highlands were dropped by fault movement resulting in the main north-northwesterly valleys in the County, including the Ukiah Valley. A portion of the eastern Valley follows the trace of the active Mayacama fault.

During an earthquake, lands and improvements adjacent to the fault are subject to disturbance from ground rupture or shaking. In addition, the earth movement generates a vibration that can cause landslides or liquefaction. Earthquake Fault Zones such as those shown in Figure 8.1 have been delineated by the State Division of Mines and Geology. These zones identify areas in which the County requires detailed studies for development to mitigate earthquake damage through site and building design in accordance with State law. In addition, it is prudent to study seismic impacts for projects outside the Earthquake Fault Zones.

Bedrock-related Hazards

Geologic hazards related to bedrock include mass earth movement, such as landslides. These landslides can occur spontaneously or as a result of natural or man-made disturbances. Much of the Valley overlies a rock formation called serpentine, which is particularly susceptible to both debris

flow landslides and deeper bedrock landslides. This type of earth movement can result in accelerated runoff, flooding, erosion, degradation of water quality and impacts to fisheries. Landslides have occurred in the Ukiah Valley over the years and geologic studies have revealed several large ancient landslides located in Spanish Canyon, Gibson Canyon, and the Robinson Creek drainage. Steep mountain slopes are susceptible to rapidly moving surface landslides that occur during torrential rains. The risk of these slides are increased when the ground is already saturated by high rainfall and the water becomes trapped between the surface soils and bedrock.

Fill-related Hazards

Potential hazards related to fill are associated with shallow ground water and compressive soils which can cause structures to settle. Naturally occurring valley fill and unstable geologic conditions resulting from poorly engineered hillside grading practices have resulted in unstable slopes and uncompacted fills in many areas of the Ukiah Valley. These factors can cause problems for building foundations, roads, and utility improvements built on fill soils. A study by the California Division of Mines and Geology in 1993 found that there are improperly compacted or uncompacted fills in the western Ukiah foothills. The study also found that most of the bedrock does not hold compacted fill well because of the greater ratio of over-sized rock fragments to minimal cohesive native material.

Flooding, Dam Inundation, and Other Drainage Impacts

Major flood-related concerns in the Ukiah Valley include flooding as a result of heavy storms and the potential failure of the Coyote Dam at the base of Lake Mendocino. In the absence of flood conditions, inadequate drainage systems may also adversely affect properties and resources.

Flooding as a Result of Storms

The historical width of the channel carved by the Russian River through the Ukiah Valley ranges from a narrow point of 600 feet at Calpella to 7,500 feet south of Ukiah near Plant Road. Normally, the river flows through a portion of the channel it has carved through the center of the Valley. During moderately severe storms, the river may overtop its banks. The area subject to flooding during more severe storms, or one hundred year storm events, is much more extensive. The primary areas subject to flooding from a one hundred year storm (which has a one percent chance of occurring in any given year) can reach as far west as U.S. 101 in several portions of the UVAP area. To the north, portions of The Forks area and the communities of Calpella and Talmage are situated within the one hundred year floodplain.

When the Russian River overtops its banks, flooding is also likely to occur along its tributaries as well. Orr Creek, Doolin Creek, Gibson Creek and Robinson Creek each have the potential to



Areas at high risk of erosion along Redemeyer Road.

inundate significant portions of residential areas near the channel centerline. Mill Creek and Sulphur Creek have a record of flooding a zone nearly one thousand feet wide through the Talmage and the Vichy Springs Road areas. Flood risk also grows with increased paving and development that creates compacted and impermeable surfaces, preventing natural percolation of water into the water table and increasing runoff.

Over time, a combination of factors has altered the natural drainage patterns of the Valley. These include: increasing the portion of the Valley covered with impervious surfaces, inadequate stormwater systems, creek channelization, and improper site grading. This has led to increased erosion and a greater vulnerability to flash flooding during periods of heavy rainfall. As the Ukiah Valley continues to develop, it is paramount that the City and County manage stormwater run-off and retention issues using a sustainable and coordinated approach.

The County has established development standards for new construction that falls within the one hundred year floodplain established on the Flood Hazard Maps prepared by the Federal Emergency Management Agency (FEMA). These standards include precautionary measures such as limiting the intensity of development and raising the "habitable floor" of a structure to or above the one hundred year base flood elevation. More restrictive standards have been adopted for the floodway, which may also include portions of the adjacent land.

Coyote Dam Inundation Area

The gentle topography of the Ukiah Valley along the Russian River provides a wide dam inundation area. The U.S. Army Corps of Engineers resource documents associated with Coyote Dam do not indicate the current level of risk associated with a potential dam failure. Additional studies regarding dam safety will be conducted in the future as funding becomes available.

Hypothetically, in the event of a total dam failure when Lake Mendocino is filled to capacity, water would flow north up the Russian River channel to a point north of Highway 20 before stopping and south well past the boundaries of the UVAP. Between Highway 20 and Calpella, the topography of the channel would keep the water confined between the bluffs and North State Street. The greatest damage would likely occur south of Calpella. Inundation is predicted to occur along most creek channels from the river nearly to the base of the foothills on the west side of the Valley. The main channel of flooding would likely follow U.S. 101 or State Street, whichever is further west. In the southern portions of the Ukiah Valley, the flood waters have a large land area in which to fan out both east and west of the Russian River, although the Army Corps projects that most segments of U.S. 101 south of Talmage Road will be under water. The community of Talmage would likely have portions of its west side inundated.



Coyote Dam

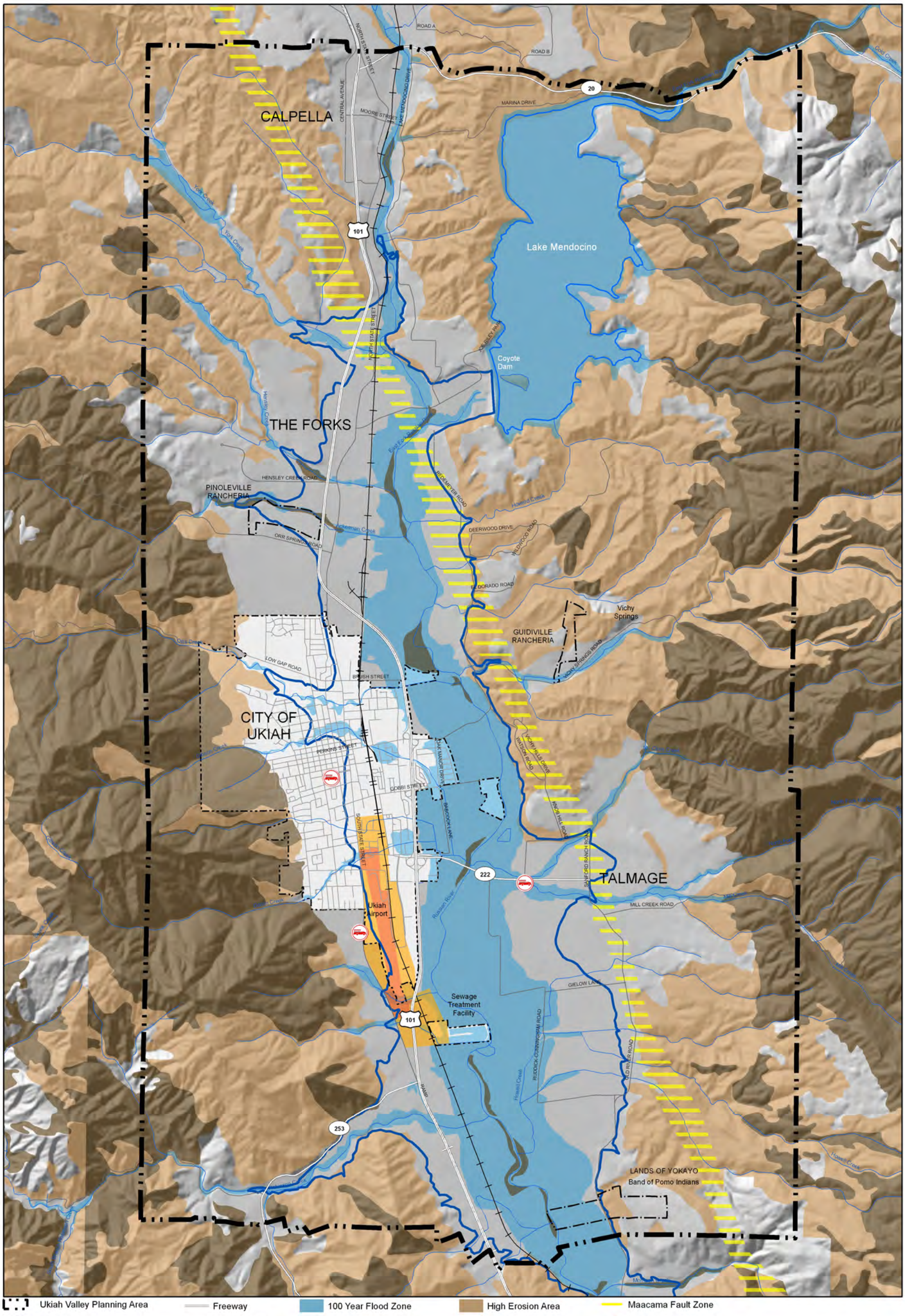


Figure 8.1 Potential Hazard Map

Source: Mendocino County Planning & Building Services, Mendocino Water Agency & Federal Emergency Management Agency

This map is provided as a visual display of County information. Reasonable effort has been made to ensure the accuracy of the map and data provided, nevertheless some information may not be accurate.

August 2011

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Urban and Wildland Fire Protection and Prevention

Fire protection in the Ukiah Valley is provided by four agencies: the Ukiah Valley Fire District (UVFD), the City of Ukiah, the Redwood Valley-Calpella Fire Protection District (RVCFD) and the CalFire (formerly known as CDF). The Ukiah Valley Fire District provides fire protection for structures in most of the planning area, covering a rural area of approximately 80 square miles with a population estimated at 15,000 people. The City of Ukiah Fire District serves areas within the City limits and the Redwood Valley-Calpella Fire Protection District provides protection in the Calpella area. CalFire has primary responsibility for wildland fire suppression in the outlying areas of the valley called "state responsibility areas ." In addition, CalFire provides structural fire protection services for areas outside the Ukiah Valley Fire Protection District (UVFD) during the declared season. These four agencies have mutual aid agreements to assist each other in handling fire and other emergency calls. In addition the County mutual aid and State master mutual aid agreements provide access to additional emergency service assets. The Mendocino County Office of Emergency Services is responsible for the planning and coordination of disaster response throughout the County, which includes the planning area.

The steep terrain on either side of the Ukiah Valley is very susceptible to wildland fires. The area is fairly inaccessible to emergency vehicles and consists of manzanita and scrub vegetation with a high oil and fuel content that will burn quickly with extreme heat. Under favorable weather conditions a small fire could move quickly through the dry brush and rapidly grow out of control. Fires in the Valley's hilly areas are not only a threat to residences located in the hills, but could endanger the more heavily populated areas along the base of the slopes, or even the City of Ukiah itself.

To minimize the impact of fire on residences and other structures, the County imposes the State Fire Safe Regulations, which require minimum standards for access, length of dead end roads, slope of roads, clearance of flammable vegetation around structures, water supply and identification signs. In addition, the County enforces the Uniform Fire Codes, and the Ukiah Valley Fire Protection District (UVFD) has the ability to enact its own local ordinance or development requirements. The City of Ukiah has adopted Hillside Development Regulations for the areas of high fire hazard in the hill areas on the west side of the City. These regulations require substantive fire protection features for new development in the western hills portion of the city, such as a fire suppression water storage, safe access routes, fire-resistant construction, and the creation of a 100-foot defensible space around residences.

There have been significant improvements in fire protection in the recent past. New fire regulations and new building technology have improved the resistance of structures to fire. Greater use of home-based sprinkler systems can also reduce the amount of fire damage. Improvements in emergency fire response rates by the City and the Districts are attributed to increased training, more full time and volunteer staff, and improved equipment.

Airport Related Hazards

The City of Ukiah owns and operates the 165-acre Ukiah Municipal Airport located west of Highway 101 just south of State Route 222 in the southern part of Ukiah. The airport was built in the 1930s for the military and has been operated by the city since 1942. As is the case with all airports, there is a small but real risk that an

airplane crash could affect area surrounding the airport. The Ukiah Valley does experience hazardous weather conditions that make approaches to and from the airport challenging. Moreover, the mountainous terrain to the south of the airport necessitates that aircraft bank to the east to avoid this area. There have been several air crashes on or near the airport grounds in its 70 plus years of operation.

Since the risk of an aviation accident is greatest in the take off and landing portions of the flight, when the aircraft is operating close to the ground, communities specify what land uses are acceptable to reduce the potential for on-the-ground fatalities in the event of a crash. The Mendocino County Airport Comprehensive Land Use Plan (ACLUP) limits land use types and densities in the City and surrounding unincorporated area as it relates to airport safety and viability. When combined with emergency responders located at the airport and elsewhere in the city the risk of on-the-ground fatalities from aircraft crashes can be lowered.

The Land Use section of the UVAP addresses land use issues within the ACLUP planning area which extends in an approximate one mile radius from the runway.

Hazardous Materials

Hazardous chemicals are used and transported throughout the plan area. Numerous Federal and State laws, as well as local policies and plans, control the production, transportation, storage, and use of these hazardous materials. In the Ukiah Valley, State Route 101 and freeway interchanges handle the bulk of hazardous materials related traffic. The railroad could carry hazardous materials in the future when the line is reopened and freight



service is restored. Several stationary industrial operations and municipal water treatment facilities possess significant quantities of dangerous chemicals required for their operation that could create a risk in the event of a spill.

If improperly handled, hazardous materials can result in public health hazards through contamination of soils and groundwater, or through airborne releases of vapors, fumes, or dust. There is also the potential for accidental or unauthorized releases of hazardous materials that would pose a public health concern.

Emergency Response

The Mendocino County Office of Emergency Services (OES) is responsible for disaster planning, assistance, and coordination of all jurisdictions in the Mendocino Operational Area, which

encompasses Mendocino County. In 2006 the County adopted the Mendocino Operational Area Emergency Operations Plan that describes how various departments and agencies will respond to the range of potential emergencies that might occur in the County. OES administers the Mendocino County Operational Area Emergency Operations Plan for the planned response to extraordinary emergency situations, including hazardous materials releases within or affecting the County. This plan establishes the framework for implementation of the Standardized Emergency Management System (SEMS), a system required by the State for managing responses to multi-agency and multi-jurisdictional emergencies in California and the National Incident Emergency Management System (NIMS). In addition, OES reviews and makes recommendations regarding emergency operation plans for public and private institutions where pre-planning for emergency procedures is advisable. Coordination of emergency services and planning guidelines are provided for situations such as flooding, wildland fires, structure fires, explosions, hazardous materials, severe weather, and earthquakes.

BACKGROUND AND SETTING – Community Health & Care

As communities look to promote residents' health through local planning and development, one strategy with the greatest impact may lie in land use documents such as the UVAP. In the last few years, a new understanding of the built environment's impact on health has brought the public health community and planners together to develop a variety of innovative land use policies that promote health.

Land use patterns – how different uses are arranged and the urban form is constructed – are critical to the health and well being of residents. Land use patterns affect such things as levels of physical activity, access to nutritious food, and the degree of exposure to pollutants. Healthy patterns can be achieved by encouraging infill, focusing development in mixed-use districts and along major transit corridors, avoiding incompatible land uses, avoiding leap frog development, and promoting the construction of a diverse mix of uses. By placing different land uses closer together, improving the non-vehicular transportation network, and adopting policies that encourage biking and walking, community health can be improved just through increased physical activity.

Transit-oriented development policies address not just the availability of transit services, but also a land use scheme to direct new development to areas that already have or plan to have public transit access. Increasing transit access is a key strategy to creating healthy communities. It promotes physical activity through increased walking, reduces air pollution by encouraging alternatives to automobile use, and connects residents to needed services such as jobs, housing, education, healthy food, recreational opportunities, and medical facilities.

The public health community has an important role to play in the planning process, including implementing the general plan policies. Institutionalizing the role of public health in ongoing planning processes ensures that the health considerations will continue to be addressed as development decisions are made. Policies that require public health departments' participation or create the infrastructure for acquiring their input help establish a sustained partnership.



Health care resources available in Mendocino County include three hospitals, seven Federally Qualified Health Centers, and ten Rural Health Clinics. One hospital, several clinics, and a large proportion of physicians and specialists are located in the UVAP planning area.

According to the 2010 Community Health Status Report, prepared by the Public Health Branch of the Mendocino County Health and Human Services Agency, the primary care provider rate is 157 primary care providers per 100,000 County residents, or 637 residents per primary care provider within the County of Mendocino.

COMMUNITY ENVIRONMENTS

Health Environment

According to the 2010 Community Health Status Report, Mendocino County is compared to the State across a sub-set of health status indicators that have been selected by the Centers for Disease Control and Prevention (CDC) and the National Center for Health Statistics (NCHS) as basic measures of the health of the nation and the community. These indicators, called Healthy People 2010 Objectives (HP 2010), include mortality rates for deaths from coronary heart disease, stroke, lung cancer, breast cancer, and unintentional injury, as well as incidence of AIDS and tuberculosis, late prenatal care, low birth weight and births to teens (15-19 years old). Mendocino County rates for these indicators, from 2009, are compared with the HP 2010 objectives and with the State. The following comparisons were noted:

Mendocino County rates were not significantly different than California for death rates from motor vehicle crashes, all cancers, lung cancer, female breast cancer, stroke, infant death rate, birth rate to teens, and percent of low birth weight infants. County rates were significantly worse than California for unintentional injury, suicide, and late or no prenatal care. County rates were significantly better than California for coronary heart disease, AIDS, and TB.

MENDOCINO COUNTY 2008-2010 PHASE I STRATEGIC PLAN.

In 2006, the departments that provide the various health and human services for the County were consolidated and the Mendocino County Health and Human Services Agency (HHSA) was created. As a part of the integration process of forming the new organizational structure, HHSA developed a Vision, Mission, and Value Based Operating Principles. From these, the agency developed a Phase I Strategic Plan, which was also informed by community and staff input, funding considerations, and Federal, State, and local requirements.

This Strategic Plan is prompted by the need to respond to current health status of the community and to transform staffing and fiscal resources into the best possible integrated service delivery to children, families, adults, older adults, and the community as a whole. The Strategic Plan is a flexible document that will be modified and augmented in response to the County's changing environment, emerging trends, budget opportunities, best practices, challenges, and lessons learned in the planning and implementation process.

Note:

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



GOAL HS1

Consider natural and human-made hazards when planning development and minimize potential conflicts.

Policy HS1.1: Minimize risks to people and property from earthquake and landslide danger.

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 design parameters for development on hillsides in general, and for development on hillsides that are located within designated risk zones that may be more prone to sliding or earth movement.

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.

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.

Policy HS1.2 : Minimize impacts from flooding through flood mitigation components and ongoing flood management practices including implementation of the "No Adverse Impacts" (NAI), as recommended by the Association of Flood Plain Managers.

HS1.2a Flood Hazard Mapping

Request that Federal Emergency Management Agency and other relevant agencies to update flood hazard mapping for the Russian River watershed.

HS1.2b Russian River Flood Management Plan

Develop a comprehensive flood management plan for the Russian River watershed to include:

- 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.

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.

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:

- 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 areas or areas potentially subject to inundation by dam failures (or other water impoundment facilities) or seiche.

HS1.2e Land Development Code: Flood Management

Update the land development code to reflect Flood Management Plan recommendations.

The code should also address:

- 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.

HS1.2f No Adverse Impact Standards

Adopt the four No Adverse Impact Standards developed by the Association of State Floodplain Managers:

- 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.

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.

Policy HS1.3: Maintain land use and building regulations that promote fire safety.

HS1.3.a Valley-Wide Fire Safety Standards

Assess the need for Valley-wide fire safety standards to address:

- Funding
- Site development
- Flammable vegetation clearance around structures
- Road access
- Hillside and terrain challenges; and
- Water supply

Prepare comprehensive standards if warranted.

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 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.

HS1.3c Wildfire Protection Plan

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.

Policy HS1.4: Maintain an interagency comprehensive disaster preparedness program

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.

HS1.4b Emergency Response Team

Assemble a Valley-wide emergency response team.

HS1.4c Neighborhood Emergency Services Team (NEST)

Encourage formation of strong Neighborhood Emergency Services Teams.

Develop tools to support neighborhood teams, such as:

- 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.

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.

Policy HS1.5: Minimize Development in Hazardous Areas

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.

GOAL HS2

Improve access to healthcare within the community.

Policy HS2.1 Maintain convenient and equitable access to health care facilities in the Valley.

HS2.1a Mobile Clinic Program

Initiate a mobile clinic program to bring treatment and preventative care services to community centers, places of employment and neighborhoods that may otherwise be unable to utilize public health services (e.g., E-Health Care; Clinics on Wheels, co-location of new facilities, one stop health care centers).

HS2.1b Transit Connections to Medical Facilities

When possible, locate new medical facilities near existing public transit facilities. Offer additional routes and shortened headways for existing transit lines that serve medical facilities. Emphasis should be placed upon the following:

- Ensuring that medical facilities in the UVAP planning area are directly served by public transit.
- Improving access to multi-modal transportation options throughout the UVAP planning area.
- Continuing to promote service, especially from neighborhoods with higher proportion of transit-dependent population such as low-income households, seniors, and people with disabilities.

HS2.1c Doctor Attraction and Retention

Sponsor a marketing campaign to attract doctors to the Valley. Help identify office spaces available to those looking to relocate. Whenever possible, County departments such as Health and Human Services should provide technical assistance to local organizations that deliver health and social service to seniors, homeless persons, low-income citizens, and other groups with special needs.

Section

9



Open Space and Conservation

Open Space and Conservation

GOAL OC-1
Maintain and enhance the area's natural resources by balancing protection, conservation, replenishment and sustainable use.

GOAL OC-2
Conserve open space, hillsides, and indigenous habitats for the enjoyment of future generations.

GOAL OC-3
Preserve and enhance agricultural areas to protect the economic vitality and rural identity of the Ukiah Valley.

Development in the inland portion of Mendocino County is generally concentrated into nodes surrounded by open space and agriculture. This development pattern contributes to the rural "small town" character of the Ukiah Valley. Preserving this character is essential to the community vision for the future and is reflected in the goals and policies of this chapter. Setting the appropriate limits and guidelines for future development within the UVAP planning area will better protect the resources that make this area unique.

Ukiah Valley residents are proud of their rich and diverse environmental setting. Rivers, creeks, hills, valleys and farmland create a striking landscape which is home to a wide variety of plants and animals. These natural gifts form a distinctive city/urban backdrop and help maintain the overall quality of life for all to enjoy. Unlike many other developed areas throughout California, a significant portion of the Ukiah Valley's environmental character and diversity remains. By making careful choices in the location and scope of future development, the open space resources discussed in this section can be protected or enhanced.



The Russian River system, along with the forested hillsides, oak woodlands and cultivated agricultural lands, create a vast system of open spaces and natural resources in the Ukiah Valley. Combined they provide habitat for a wide range of flora and fauna, cleanse and transport our water, and support a vibrant resource-based economy. Natural resource issues covered in this section include riparian ecosystems, biological habitats, and agricultural resources.

BACKGROUND AND SETTING

The Russian River and Its Tributaries

One of the greatest natural assets in the Ukiah Valley is the interconnected system of waterways and riparian areas that comprise the Russian River system. These corridors are an essential part of the Ukiah Valley's environmental and cultural landscape. The river and its tributaries support a diverse riparian plant community and provide habitat corridors for wildlife and fish. The Russian River provides for recreational use, groundwater recharge, and domestic and agricultural water supplies. Additionally, the watershed is a spiritual and aesthetic asset to valley residents.

The area's many creeks provide sheltered corridors that allow wildlife to move between habitats and open space areas. To help preserve natural communities, it is important to protect, improve and where appropriate and feasible, protect and re-establish these corridors.

Riparian Plant Community

The tree and shrub community which commonly grows along the Russian River and its tributaries is referred to as the riparian woodland or riparian forest. The tree canopy is commonly composed of cottonwood, alder, willow and valley oak, and naturally occurs with an associated shrub layer containing box elder, button willow, blackberry, wild rose, wild grape and coyote bush. This provides necessary shade, keeping water temperatures low and improving the valuable fish habitat. Riparian plants growing in the river floodplain enhance soil retention and flood flow attenuation. The vegetative buffer also helps to stabilize river banks and maintain water quality by providing a sediment filtering zone to minimize runoff impurities. This plant community also provides essential habitat for numerous birds, mammals, amphibians and reptiles.



Portion of the Russian River.

The riparian plant life associated with rivers and streams drew Native Americans and other original settlers to the area.

Note:

Unless noted otherwise, this Chapter uses the term "open space" to refer to any land or water feature that remains in a predominantly natural or undeveloped state and which is generally free of structures. Open Space lands protect and preserve the community's natural and historical resources, define the urban boundary, and provide visual and physical relief from urban development. These spaces can range in size from a small portion of a parcel to a large tract of land and could include: prime agricultural soils, range and farmland; creeks, marshes, watershed and floodplains; scenic resources; plant and animal habitat; historic and archaeological resources; and passive recreation areas. The Open Space and Conservation Chapter is a tool to protect and preserve these unique community resources.



Historic example of Native American basket weaving.

Willows and sedges growing along the stream banks were essential for weaving baskets. Among the Pomo Tribes, basketry evolved into an art form that became world renowned for its beauty, utility, and strength. Contemporary Native Americans still gather basketry materials from the riparian corridors of Mendocino County. Keeping sensitive riparian areas intact is vital to the protection of important cultural and biological resources within the Valley, as well as to the maintenance of water quality and flood control.

Fisheries

The Russian River and its tributaries are home to Chinook salmon and steelhead and other species of fish. The National Marine Fisheries Service has listed both species as "threatened" within the six-county Central California Environmentally Significant Unit. Several groups and individuals have worked collaboratively over the years on strategies to protect these species and their habitats. In the interim, the County's Salmon and Steelhead Management Plan, in conjunction with California Environmental Quality Act review, is the guiding document for assessing project impacts on fisheries.

The Russian River, as it runs through the Ukiah Valley, is essential to threatened salmon and steelhead species. A goal of State and Federal significance is to protect and enhance the unique fisheries in the Russian River and its tributaries.

Riverbed

The Russian River's historic course has shifted over time due to major floods, nearby human activities, and other natural processes. Mining and associated processing in and along the Russian River creates impacts related to the depth of the riverbed, disruption of river flows, and shifts in the banks or course of the channel. These changes can be detrimental to flood protection and water supply. In some areas agricultural development has led to removal of riparian vegetation on the river bank. This has led to bank erosion and increased sedimentation of the riverbed. In other areas, residential development has increased runoff which can amplify the erosive power of the stream.

Flooding, mining, development and other nearby human activities can change the depth of the river and degrade the condition of the river banks. These impacts can be detrimental not only to habitat, but also to flood protection, ground water recharge and domestic and agricultural water supply. 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.



Mineral processing adjacent to the Russian River.

Development Impacts

Development patterns within the Valley, particularly within the more urbanized portions, have resulted in increased paved or impermeable surfaces and the channelization of streams and creeks. These activities disrupt natural drainage patterns, and can result in increased flooding and deterioration or destruction of natural riparian habitats and fisheries. There is a need to provide mitigation that will balance development with resource protection and enhancement of the critical functions that the Russian River and its tributaries provide.

Development should preserve open lands that absorb water to the maximum extent possible. Natural resources such as wetlands, flood plains, recharge zones, riparian areas, open space, and native habitats should be identified, preserved, and restored as valued assets for flood protection, water quality improvement, groundwater recharge, habitat, and overall long-term water resource sustainability.

A Riparian System Management Plan will help achieve a healthy balance to both accommodate development in a responsible way, and protect river resources. A Riparian System Management Plan will assess river conditions, identify critical segments of the riparian plant community for preservation and restoration, and propose strategies for maintenance. With participation from key agencies, performance standards, stream setbacks, and design guidelines can be developed for projects proposed within the defined river corridor planning area.

Land use and development codes can protect natural resources while providing opportunities for compatible development. Codes can support open space and conservation goals by requiring open space as part of new discretionary development, and concentrating development in strategic areas. Hillside views can be preserved by allowing transfer of development rights. Design review guidelines and performance standards will aid in identification of projects appropriate for these actions and ensure responsible, non-damaging construction practices.

Mining

Naturally occurring minerals in the planning area have or could have economic value to the local economy and the owners of the mineral rights. The most frequently mined products are sand, gravel, and stone which are used in construction. State guidelines and rules under the Surface Mining and Reclamation Act (SMARA) aim for continued accessibility to mineral resources while avoiding significant harm to the environment or human health from their extraction.



For decades, instream mining operations occurred in a number of locations along the Russian River, resulting in significant changes to channel elevation, configuration and vegetation. These changes negatively impacted the aquatic habitat that salmonid species depend on for their annual migration. These changes also alter water tables and erode bridge supports, adding significant expense to the operations of both water providers and road agencies.

Granite Construction continues to hold vested mining rights to multiple sand bars in the Ukiah Reach of the Russian River. Due to the listing of Pacific Salmonids under the Endangered Species Act, mining activity has declined to the point where extraction does not occur in most years. It is highly unlikely that any new instream mining operations will commence in the future. Apart from the Russian River Channel, Granite also holds a permit for a pair of off channel terrace mines one mile north of Talmage Road. These sites are located within the floodplain and are substantially depleted. To replace these sites, Granite has submitted an application for a use permit for a new mining operation at the Kunzler Terrace site, located due east of the former railroad tracks, just south of Ackerman Creek. If approved, this operation would excavate up to 250,000 tons of alluvial matter from the flood plain west of the Russian River. No other active mining operations exist or have been proposed, as of 2010, in the Ukiah Valley. The nearest mines to the UVAP area are a pair of quarries along U.S. 101 and CA 20, north and east of the Valley respectively.

Upland Areas

The hilly portions of the planning area vegetated primarily with native species of trees, shrubs, as well as native and non-native grasses and herbaceous plants, that rely on particular topographic and microclimatic conditions, such as slope steepness and orientation, and the presence of water. Because of this, the Valley's hillsides play an especially important role in supporting diverse biological communities. Ukiah Valley's eastern hills support an extensive and nearly contiguous oak woodland habitat. The afternoon sun exposure in conjunction with drainage channels and small canyons create prime conditions for oak woodland habitat. In addition to the biological diversity they provide, the western and eastern hills frame the Valley, creating an aesthetic resource for residents and visitors. Many developed portions of the Valley enjoy sweeping views of open space and the hillsides, adding character and economic value to property throughout the Valley.

Biological Communities

"Biological Communities" refers to the web of organisms, other than people, that live in an area. Many of the physical requirements for natural communities are provided through open space areas. Healthy plant communities, and the wildlife and fish that they sustain, are essential to the quality of life in the Ukiah Valley. Fertile and stable soils are critical to agriculture and forestry, and indirectly, to all other economic activities in the county. Vegetation, both living and dormant, protects the soils and decrease the rate of erosion. Healthy plant communities help to filter stormwater contaminants and limit the severity of flooding through flow attenuation.

Indigenous plant species provide particularly important functions to the community. They are best suited to the local climate and soil conditions and tend to be drought-tolerant and often have greater pest and disease resistance. Some native species are also fire resistant. In addition, native plants support valuable fish and wildlife habitat. Conversely, certain non-native plants can be detrimental to the local ecology and economy. Some proliferate rapidly and can displace native plants or economically important species, consume groundwater at higher rates than native species, and increase fire danger. Thus it is important to prevent native species from displacing native species and preserve native biological communities.

Land use decisions should balance development with preservation of the Valley's dominant native plant communities, including the mixed evergreen forest, grasslands, and oak woodlands. These diverse communities promote soil development and slope stability and support a wide variety of wildlife. Steps should be taken to protect, restore, and enhance these native plants systems and to prevent the spread of non-native invasive species.

Today, the Ukiah Valley supports four dominant plant communities: oak woodlands, mixed evergreen forest, non-native grasslands, and agricultural lands.

Oak Woodlands

Oak woodlands are one of the most diverse and productive habitats, supporting many species of amphibians, reptiles, mammals, birds and insects. Due to climate and geography, the Ukiah Valley supports a rich diversity of oak communities. As reported by the Department of Fish and Game, oak forests and woodlands support more diverse wildlife species than any other California habitat. Migratory avian species, including the Black-headed Grosbeak, the Lazuli Bunting, the Northern Oriole, and the Orange-crowned Warbler, visit oak woodlands from their Central and South American



winter grounds to nest and raise their young during the summer breeding season. Species such as the Rufous-sided Towhee, crown sparrows, western bluebirds, and meadowlarks live in oak woodlands throughout the year. Mammals like the deer mouse, dusky-footed woodrat, black-tailed deer, the western gray squirrel, raccoon, black bear, bobcat, coyote, gray fox, mountain lion and numerous species of bats also live in the valley's oak woodlands.

In addition to providing habitat, oaks stabilize soils on sloping ground, minimize flooding, and help maintain water quality. They abate noise, deflect wind, and filter dust and pollutants from the air while absorbing carbon from the atmosphere. On rangelands, research has shown that livestock forage production is greater under blue oaks, has greater nutritional value, and remains greener into the dry season longer than pastures that have been cleared of oaks; the trees modify the microclimate by helping retain moisture and improve rangeland soils. In addition, acorns provide a high valued, seasonal protein food source for domestic livestock and wildlife species.

The Ukiah Valley was once dominated by upland and riparian oak forests. This fact is memorialized in that the valley oak is the official emblem of the City of Ukiah, and oaks are frequently used in commercial advertising as representing the regional identity. Oak forests and woodlands have also historically had economic and cultural importance for native peoples. Upslope from the creeks and river, but where the water table was sufficiently high, valley oaks grew in more open woodlands and savannas. Blue and black oaks (the preferred acorn source for Native Americans) grew on drier ground, and mixed oak woodlands, including live (evergreen) oaks covered the western hills. Collectively the oak species associated within the planning area include valley, blue, black, interior and Shreve's live, Oregon white, canyon live, scrub, and serpentine oaks.

Today, fragmented patches of individual trees and groves of valley oak remain, with highly altered, remnant riparian valley oak woodlands remaining as thin stringers of habitat along the Russian River and its tributaries. Interior live oak woodlands remain relatively intact on the eastern hills of the valley. The westerly portions of the City of Ukiah and the western hills still contain viable stands of black and blue oak woodlands with scrub oak woodlands dominating the higher elevations of the watershed. Extensive and contiguous blue oak woodlands can be found east of Highway 101 from Ukiah to the Sonoma County line where slope conditions are dry and rocky.

Protection of oaks, and particularly the remaining valley oaks, is of particular interest to residents of the Valley. The long-term survival of the area's oak woodlands depends on assuring that human activities such as residential and commercial development, agriculture, and fuel harvesting do not impact the ecological functioning of this habitat. Regeneration of seedlings and saplings is paramount to the long-term sustainability of the valley's woodlands.

Forest and oak woodland conversions (deforestation) are contributing to the net loss of oak woodland acreage throughout the state, as well as in the Ukiah Valley. Parcelization of land and development decisions that fail to take into account the survival and regeneration of woodlands result in fragmented stands that can negatively affect native wildlife diversity. Stands and trees that are indiscriminately thinned or pruned can attract unwanted pests and disease. Trees can be damaged or killed by indiscriminate

irrigation, paving, trenching, and grade changes causing both aesthetic concerns and adding safety fears. Invasive species and pathogens such as Golden-spotted oak borer and Sudden Oak Death Syndrome (Phytophthora ramorum), continue to serve as a reminder of the negative impacts of unwanted and exotic pests. Alterations of native habitats with non-native species have been shown through research to negatively affect some aspects of native biological diversity.

For all of the reasons stated above oaks are important to the local environment, culture and community of the Ukiah Valley and need to be protected. This plan recognizes the value and importance of the area's oak resources and is included as a testament to the County's desire to insure that oak resources will be a valued part of the Ukiah Valley for years to come.

Ukiah's remaining oak woodlands and unique specimen oaks should be preserved to the extent possible, and healthy contiguous woodland stands (such as in the Valley's eastern hills) should be protected. An inventory of natural resources (OC2.1a) will provide critical information to target preservation or restoration efforts and guide future development decisions.

Mixed Evergreen Forest

The Mixed Evergreen Forest community is typically located on slopes at elevations ranging from 200 to 3,000 feet. Common species in this plant community include: Douglas fir, coast redwood, California bay, Oregon white oak, California black oak, madrone, tan oak and knobcone pine. Associated with this habitat type are various shrub species of manzanita, chamise, mountain mahogany, ceanothus and poison oak. The Mixed Evergreen Forest provides habitat for a range of reptiles, amphibians, and birds that in turn provide food for the many predatory species including Mountain Lion, Bobcat, Grey Fox, Black Bear and the Ringtail.

Grasslands

While grassland communities occur throughout the UVAP planning area, the predominant grassland areas are located to the north of Orr Springs Road, south of Calpella, and west of Highway 101. Grasslands also occur in the band of lower slopes between agriculturally developed parts of the Valley and the upper slopes vegetated with mixed evergreen forest.

Most native grassland in Mendocino County has been replaced by non-native invasive plants, though there are some pockets of native grassland in the Plan area. Areas that are heavily grazed or



Grapevines, one of the primary crops grown in the Valley.

otherwise disturbed are characterized by annual grasses and forbs. In areas where there is little disturbance, and on slopes with a high serpentine content, perennial grasses are dominant. Both annual and perennial grasses support insect life and produce seeds to provide food for a wide variety of birds. The abundant populations of small to medium-sized birds and mammals also attract predatory birds and mammals.

Agriculture

Formalized agricultural endeavors in the Ukiah Valley began around 1850. Early efforts included the raising of livestock, and the growing of various grains, hay, alfalfa, and hops. Some tobacco was grown during this period, but soon disappeared as a viable crop in this region. The Coyote Valley Flourmill was built in 1860 and processed up to an estimated four tons of wheat per day during the harvest. With limited ways to transport fresh produce to the San Francisco markets without perishing, agricultural products were generally confined to the local market. However, when the Northwestern Pacific Railroad was completed in 1889; prunes, potatoes, pears, and hops could be grown and sent to San Francisco and other regional markets. Wine grapes were planted, and irrigation was practiced on a small scale. Through the 1950's; hops, pears, prunes and grapes were the most widely planted crops in the Ukiah Valley. After the railroad was completed, lumber mills sprang up in the Ukiah Valley. Lumbering became the major industry in Mendocino County as trains took redwood logs and processed boards south to the San Francisco region.

Mendocino County is home to a number of productive agricultural parcels, and hosts one of the largest concentrations of organic farmers in the State. Much of the active agricultural land in the UVAP planning area is located on the Valley floor and lower elevations along the Russian River system. The Ukiah Valley floor consists of prime, fertile soils for growing a variety of crops, and many of the bench lands are highly productive for grapes. Agricultural land in the plan area is predominately comprised of vineyards and fruit orchards (primarily pear and apple) but also includes other row crops and pasture. Agricultural production has been an important part of the Ukiah Valley economy for generations.

Previously, the Valley Agricultural lands were usually comprised of grasslands and oak woodlands. Because of their high degree of disturbance, agricultural areas typically have a low habitat value for wildlife, although there are a number of wildlife species adapted for these disturbed conditions. Cover crops are frequently planted between rows in vineyards and orchards, creating microhabitat for insects and other wildlife. Fruit orchards, vineyards, and pasture can provide food and cover for squirrels, numerous birds, raccoons, deer, and other small mammals.

In addition to the economic benefits, agricultural lands provide a pastoral quality that helps define the character of the Ukiah Valley. There is widespread public interest in preserving agricultural lands. Only a limited percentage of the Valley's agricultural lands are currently protected under Williamson Act Agricultural Preserve contracts. There are some active agricultural lands currently in production that are not zoned for agricultural or rangeland uses. Allowing the transfer of development rights with existing agriculturally zoned properties that are of lower value for cultivation could help keep higher value land in agricultural production. With increasing development pressure, more comprehensive measures are needed to preserve agriculturally suitable areas, and ensure economic stability and longevity of the rural quality of life that residents enjoy. Encouraging, expanding and diversifying farming

will maximize local economic benefits and food supply.

There are currently a range of mechanisms in place to protect agricultural lands and operations. The California Land Conservation Act (Williamson Act) utilizes special tax incentives to retain productive agricultural land in "Agricultural Preserves" for periods of ten to twenty years through County and landowner contracts. Protective programs with public and private financing or incentives, including land trusts, open space easements or transfer of development rights, can further the conservation of agricultural land.

Land use can also be regulated to maintain compatibility with existing agricultural uses, such as with adjoining use restrictions, new commercial and industrial land use restrictions and rigorous discretionary project conditions of approval and compatibility requirements. Development of public facilities should equally be monitored to minimize the use of, and impact on, agricultural lands. The Agricultural Nuisances and Consumer Disclosures ordinance ("right-to-farm" regulations) protects existing commercial agriculture from encroaching residential development, ensuring that proposed shifts in adjacent land use remain compatible with farming needs.

Note:

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

GOAL OC1

Maintain and enhance the area's natural resources by balancing protection, conservation, replenishment and sustainable use.

Policy OC 1.1 Protect the river corridor and riparian habitat while accommodating responsible development.

OC1.1a River Corridor Planning Area Definition

Define the river planning corridor and extent of surrounding riparian areas 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:

- "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.

- "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.

- Establish a River Corridor Combining Zoning District. Rezone all lands within the River Corridor areas to this combining district.

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.

OC1.1c Riparian System Management Plan

Develop, implement and maintain a Riparian System Management Plan and companion design guidelines that will include:

- 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 stream or stream reach will be managed (aquatic habitat preservation/ enhancement, flood control, storm water management, groundwater recharge, recreation, etc.);
- 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.

OC1.1d Management Plan Implementation

Decide how implementation of these functions will occur. Either:

- 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.

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.

OC1.1f Identify Potential Funding Sources

Identify potential funding sources, public and private, to implement river restoration and preservation goals and potential projects outlined in the Riparian System Management Plan.

OC1.1g River and Stream Maintenance Education

Collaborate with the Mendocino County Resource Conservation District to develop public education materials and programs that balance invasive species removal with native plant restoration. Develop effective post-planting maintenance and retention of large woody debris to maintain floodwater carrying capacity and critical habitat.

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:

- Streamside maintenance, fire fuel management, and restoration.
- Livestock grazing.
- Agricultural cultivation, but not within 100 feet of top of bank for the Russian River and 25 feet for Other Riparian Corridors.
- 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.

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:

- 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 appropriate protection of the biotic resources, water quality, flood management, bank stability, groundwater recharge, and other applicable riparian functions.

Policy OC1.2: Protect and maintain the Russian River Corridor channel elevation and banks.

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.

OC1.2b Minimum Riverbed Elevation

Establish a minimum vital riverbed elevation above mean sea level in the Ukiah Valley in cooperation with property owners, the Russian River Flood Control and Water Conservation Improvement District, trustee agencies and other responsible agencies.

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.

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.

Policy OC1.3: Enhance the fisheries in the Russian River and its tributaries within the Ukiah Valley.

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.

Policy OC1.4: Managing and maintaining gravel levels in the Russian River is essential to prevent bed down cutting and lowering of the water table.

OC1.4a Resupply of River Gravel Levels

Work with property owners, Department of Fish and Game and the California Division of Mines and Geology to determine the resupply levels of river gravel.

OC1.4b Gravel Harvesting Limits

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.

GOAL OC2

Conserve open space, hillsides, and indigenous habitats for the enjoyment of future generations.

Policy OC2.1: Prioritize open space resources with targeted conservation and restoration efforts.

OC2.1a Natural Resources Inventory

Catalogue natural resources within the Ukiah Valley. Identify types of resources, locations and characteristics to guide future planning decisions.

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.

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.

OC2.1d Wildlife Preserves

Identify areas of importance for acquisition or dedication as easements for wildlife preserves.

Policy OC2.2: Protect natural resources while providing opportunities for compatible development.

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.

OC2.2b Open Space Acquisition and Private Property Rights

Educate decision-makers and the public about acquisition of open space lands and private property rights on lands designated for open space or open space uses. Develop educational resources for distribution at governmental offices.

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.

OC2.2d Cluster Housing Incentives

Develop and apply incentives to encourage clustering residential development as a means of maintaining open space.

Policy OC2.3: Preserve and restore native oak woodland and hillside habitats.

OC2.3a Oak Woodland Habitat Inventory and Preservation Plan

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.

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.

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:

- appropriate set-back distances;
- tree/woodland protection practices during construction;
- maximum grading in the vicinity of specimen/heritage trees and woodlands; and
- monitoring programs and potential mitigations.

Criteria and performance standards should be based on current environmental science pertaining to maintaining healthy woodland communities.

OC2.3d Zoning Code: Hillsides

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.

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.

OC2.3e Oak Preservation and Mitigation

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 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.

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.

GOAL OC3

Preserve and enhance agricultural areas to protect the economic vitality and rural identity of the Ukiah Valley.

Policy OC3.1: Maintain viable Agricultural Land classifications

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.

OC3.1b Agricultural Land Conversion Criteria

Proposals to convert Agricultural Lands to non-agricultural classification will be considered only after satisfying the following requirements:

- 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.

Policy OC3.2: Expand, encourage and diversify farming for local benefits and food supply.

OC3.2a Zoning Review

Review the zoning code for impediments to allowing small-scale intensive farming operations and necessary accessory uses.

OC3.2b Organic Farming

Provide ongoing support to programs that encourage organic farming as an economic and educational resource.

OC3.2c Integrated Pest Management

Promote and encourage farmers to use integrated pest management programs as recommended by the University of California Cooperative Extension Farm Advisors office.

Policy OC3.3: Conserve agricultural lands and reduce development pressure.

OC3.3a Williamson Act

Encourage creation and renewal of Williamson Act contracts on agricultural lands including implementation of Farmland Security Act.

OC3.3b Land Trusts

Use land trusts to conserve agricultural lands.

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.

Policy OC3.4: Regulate land use to maintain compatibility with existing agricultural uses.

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.

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.

OC3.4c Public Facility Development Monitoring

Collaborate with organizations and citizens to ensure that siting and design of schools, local, State and Federal facilities minimize the use of, and impact on, agricultural lands.

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:

- Residential uses and subdivisions shall maintain a five (5) acre minimum adjacent to lands classified Agricultural or a ten (10) acre minimum adjacent to lands classified Range Lands. Parcels classified with a smaller minimum parcel size, or zoned Planned Development or for clustering, may exceed these densities, provided that the criteria below are employed to reduce impacts;

- 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, lighting, 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.

OC3.4e Discretionary Project Conditions of Approval

Conditional approval of discretionary projects (including subdivisions and use permits) that conflict with the protection of agricultural land or operations and are located on or within 300 feet of land zoned Agricultural or Range Land may be granted upon an acknowledgement that the Agricultural Nuisances and Consumer Disclosure (right-to-farm) statement (set forth in the Mendocino County Code) is recorded with the office of the County Recorder.

The recorded statement may be discontinued upon verification by Mendocino County that the encumbered property is no longer subject to the Agricultural Nuisances and Consumer Disclosure Ordinance.

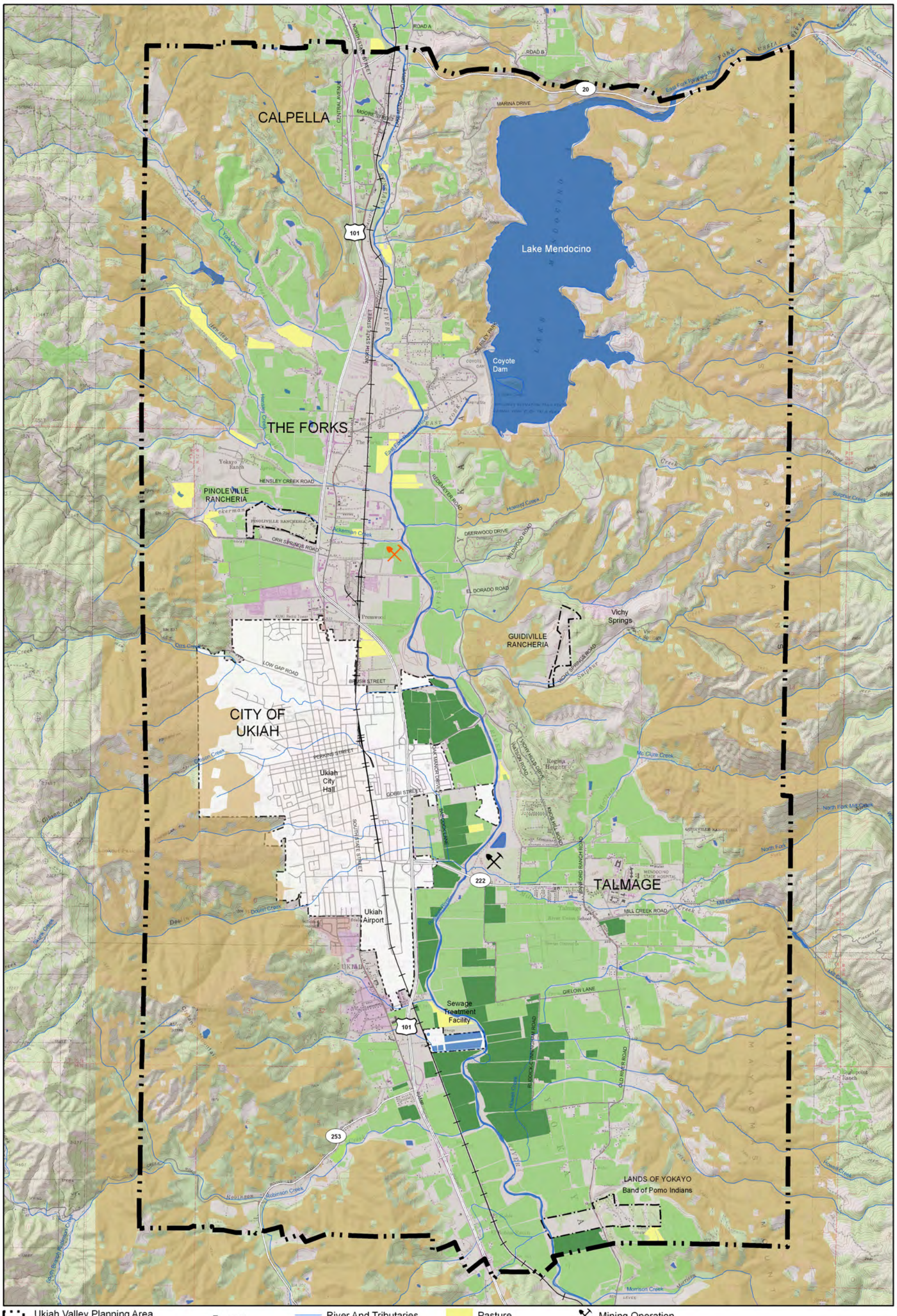


Figure 9.1 Ukiah Valley Rural Land Uses

Source: Mendocino County Planning & Building Services, Mendocino Water Agency & UC Cooperative Extension

This map is provided as a visual display of County information. Reasonable effort has been made to ensure the accuracy of the map and data provided, nevertheless some information may not be accurate.

August 2011

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Section

10



Historical and Archaeological Preservation

Historical and Archaeological Preservation

GOAL HA-1
Preserve historical buildings and spaces that create a sense of place.

GOAL HA-2
Protect Native American cultural and archaeological resources.

As the Ukiah Valley Area Plan moves forward and the Valley evolves to meet the changing circumstances that surround us, it is important to remember where we have been as a community. The Ukiah Valley contains significant historic and archaeological resources that provide an important connection to our past, shape the community's identity and define a direction for the future. Integrating our historic buildings and neighborhoods as development occurs can help create more livable places, enhance urban areas and natural environments, and potentially stimulate the local economy. Protecting cultural and archaeological resources provides a connection to the people whom called this valley home before us.

Underutilized sites with historic attributes are often prime targets for development projects, with the resulting loss of those resources. Sometimes this loss was due to unclear or conflicting public policies, incomplete information or a lack of funding to preserve those resources. The preservation of significant historic, cultural and archaeological resources can increase the community's uniqueness and make it a more desirable place in which to live, work or visit.



Renovated Ukiah Train Station.

The community recognizes the significant contributions that such cultural resources make to character and quality of life in the Valley. The intent of the Historic and Archaeological Resources Element of the Area Plan is to preserve the Ukiah Valley's cultural assets, celebrate its heritage, and ensure opportunities for cultural enrichment. Comprehensively examining these resources and identifying relevant policies are critical steps toward fostering an environment that responds to its original character and integrity.

BACKGROUND AND SETTING

Historic Buildings and Spaces

Throughout the Ukiah Valley, there are examples of historic structures and landscapes that provide a link to the past—to ancestors who called the Valley their home. Whether located on private or public lands, these places are significant in their representation of the heritage and cultural history of the Valley. Many of the ranches and farms in the Valley have been in existence for 100 years or more, and many buildings are potentially historically significant.

The community boasts a number of especially noteworthy historic sites and structures, including the Vichy Springs Resort, which has been designated as a California Historical Landmark; the City of 10,000 Buddha's, formerly a State hospital and currently a monastery and educational complex; and the former Finnish colony in Calpella.



Entrance to the City of Ten Thousand Buddha's.

The Palace Hotel, a historical structure, is located within the Ukiah City limits. The 99 room hotel was built in 1891 and originally named the Curtis House. The brick structure is three stories in height, and stylistically derived from the Italianate mode. The name was changed in 1894 to the Palace Hotel when J.D. Curtis sold his interest. It is an important architectural representative of its era, as well as a significant cultural resource to our community. While the structure has been repaired and refurbished in times past, it has been seriously neglected over the past twenty or so years. Ukiah Main Street Program's Friends of the Palace Committee is working with responsible parties to restore this treasure and preserve it for future generations.

Loss of historic buildings, structures and landscapes can result in the permanent alteration in appearance of a community or countryside. In some cases, site context is the defining historic element, whereby a building and its environs are expressly connected, or the environment itself is the key resource. Residents appreciate the charm of the Valley's historic buildings and landscapes and are intent on maintaining a legacy of high quality architecture and spaces that are sensitive to their historic context.

The County and other public agencies share a responsibility in preserving historic and archeological resources. Government-owned properties often serve as cornerstones of the community, setting a standard for surrounding properties. The current Mendocino County Court House is the most prominent

structure in Downtown Ukiah. Replacement of the original ornate courthouse with a more modern structure was mirrored on other properties nearby. In addition to its own facilities, the County government can play a critical role in maintaining the area's character and its architectural, cultural and historical integrity through the planning review process. Currently, the County reviews discretionary projects for potential impacts on historic resources but has not adopted regulations beyond those in the State Historic Building Code. Projects that do not require discretionary action are not reviewed for historical impacts.

Receiving a formal state or national resource designation status provides distinct recognition of historic resources and facilitates preservation. As defined in the National Register of Historic Places, eligibility for the National Register requires that a property, structure or site must retain integrity and possess significance in American history, architecture, archaeology, engineering and culture. At least one of the following resource criteria must be met, including:

- Association with events that have made a significant contribution to the broad patterns of our history;
- Association with the lives of persons important in our past;
- Embodiment of the distinctive characteristics of a type, period, or method of construction;
- Representation of the work of a master;
- High artistic values; representation of a significant and distinguishable entity whose components may lack individual distinction; and yielding, or likely yielding, of information;
- Important in prehistory or history.

California State resource designations rely on similar criteria, but with relevance focused on importance to the State of California's history and cultural heritage.

The County Museum located in Willits and the Grace Hudson Museum in Ukiah are dedicated to promoting and facilitating study of the history of the Ukiah Valley and the Mendocino County area. Over the years, many records of the area's history have been lost. Both pioneer families and contemporary residents have donated records to local organizations to maintain important connections to the past. The County's Historical Records Commission reviews, collects and archives public and private records as an aid to researching and documenting historical, architectural and archaeological resources.

Native American Cultural and Archaeological Resources

The Ukiah Valley was originally inhabited by speakers of the Central Pomo language. These first inhabitants made seasonal encampments in the upland areas as well as the Coast, and utilized materials from indigenous ecosystems for economic, religious, and cultural purposes. There are numerous archaeological sites within the UVAP area, and a key objective of the Plan is to protect known cultural and archaeological sites as described by local Native American Tribes. Very few prehistoric or historic archaeological sites in the area have been subjected to systematic scientific study and therefore, the prehistory of the area is not well understood.

Today, there are two federally recognized Native American communities within the UVAP boundaries. The Guideville Rancheria, a small 40-acre rancheria, is located north of Vichy Springs Road in the eastern portion of the planning area. The

Pinoleville Indian Nation, located north of Ukiah, encompasses approximately 100 acres of land supporting a population of 136 people. The County also recognizes the efforts of the Yokayo Band of Indians to gain Federal Trust status on land within the southeast portion of the planning area.

The Archaeological Resources Protection Act of 1979 recognized the importance to the Nation's heritage of archaeological resources on public and Indian lands, and provided stronger federal laws aimed at preventing the loss and destruction of archaeological resources and sites resulting from development. Other legislative acts offering similar protections include the Native American Grave Protection and Repatriation Act, American Indian Religious Freedom Act of 1978, National Environmental Policy Act of 1979, and California Senate Bill (SB)18, signed into law in September 2004. SB18 requires contact and consultation with California Native American Tribes before adopting or amending a General Plan. It refers to "places, features, and objects" described in Section 5097.9 of the Public Resource Code (PRC), as "Cultural Places." PRC 5097.9 defines a cultural place as a "Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine."



Examples of Native American basketry.

Currently the primary means for cultural and archaeological protection in the Ukiah Valley is through the County's Archaeological Resources Ordinance and the work of the Archaeological Commission. The Commission reviews discretionary project proposals for potential impacts to archaeological resources. Projects with the potential for impacts are referred to the Northwest Information Center (NWIC) at Sonoma State University, which maintains records of historic and archaeological studies. The NWIC performs a records review and makes recommendations for further study, which may include an archaeological field work. The County Archaeological Commission considers the NWIC recommendations and ultimately forwards its recommendation to the decision-makers.

Note:

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

GOALS, POLICIES, AND IMPLEMENTATION

The following goals, policies and implementation measures are intended to further the preservation and protection of historical, cultural, and archaeological resources in the plan area.

GOAL HA1

Preserve historical buildings and spaces that create a sense of place.

Policy HA1.1: Identify and track historical resources.

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.

HA1.1b: Special Resource Designations

Nominate the most significant historic resources from the Historic Resources Inventory to state or national preservation lists, such as:

- The National Register of Historic Places;
- California Historical Landmarks;
- California Inventory of Historical Resources;
- Points of Historic Interest; and
- Ethnic Sites Survey for California.

In the event that designations are not approved, develop measures to protect nominated resources as locally significant.

HA1.1c: Public and Private Record Archival

Maintain programs for review, collection and archiving of public and private records as an aid to researching and documenting historical, architectural and archaeological resources.

Policy HA1.2: Identify funding sources to support preservation.

HA1.2a: County Funding

Allocate capital improvement funds in the County budget for maintenance and enhancement of publicly owned historic buildings.

HA1.2b: Level of Community Responsibility

Assess possible community responsibility in contributing to the cost of preserving historic properties as community resources.

Policy HA1.3: Preserve, maintain and enhance both publicly-held and privately-owned culturally and historically significant buildings and sites.

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:

- 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.

HA1.3b: Use of Existing Mechanisms to Evaluate Historical Impacts

Continue to utilize established mechanisms, including the City of Ukiah's local historic preservation ordinance and the State Historic Building Code, when reviewing discretionary project proposals and potential impacts upon historic resources throughout the Valley.

HA1.3c: Design Review

Designate a clear process for review of proposed permanent changes to designated historic resources (including building envelope, exterior appearance, setting and landscapes). Proposed changes to significant structures or landscapes, or projects proposed in designated areas or in relation to significant sites or buildings should trigger design review.

GOAL HA2

Protect Native American cultural and archaeological resources.

Policy HA2.1: Protect known cultural and archaeological sites.

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, but identifying no exact site locations. Maps should indicate the Tribes to be contacted when discretionary projects are initiated in those designated areas.

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.

HA2.1c: Tribal Notification

To help protect unexcavated archeological sites, notify Tribes when discretionary projects are occurring within aboriginal territory. Require the presence of Cultural Monitors from participating Tribes during excavations which may impact sensitive resources.

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.

Section

11



Parks and Recreation

Parks and Recreation

GOAL PR-1
Meet the community's need for recreation, cultural resources, and on-going education.

GOAL PR-2
Work with the City and other entities to ensure that there are a variety of parks, recreational facilities, and points of river access.

GOAL PR-3
Promote a greater sense of community through events, gathering places and shared facilities.

Parks help to foster a sense of community by providing a place for residents to come together for relaxation, exercise, and celebration. These gathering places can act as the social centers of a community, providing space for recreational activities for people of all ages and backgrounds. Parks also provide a place for the community to connect with nature. They can also serve as wildlife corridors in urbanized areas, helping maintain a healthy biological community.

A wide range of parks and recreational facilities and services exist in the Ukiah Valley. Opportunities include: County and City parks, Mendocino College recreational facilities, public school playgrounds, and the 12th District Fairgrounds. Less developed open space areas, such as along the Russian River and the Federally-owned recreation areas also provide recreational opportunities for residents and visitors alike. Limited hiking, bicycling, and equestrian trails also exist on public land in the Valley. Proposals to fund and build expansions or upgrades to existing facilities will be needed to serve future residents of the Valley.

While it is essential to fund unmet recreational needs, it is equally important to maintain and improve existing parks, facilities, recreational activities and open space. Traditionally, recreation programs have tried to balance the development of new facilities with the funding and upkeep demands from existing community programs and facilities.



Low Gap Park

As demand for recreation facilities and activities grows and changes, the County intends to focus its efforts in the following critical areas:

- Continue to maintain and develop athletic fields and support facilities;
- Provide parks in underserved neighborhoods;
- Provide a multi-use community center (such as the Alex Rorabaugh Center);
- Expand paths and trails for recreational use and to link recreation facilities;
- Ensure that the recreational needs of disabled persons, at-risk youth, and senior citizens are also met.

The County intends to meet these needs through the more efficient delivery of services, fees that more closely reflect the cost of providing the services, community support through donations of time and materials, and special grant programs.



Lake Mendocino Recreation Area.

The County also intends to continue and to expand cooperation with the Ukiah Unified School District and other agencies to enable the shared use of public parks and facilities.

EXISTING PARKS, RECREATION AREAS, AND FACILITIES

Federal Recreation Areas

There are two Federal Recreation Areas within the Ukiah Valley: Lake Mendocino and Cow Mountain. These areas attract Valley residents as well as people from throughout the San Francisco Bay Area.

The Lake Mendocino Recreation Area occupies 5,110 acres in the northeastern portion of the Ukiah Valley, including the vast surface area of the lake itself. Operated by the U.S. Army Corps of Engineers, Lake Mendocino is a multi-purpose reservoir, offering day-use facilities, boat launching locations, and overnight campground sites.

The 60,000-acre Cow Mountain Recreation Area is located in the Mayacamas Mountains and is managed by the Bureau of Land Management. Approximately 1,296 acres of this area falls within the Ukiah Valley and is accessible from Mill Creek Road. Cow Mountain offers back country recreation such as hiking and horseback riding trails, hunting, camping, and off-highway vehicle use.



County Regional Parks

The County of Mendocino manages Mill Creek County Park and Low Gap Regional Park. Adjacent to Cow Mountain Recreation Area, Mill Creek Park has two reservoirs for swimming and fishing, hiking trails, picnic areas, and an equestrian trail. Low Gap Regional Park is located in the City of Ukiah (west of the County Administration Center on Low Gap Road) and also offers a variety of recreational opportunities.

The Russian River

The Russian River provides various recreational opportunities, such as swimming, fishing, inner tubing and picnicking. Public access to the Russian River is only allowed at specified public access points. There are four public access points to the river near the City of Ukiah: the City's Softball Complex in the northeast portion of the City, the Vichy Spring-Perkins Road crossing, Riverside Park located at the end of Gobbi Street, and the Talmage Road crossing.

Mendocino Community College

Mendocino College, located in the northwestern portion of the Valley, provides a variety of recreational facilities, some of which are available for public use. Public facilities include an all-weather track, six tennis courts, a disc golf course, and two outdoor volleyball courts. The College also has a gym which is used by organized basketball leagues.

Twelfth District Fairgrounds

The State of California's Twelfth District Fairgrounds is located on the east side of North State Street and is bisected by the Ukiah City limits boundary. Recreational facilities include a golf driving range, horseshoe pits, and car race track and arena. The many buildings at the Fairgrounds also provide space for educational and social events.

City of Ukiah Parks and Recreation

The City of Ukiah provides a variety of neighborhood and community parks, a museum, the Civic Center, athletic fields, and recreational programs used by City and Valley residents and visitors.

Regional facilities are enjoyed by residents of the Ukiah Valley and others. The Ukiah Municipal Golf Course is a regional facility with eighteen holes and a clubhouse. Carpenter Park, a passive park on Main Street in central Ukiah, has the



Alex Thomas Plaza located in the City of Ukiah.

distinction of encompassing the Grace Hudson Museum and the Sun House Museum, a registered State Historic Landmark. The Ukiah Civic Center located downtown on Seminary Avenue, two blocks west of State Street, houses City governmental offices and provides land for passive recreation activities. Alex Thomas Plaza serves as a community gathering place for special events as well as daily use.

Community parks are major facilities designed to meet active recreation needs for residents of the City as a whole, and are also used by Valley residents. Todd Grove community park, located in northwestern Ukiah, offers the only public swimming pools in Ukiah. Riverside Park facilities, including a BMX bicycle "moto–cross" track and Little League fields, are being expanded. Baseball facilities are provided by Anton Stadium located just southwest of Todd Grove Park and the City's Softball Complex in northeastern Ukiah adjacent to the Russian River. School sites with play fields are also utilized to varying degrees to meet neighborhood park needs.

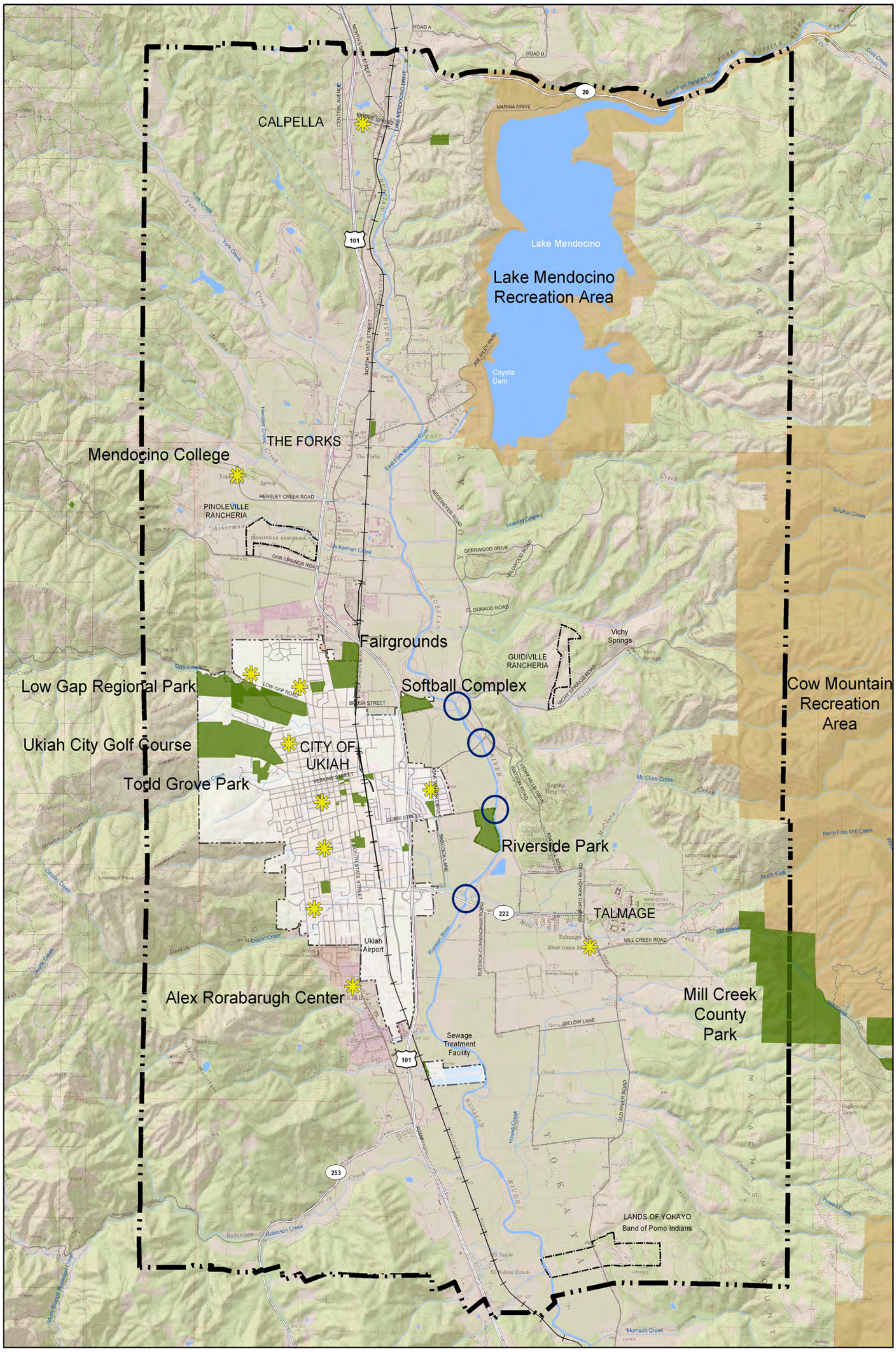


Figure 11.1 Recreational Facilities

Source: Mendocino County Planning & Building Services
This map is provided as a visual display of County information.
Reasonable effort has been made to ensure the accuracy of the map and data provided, nevertheless some information may not be accurate.
August 2011

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FUTURE NEEDS

Accessible Neighborhood Parks

Residents in portions of the outlying areas of the Valley, such as Talmage, enjoy the nearby Federal and County recreation areas, but are lacking small scale neighborhood parks. Other areas such as Calpella depend heavily on their local schools to provide recreational opportunities and gathering spaces. Due to the small scale of most development projects in Mendocino County, recreational facilities have not been required for approval. Since 2000, only one small neighborhood park was constructed as part of a development project (West Forks Subdivision off of Lake Mendocino Drive). As populations in the outlying areas expand, so will the need for recreational facilities.

A Neighborhood park is defined as an area which is convenient and accessible for active and passive recreation to residents within a prescribed service area. Basic elements often include turf playfield, playground equipment, and landscaped picnic/ seating area. Other elements may include hardsurfaced courts, restrooms, group barbecue, incorporation of natural or cultural features, and on-site parking.

Opportunities exist for the development of park facilities in the UVAP planning area. The Alex Rorabaugh Recreational facility, adjacent to the Grace Hudson Elementary School site, will address many neighborhood park and recreational needs of those in the southern half of the Ukiah Valley. Other facilities could also be included in any redevelopment project within one of the three Redevelopment Zones that contains a residential component.

Recreational Trails

A network of accessible public hiking, mountain bicycling (non-motorized) and equestrian trails can enhance community recreational opportunities and tourism in the Ukiah Valley. The expansion and development of trails in the Valley should be coordinated with trail segments along public roadways. Further discussion of bicycle paths, routes and lanes can be found in the Circulation and Transportation Element of the UVAP.

The City, County and various other public entities control a substantial amount of land that could be developed for hiking, mountain biking, equestrian trails and staging areas. Trails development emphasis should continue to be focused upon the use of public lands and rights of way, as well as lands voluntarily granted for trail use.

The County recognizes that the development and expansion of trails on or adjoining agricultural and other private lands, whether by easement or fee title, can create conflicts. Trails can also pose conflicts with private property rights from trespassing, theft, vandalism, loss of privacy and increased liability. A comprehensive Trails Master Plan to address these conflicts must be developed and put into place prior to trail route acquisition, development, or use.

Collaboration

The Mendocino County Fairgrounds, Ukiah Valley Conference Center, Alex Rorabaugh Recreational facility, Mendocino-Lake Community College, other school facilities, conference and meeting rooms, and facilities owned by churches and civic organizations represent substantial recreational opportunity. These facilities and spaces may be more effectively used if issues such as uneven geographical distribution, inadequate transportation services, inefficient event scheduling, rental costs, or liability concerns can be addressed. If public and private sectors cooperate, shared facilities could be developed and operated.

Note:

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

PARKS AND RECREATION GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL PR1

Meet the community's need for recreation, cultural resources, and on-going education.

Policy PR1.1: Provide a geographically balanced network of parks and community facilities.

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. The assessment should include:

- 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.

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.

PR1.1c Riverside Park Expansion

Collaborate with the City of Ukiah to expand the City-owned Riverside Park recreational facilities in cooperation with surrounding land owners, ensuring compatibility with existing agricultural uses. Measures to consider for maintaining compatibility include:

- Limitations on the areas of the park to be generally accessible;
- Control over the hours of park operations; and
- Provisions to ensure that park activities do not interfere with the "right-to-farm" of adjoining agricultural uses.

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.

Policy PR 1.2: Provide a comprehensive trail network, along with pedestrian and bicycle connections, to recreational destinations throughout the Valley.

PR1.2a Trails Committee

Assemble a community-based trail planning committee to assist the County and the City in planning for trails routes, route acquisition and trail use. The committee should include well-balanced representation from interest groups such as hikers, mountain bikers (non-motorized), equestrians, agricultural land owners, and others affected by potential trail routes.

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:

- 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
- Potential funding sources.

The Trails Master Plan development process should include:

- 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.

Ideally, a Trails Plan should be incorporated into a broader Parks and Recreation master plan that would include other recreational elements as well.

PR 1.2c Financing Strategies

Explore financing strategies outside of the County's General Fund to support trails committee work, master plan development, trail expansion and improvements. Investigate possible grant eligibility and potential partnerships and collaborations with the City of Ukiah, School Districts and faith organizations within the UVAP planning area.

Policy PR1.3: Provide a variety of community-based recreational and educational programs.

PR1.3a Programs and Services Needs Assessment

Conduct a Valley-wide Programs and Services Needs Assessment. The Assessment should include:

- Baseline demographic data and assessment;
- A survey of community needs and interests;
- An inventory of current programs and services offered;
- A summary of opportunity areas and gaps in existing programs and services;
- Recommended new programs and services to best meet community needs and interests;
- Proposed locations to support specific program types;
- Gaps in available facilities to host proposed programs and services;
- Implementation strategies; and
- Potential funding sources.

PR1.3b Periodic Programs Re-evaluation

Develop a mechanism for periodic re-evaluation of programs and services to ensure that current programs continue to meet evolving community needs.

GOAL PR2

Work with the City and other entities to ensure that there are a variety of parks, recreational facilities, and points of river access.

Policy PR2.1: Pursue creative funding solutions to implement park and facility development, expansion and improvements.

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.

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.

Policy PR2.2: Pursue strategic outside funding solutions to implement program improvements.

PR2.2a Grants

Investigate eligibility for grant funding to support program development and staffing of proposed programs.

PR2.2b Park Land Dedications

Require that new development provide park land for new 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.

PR2.2c Impact Fees

Determine feasibility of impact fees required to fund a share of regional recreational facilities; consider charging developers an impact fee per unit of new housing per the study findings.

PR2.2d Ongoing Park Operations and Maintenance

Provide for ongoing funding of park operations and maintenance through assessment districts, homeowners associations, and other means.

GOAL PR3

Promote a greater sense of community through events, gathering places and shared facilities.

Policy PR 3.1: Host community-sponsored cultural and recreational events.

PR 3.1a Events and Festivals

Stimulate community center patronage and provide opportunities for community gathering with organized cultural and recreational events and festivals.

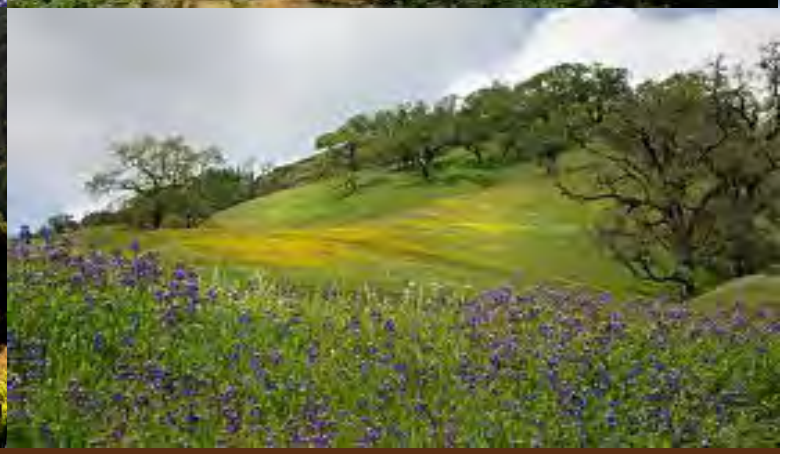
Section

12









APPENDIX I

ADDITIONAL GUIDELINES

- Assume 20% of gross area is used for circulation and rights-of-way (where none are present).
- Encourage shared parking facilities that serve commercial areas during peak hours and residential uses at other times of day in mixed-use areas. In situations where shared parking facilities are provided, reduced the total number of parking spaces required on-site.
- Development may be located on arterials, collectors, or connectors that comply with the level of service threshold and are able to accommodate the intensity of use.
- Connection to public water supply and sewers when available is required for new development.
- New residential uses should be designed and sited in a manner that is compatible with and protects the ability of commercial and industrial uses to operate and expand.
- Multi-family housing and live/work space shall be encouraged.
- Single-use residential or commercial projects shall be discouraged.

MIXED-USE: GENERAL MU-2

General Intent- The Mixed-Use: General classification is intended to allow two to three story mixed-use development with commercial uses encouraged at street level. Uses may be mixed vertically or horizontally (stacked or linearly) on the site. Mixed-use developments should combine at least two of the permitted uses listed below, and a single-use development is discouraged and may be prohibited by implementing zoning.

CATEGORY	STANDARDS
Residential Density	Up to twenty-nine dwelling units per acre (maximum)
Non-residential F.A.R.	• 0.3 minimum • 1.0 maximum
Parcel Size	No minimum
Permitted Uses	• Multi-family residential • Mixed-use residential and commercial • Retail • Light industrial • Office • Live/work • Parks and recreation facilities • Schools • Public facilities • Public services • Public assemblies • Utility installations
Prohibited Uses	Heavy industrial
Design Review	Required at time of project submittal. Review the following: • Landscaping; • Architecture; • Parking locations; and • Lighting.

MIXED-USE: BRUSH STREET TRIANGLE MUBST

General Intent- The Mixed-Use: Brush Street Triangle classification is intended to allow two to three story mixed-use development with commercial uses encouraged at street level at lower intensities than are allowed in Mixed Use: General areas. Uses may be mixed vertically or horizontally (stacked or linearly) on the site. Mixed-use development shall combine two or more of the permitted uses listed below along with some form of public open space, and single-use development shall be prohibited by implementing zoning.

Additional Guidelines

- Assume 20% of gross area is used for circulation and rights-of-way (where none are present).
- Encourage shared parking facilities that serve commercial areas during peak hours and residential uses at other times of day in mixed-use areas. In situations where shared parking facilities are provided, reduced the total number of parking spaces required on-site.
- Development may be located on arterials, collectors, or connectors that comply with the level of service threshold and are able to accommodate the intensity of use.
- Connection to public water supply and sewers when available is required for new development.
- New residential uses should be designed and sited in a manner that is compatible with and protects the ability of commercial and industrial uses to operate and expand.

CATEGORY	STANDARDS
Residential Density	• Single-family detached- five to nine dwelling units per acre • Multi-family and mixed-use- nine to twenty dwelling units per acre
Non-residential F.A.R.	• 0.3 minimum • 1.0 maximum
Parcel Size	No minimum
Permitted Uses	Residential development that may include: • Single-family residential • Mulit-family residential Commercial and industrial development that may include: • Retail • Light industrial • Office Public open space and/or facilities that may include: • Parks and recreation facilities • Schools • Public facilities • Public services • Public Assemblies • Utility installations Mixed-Use development that may include: • Multi-family residential • Mixed-use residential and commercial • Retail • Light industrial • Office • Live/work
Prohibited Uses	Heavy industrial
Design Review	Required at time of project submittal. Review the following: • Landscaping; • Architecture; • Parking locations; and • Lighting.

MIXED-USE: NORTH STATE MUNS

General Intent- The Mixed-Use: North State classification is intended to encourage mixed-use development with commercial uses encouraged at street level, retail and service businesses, residential uses, processing, manufacturing and assembly. Mixed-use developments shall combine two or more of the permitted uses listed below along with some form of public open space, and single-use development is discouraged and may be prohibited by implementing zoning.

Additional Guidelines

- Development may be located on arterials, collectors, or connectors that comply with the level of service threshold and are able to accommodate the intensity of use.
- Connection to public water supply and sewers when available is required for new development.
- New residential uses should be designed and sited in a manner that is compatible with and protects the ability of commercial and industrial uses to operate and expand.

CATEGORY	STANDARDS
Residential Density	• Single-family detached- six dwelling units per acre (average) • Multi-family- up to 29 dwelling units per acre (maximum)
Non-residential F.A.R.	• 0.3 minimum (if developed) • 1.0 maximum
Parcel Size	No minimum
Permitted Uses	Commercial and industrial development may include: • General commercial • Light industrial • Office Residential development that may include: • Single-family residential • Multi-family residential Public open space and/or facilities that may include: • Parks and recreation facilities • Schools • Public facilities Mixed-use development that may include: • Retail • Light Industrial • Office • Multi-family residential • Live/work
Prohibited Uses	Heavy Industrial
Design Review	Required at time of project submittal. Review the following: • Landscaping; • Architecture • Parking locations; and • Lighting.

UVAP LAND USE MAP CHANGE TABLE

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE	
1	167-030-03	0.13	AG40	C1 6K	MU-2	
1	167-030-04	0.14	SR	SR 6K	MU-2	
1	167-030-05	0.12	SR	SR 6K	MU-2	
1	167-030-06	0.3	C	C2 6K	MU-2	
1	167-030-07	0.25	C SR	C1 6K SR 6K	MU-2	
1	167-030-08	0.3	C SR	C1 6K SR 6K	MU-2	
1	167-030-09	0.1	SR	SR 6K	MU-2	
1	167-030-10	0.19	C	C1 6K	MU-2	
1	167-030-11	0.6	C SR	C1 6K SR 6K	MU-2	
1	167-030-12	0.22	SR	SR 6K	MU-2	
1	167-030-13	0.53	C	C1 6K SR 6K	MU-2	
1	167-030-15	0.24	C	C1 6K	MU-2	
1	167-030-16	0.47	C	C2 6K	MU-2	
1	167-030-21	0.35	C	C1 6K	MU-2	
1	167-030-22	0.2	C	C1 6K	MU-2	
1	167-040-02	0.35	C	C1 6K	MU-2	
1	167-040-03	0.25	C SR	C1 6K SR 6K	MU-2	
1	167-040-04	0.3	C SR	C1 6K SR 6K	MU-2	
1	167-040-05	0.12	C	C1 6K	MU-2	
1	167-040-07	0.37	C	C1 6K	MU-2	
1	167-040-08	0.3	C	C1 6K	MU-2	
1	167-040-09	0.63	C	C1 6K	MU-2	
1	167-040-14	0.33	C	C1 6K	MU-2	
1	167-040-16	0.12	C	C1 6K	MU-2	
1	167-040-18	0.49	C	C2 6K	MU-2	
1	167-040-19	0.93	C	C2 6K	MU-2	
1	167-040-24	0.69	C SR	SR 6K	MU-2	
1	167-040-27	0.14	C	C2 6K	MU-2	
1	167-040-28	0.15	C	C2 6K	MU-2	
1	167-040-29	0.27	SR	SR 6K	MU-2	
1	167-040-03	0.25	C	C1 6K	MU-2	
1	167-040-31	0.16	C	C1 6K	MU-2	
1	167-040-46	0.27	C	SR 6K	MU-2	
1	167-040-48	0.16	C SR	SR 6K	MU-2	
1	167-040-49	0.24	SR	SR 6K	MU-2	
1	167-050-18	1	C	C2 6K	MU-2	
1	167-050-19	0.16	C	C2 6K	MU-2	
1	167-050-20	0.29	C	C1 6K	MU-2	
1	167-050-24	0.5	C	C1 6K	MU-2	
1	167-050-25	1	C	C1 6K	MU-2	

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
1	167-070-23	1.5	AG40 C SR	SR 6K	MU-2		
1	167-070-24	1.3	AG40 C SR	SR 6K	MU-2		
1	167-070-26	0.5	C SR	SR 6K	MU-2		
		16.91					
2	167-050-15	1.09	C SR	C1 6K SR 6K	SR		
2	167-050-14	1.16	C SR	C1 6K SR 6K	SR		
		2.25					
3	167-090-12	1.8	RR1 AG40	AG40	RR1		
3	167-110-16	1.87	AG40	AG40	RR1		
3	167-310-41	0.92	RR1 AG40	RR1 AG40	RR1		
3	167-310-42	7	RR1 AG40	RR1 AG40	RR1		
3	167-310-43	9	AG40	AG40	RR1		
3	168-030-06	1	AG40	AG40	RR1		
3	168-030-09	1	AG40	AG40	RR1		
3	168-030-12	3.8	AG40	AG40	RR1		
3	168-060-01	4.8	AG40	AG40	RR1		
3 & 4	168-030-02	1.46	AG40	AG40	RR1	RR1 1.46±AC	PS 0.54±AC
3 & 4	168-030-03	1.04	AG40	AG40	RR1	RR1 1.04±AC	PS 0.46±AC
3 & 4	168-030-10	2.57	AG40	AG40	RR1	RR1 2.57±AC	PS 0.23±AC
3 & 4	168-030-11	5.9	AG40	AG40	RR1	RR1 5.9±AC	PS 1.3±AC
		42.16					
4	167-090-13	2.5	AG40	PF	PS		
4	167-110-13	0.8	AG40	PF	PS		
4	167-110-17	5.93	AG40	AG40	PS		
3 & 4	168-030-02	0.54	AG40	AG40	PS	RR1 1.46±AC	PS 0.54±AC
3 & 4	168-030-03	0.46	AG40	AG40	PS	RR1 1.04±AC	PS 0.46±AC
3 & 4	168-030-10	0.23	AG40	AG40	PS	RR1 2.57±AC	PS 0.23±AC
3 & 4	168-030-11	1.3	AG40	AG40	PS	RR1 5.9±AC	PS 1.3±AC
		11.76					
5	167-110-04	1.24	AG40	AG40	RR1		
5	167-110-05	1.59	AG40	AG40	RR1		
5	167-110-20	2.37	AG40	AG40	RR1		
5	167-110-21	1.63	AG40	AG40	RR1		
5	167-110-25	1.1	AG40	AG40	RR1		
		7.93					
6	167-150-23	2	RR1	RR1	SR		
		2					
7	167-150-16	13.18	RR10	RR10	RR10PD		
7	167-180-03	5.44	RR10	RR10	RR10PD		

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
7	167-190-18	6.99	RR10	RR10	RR10PD		
7	167-190-21	11.61	RR10	RR10	RR10PD		
7	167-220-01	5.53	RR10	RR10	RR10PD		
7	167-220-03	44.7	RR10 45±AC	RR10 45±AC	RR10PD	45±AC	
7	167-230-23	5.38	RR10	RR10	RR10PD		
		92.83					
8	167-130-05	4.25	RL	RL	RMR20		
8	167-170-06	4.25	RL	RL	RMR20		
		8.5					
9	167-140-03	22.5	RL	RL	AG40		
9	167-170-13	54.11	RL	RL	AG40		
9	167-170-13	4	RL	RL	AG40		
		80.61					
10	168-151-06	2	RR10 29.67±AC AG40 2±AC	RR10	RR10		
10	168-1770-05	0.99	AG40	AG40	RR10		
10	168-170-07	11.49	AG40	AG40	RR10		
		14.48					
11	168-222-03	0.33	AG40	AG40	RR1		
11	168-222-04	0.33	AG40	AG40	RR1		
11	168-222-05	0.33	AG40	AG40	RR1		
11	168-222-06	0.33	AG40	AG40	RR1		
11	168-222-07	0.28	AG40	AG40	RR1		
11	168-222-08	1.9	AG40	AG40	RR1		
11	168-222-09	1.61	AG40	AG40	RR1		
		5.11					
13	169-130-02	1.05	SR	SR 40K	MUNS		
13	169-130-03	0.21	AG40	AG40	MUNS		
13	169-130-04	0.21	AG40	AG40	MUNS		
13	169-130-05	0.45	AG40	AG40	MUNS		
13	169-130-07	2.5	SR	SR 40K	MUNS		
13	169-130-77	4	AG40	AG40	MUNS		
		8.42					
14	169-080-01	9.3	I	I1 12K	C		
		9.3					
15	169-130-76	17.9	AG40 17.7±AC RR1 0.2±AC	AG40	MUNS		

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
15	169-150-02	36	AG40 34.3±AC RR1 1.7±AC	AG40	MUNS		
		53.9					
17	169-113-07	0.2	C	C2 12K	MUNS		
17	169-113-08	0.47	C	C2 12K	MUMS		
17	169-113-09	0.47	C	C2 12K	MUNS		
17	169-113-13	0.2	C	C2 12K	MUNS		
17	169-113-14	0.64	C	C2 12K	MUNS		
17	169-131-15	0.5	C	C2 12K	MUNS		
17	169-113-21	0.6	C	C2 12K	MUNS		
17	169-113-23	0.98	C	C2 12K	MUNS		
17	169-113-24	1	C	C2 12K	MUNS		
17	169-113-26	2	C	C2 12K	MUNS		
17	169-114-04	0.27	C	C2 40K	MUNS		
17	169-114-07	0.96	C	C2 40K	MUNS		
17	169-114-08	0.38	C	C2 40K	MUNS		
17	169-114-09	0.17	C	C2 40K	MUNS		
17	169-114-10	0.17	C	C2 40K	MUNS		
17	169-120-09	0.34	AG40	AG40	MUNS		
17	169-120-12	0.28	AG40	AG40	MUNS		
17	169-120-13	0.45	AG40	AG40	MUNS		
17	169-120-22	1	C	C2 40K	MUNS		
17	169-120-23	0.71	C	C2 40K	MUNS		
17	169-120-24	0.69	C	C2 40K	MUNS		
17	169-120-25	1.13	C	C2 40K	MUNS		
17	169-120-26	7.34	C	C2 40K	MUNS		
17	169-140-16	4	C	C2	MUNS		
		24.95					
18	169-071-04	1	RR1	RR1	SR		
18	169-071-05	1.3	RR1	RR1	SR		
18	169-071-06	0.5	RR1	RR1	SR		
18	169-071-07	0.5	RR1	RR1	SR		
18	169-071-08	1.23	RR1	RR1	SR		
18	169-071-09	0.5	RR1	RR1	SR		
18	169-071-10	0.25	RR1	RR1	SR		
18	169-071-11	2	RR1	RR1	SR		
18	169-071-12	0.16	RR1	RR1	SR		
18	169-071-17	1	RR1	RR1	SR		
18	169-071-18	1	RR1	RR1	SR		
18	169-071-19	1	RR1	RR1	SR		

18	169-071-20	0.93	RR1	RR1	SR		
18	169-071-21	0.93	RR1	RR1	SR		
18	169-071-22	0.92	RR1	RR1	SR		
18	169-071-23	1.74	RR1	RR1	SR		Property Owner (GPU12-2007)
MAP CHANGE NUMBER	**APN**	**ACREAGE ±**	**EXISTING LAND USE**	**EXISTING ZONING**	**PROPOSED LAND USE**		
18	169-071-27	0.94	RR1	RR1	SR		
		15.9					
19	169-242-03	0.36	C	C1 12K	I		
19	169-242-04	2.55	C	C1 12K	I		
19	169-242-08	0.68	C	C2 12K	I		
19	169-242-11	7.17	C	C2 12K	I		
19	169-242-12	20.5	C	C2 12K	I		
19	170-150-01	0.27	C	C2 6K	I		
19	170-150-02	6.97	C	C2 6K	I		
		38.5					
22	170-060-01	17.02	AG40	AG40	SR		
		17.02					
23	170-100-02	1.33	I	I1 6K	MU-2		
23	170-100-07	0.23	I	I1 6K	MU-2		
23	170-100-08	0.5	I	I1 6K	MU-2		
23	170-100-10	3	C	I1 6K	MU-2		
23	170-100-30	0.37	C	I1 6K	MU-2		
23	170-100-32	0.5	I	I1 6K	MU-2		
23	170-100-37	0.38	I	I1 6K	MU-2		
23	170-100-38	0.4	I	I1 6K	MU-2		
23	170-100-40	0.63	I	I1 6K	MU-2		
23	170-100-41	0.78	I	I1 6K	MU-2		
23	170-120-07	0.25	C	I1	MU-2		
23	170-120-09	0.46	I	I1 6K	MU-2		
23	170-120-11	0.62	I	I1 6K	MU-2		
23	170-120-12	4.32	I	I1 6K	MU-2		
23	170-140-03	0.2	I	I1 6K	MU-2		
		13.97					
24	170-120-03	0.55	I	I1 6K	MU-2		
24	170-120-08	1.53	I	I1 6K	MU-2		
24	170-140-01	2.45	I	I1 6K	MU-2		
24	170-140-02	1.35	I	I1 6K	MU-2		
24	170-220-69	0.19	I	R3 6K	MU-2		
24	170-220-70	0.2	I	R3 6K	MU-2		
24	170-220-71	0.22	I	R3 6K	MU-2		

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
24	170-220-72	0.22	I	R3 6K	MU-2		
		6.71					
25	001-360-29	5.6	I	I1 6K	MUBST		
25	001-360-29	3.6	I	I1 6K	MUBST		
25	001-360-33	16	I	I1 6K	MUBST		
25	002-010-10	4.8	I	I1 6K	MUBST		
25	002-020-03	1.9	I	I1 6K	MUBST		
25	002-020-04	9.4	I	I1 6K	MUBST		
25	002-020-05	4.7	I	I1 6K	MUBST		
25	002-020-08	3.5	I	I1 6K	MUBST		
25	002-040-40	3.63	I	I1 6K	MUBST		
25	002-040-41	3.43	I	I1 6K	MUBST		
25	002-050-06	4	I	I1 6K	MUBST		
25	002-050-14	1.77	I	I1 6K	MUBST		
25	002-050-15	1.76	I	I1 6K	MUBST		
25	002-050-16	3.23	I	I1 6K	MUBST		
25	002-050-17	0.9	I	I1 6K	MUBST		
25	002-050-18	4.4	I	I1 6K	MUBST		
25	002-050-19	3.5	I	I1 6K	MUBST		
25	002-050-20	0.55	I	I1 6K	MUBST		
		76.67					
27	002-101-28	0.95	I	I1 6K	MUBST		
27	002-101-29	1.05	I	I1 6K	MUBST		
		2					
29	002-101-22	0.66	I	I1 6K	SR		
29	002-101-24	0.01	I	I1 6K	SR		
29	002-101-26	6.08	I	I1 6K	SR		
29	002-101-27	2	I	I1 6K	SR		
		8.75					
30	178-190-06	142.73	RL160	RL160	RR1PD		
30	178-200-01	120.17	RL160	RL160	RR1PD		
30	178-220-01	2	RL160	RL160	RR1PD		
30	179-130-01	2.15	RL160	RL160	RR1PD		
		267.05					
32	003-430-55	0.92	C 0.75±AC SR 0.17±AC	C2 6K C1 6K	MU-2		
32	003-430-66	0.89	C 0.53±AC SR 0.36±AC	C2 6K C1 6K	MU-2		
32	180-200-01	0.43	C	C1 6K	MU-2		

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
		2.24					
33	180-200-22	3.77	C	C1 6K	PS		
33	180-200-23	5.88	C	C1 6K	PS		
33	180-200-24	3.96	C	C1 6K	PS		
		13.61					
34	180-190-03	2.02	C	C1 6K	MU-2		
34	180-190-05	1.85	C	C1 6K	MU-2		
34	180-190-06	1.45	C 1.44±AC SR 0.01±AC	C1 6K	MU-2		
34	180-190-07	1.45	C 1.25±AC SR 0.2±AC	C1 6K	MU-2		
34	180-190-08	0.63	C 0.55±AC SR 0.08±AC	C1 6K	MU-2		
34	180-190-09	0.75	C 0.69±AC SR 0.06±AC	C1 6K	MU-2		
34	180-190-10	1.19	C 0.75±AC SR 0.44±AC	C1 6K	MU-2		
34	180-190-11	0.49	SR	R3 6K	MU-2		
34	180-190-12	0.49	SR	R3 6K	MU-2		
34	180-130-04	0.56	C 0.42±AC SR 0.14±AC	C1 6K	MU-2		
34	180-130-24	1.14	C 0.87±AC SR 0.27±AC	C1 6K	MU-2		
34	180-130-38	0.09	C 0.07±AC SR 0.02±AC	C1 6K	MU-2		
		12.11					
35	184-110-10	4.65	I 3.4±AC C 1.1±AC	I1 6K	C		
		4.65					
37	184-140-03	0.27	SR	SR 6K	MU-2		
37	184-140-04	1.67	SR 0.83±AC C 0.84±AC	SR 6K	MU-2		
37	184-140-14	5.25	SR 14.45±AC C 5.25±AC	SR 6K	MU-2 ONLY 5.25±AC		
37	184-140-16	0.3	SR	SR 6K	MU-2		
		7.49					
39	046-270-84	69	RL160 69.06±AC RMR40 103.89±AC	RL160 69.06±AC UR40 103.89±AC	RMR40		

MAP CHANGE NUMBER	APN	ACREAGE ±	EXISTING LAND USE	EXISTING ZONING	PROPOSED LAND USE		
		69					
40	185-020-03	2.24	RR5	RR5	AG40		
40	185-020-04	1.75	RR5	RR5	AG40		
40	185-020-05	4.96	RR5	RR5	AG40		
40	185-050-03	4.4	RR5	RR5	AG40		
40	185-050-04	3.1	RR5	RR5	AG40		
40	185-050-05	29.52	RR5	RR5	AG40		
40	185-060-05	3.2	RR5	RR5	AG40		
40	185-060-15	9.55	RR5	RR5	AG40		
40	185-072-10	4.3	RR5	RR5	AG40		
40	185-080-01	17	RR5 13.08±AC AG40 3.72±AC RL160 0.2±AC	AG40	AG40		
40	185-080-04	3.8	RR5	RR5	AG40		
		83.82					
41	185-240-02	30.6	RR10	RR10	RL160		
		30.6					

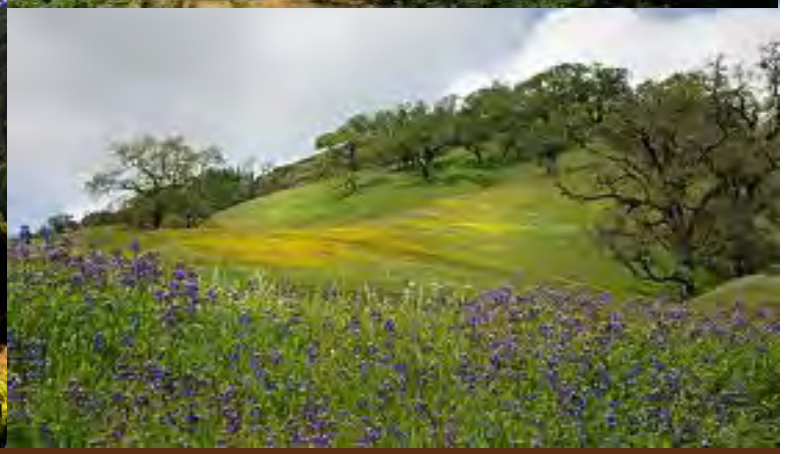
Section

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GLOSSARY

Glossary

~GLOSSARY~

Adequate. "Adequate" means a threshold meeting minimum standards established by regulation, ordinance, code, policy, or accepted standards.

Aesthetics. "Aesthetics" means the placement of criteria or judgment of the attractiveness of a development, area, or project.

Aesthetic qualities. "Aesthetic qualities" means the selected characteristics that are subjectively used to judge appreciation of the subject.

Agricultural lands. "Agricultural lands" means land which is producing or capable of producing plant crops or the raising of animals. Agricultural land includes prime agricultural land, rangeland, land in existing agricultural use, land with agricultural potential, and land designated Agricultural Preserve.

Aircraft. "Aircraft" means jets, airplanes, helicopters, hang gliders, motorized gliders, and any form of aircraft whether or not it is regulated by the Federal Aviation Administration (FAA).

Airport comprehensive land use plan. The Mendocino County Airport Comprehensive Land Use Plan (ACLUP) guides development within an approximate one mile radius of the Ukiah Municipal Airport.

Alquist-Priolo special studies zone act. "Alquist-Priolo Special Studies Zone Act" means the act by that name adopted by the California legislature in 1972, providing for public safety from surface rupture in Earthquake Fault Zones delineated by the State Geologist.

And/or. "And/or" means "or." The use of "and" means all items; the use of "or" means one or more of the items; the use of "and/or" means the same as "or."

Archaeology. "Archaeology" means the scientific study of material remains of past cultures or human life and activities.

Area plan. "Area Plan" means a component of the General Plan that provides more precise planning information for an identified territory covered by the General Plan. An area plan need not conform to the full requirements of a General Plan. The Area Plan must be internally consistent with the General Plan.

Aquifer recharge. Water that moves from the land surface or the unsaturated zone into the saturated zone. Recharge rates vary considerably with time and location.

Brownfield. Land with an existing or potential hazardous substance, pollutant, or contaminant, which affects its expansion, redevelopment, or reuse.

Building envelope. The physical "skin" of a building or the structural area containing all components that separate the indoors from the outdoors, the quality of which determines how well a building will function and how long is will last.

City limits. "City limits" means the area which is incorporated into the City of Ukiah. Annexations must be approved by the Local Agency Formation Commission.

Clustering. "Clustering" means the grouping of dwellings, structures, or parcels, in suitable areas rather than even dispersal over a larger area. Unless otherwise specified, the maximum overall density permitted by the General Plan or Area Plan shall not be exceeded.

Commercial areas. "Commercial areas" means lands where the purchase, sale, or other transactions occur involving the handling of goods and services for the purpose of livelihood or profit. Commercial areas may also include accessory or supporting uses, light industry and residential uses.

Community-based economy. Community-based economics or community economics is an economic system that encourages local substitution, i.e. assisting independent, locally-owned businesses to compete effectively with corporate chains at the local level.

Complete streets. Complete streets are roadways designed to safely and comfortably provide for the needs of all users, including, but not limited to motorists, bicyclists, pedestrians and transit.

Conservation and Open space easement. A voluntary legal agreement between a landowner and land trust or government agency that protects the conservation values of a piece of land by permanently limiting its present and future uses. This flexible tool allows a landowner to retain ownership and use of his/her property. An easement can be established to protect all or part of a property that has significant agricultural, historic, scenic or wildlife habitat resources.

Cumulative. "Cumulative" or "cumulative impacts" means two or more individual effect which, when considered together, are considerable or which compound or increase other environmental effects:
(a) The individual effects may be changes resulting from a single project or a number of separate projects.
(b) The cumulative impact from several projects is the change in environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Density averaging. "Density averaging" means the average of all density on a parcel or area subject to clustering or density transfer. Unless otherwise specified, the maximum overall density permitted by the General Plan or Area Plan shall not be exceeded.

Density transfer. "Density transfer" means a shift of density from one area to another area on the same parcel, or from one parcel to another parcel. Unless otherwise specified, the maximum overall density permitted by the General Plan or Area Plan shall not be exceeded.

Design review. "Design review" means the public or agency review of the aesthetics of development: building appearance and character, colors, landscaping, location of parking, siting of the structure on its building site, and other issues related to the appearance characteristics of the development.

Designated historic resource. "Designated historic resource" means a structure or site listed on a county, state or national list, such as the National Register of Historic Places, California Historical Landmarks, California Inventory of Historic Resources, Points of Historic Interest, or Ethnic Sites Survey for California. A designated historic resource may also apply to historic buildings within an identified historic district even if the structure is only contributing to or is not included on any of the historic lists or registers.

Development code. "Development code" means one or more adopted ordinances, codes, regulations, guidelines, or standards that guide and regulate development. Unless otherwise specified, the terms guidelines and codes can be used interchangeably.

Development project. "Development project" means "Discretionary action," unless otherwise specified to pertain to nondiscretionary actions.

Development standards. Refer to "Development code."

Discretionary action. "Discretionary action" means an action which requires the exercise of judgment or deliberation by the decision-making body, and usually requiring a public hearing, as distinguished from situations where the decision-maker merely determines conformity with fixed standards or objective measurements. All legislative acts, such as general plan amendments or rezonings, as well as quasi-judicial acts such as subdivisions, use permits, and variances, are examples.

Discretionary development. Refer to "Discretionary action."

Discretionary project. Refer to "Discretionary action."

Dwelling unit. "Dwelling unit" means a single unit providing complete and independent living facilities for one family.

Earthquake fault zone. Refer to "Alquist-Priolo Special Studies Zone Act."

Ecologically sustainable. "Ecologically sustainable" means a threshold at which the consumption of a renewable resource is equal to its replacement level.

Economic. "Economic" means relating to the production, distribution, and consumption of goods and services.

Encourage. "Encourage" means to provide courage, support, or other passive actions designed to ally with another agency's or organization's active actions to accomplish an objective.

Ensure. "Ensure" means to take specific actions or make financial commitments that are intended to accomplish, achieve, or carry out an action.

Environmental. "Environmental" means relating to natural and manmade physical conditions including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance.

F.A.R. See Floor Area Ratio

Feasible. "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social and technological factors.

Floor area ratio. Floor Area Ratio (FAR), the ratio of total building floor area to total site area, is a commonly used measure of commercial and industrial development intensity. It is typically expressed as a decimal, i.e. 0.50.

General plan consistency. "General Plan consistency" means conformance with the legal requirement that each element of the General Plan and any adopted Area Plan has equal weight in the eyes of the law. No one element can contain policy direction that conflicts with the policy direction of other elements.

Gross area / Net parcel. Gross area means all land within the boundaries of a legal parcel. Net parcel area is computed by subtracting from the gross parcel area the area of any portions of the lot, which will be subject to public easements for lot access, roadways, drainage or inundation.

Industrial area. "Industrial areas" means land used or intended for the manufacture, fabrication, processing, or reduction of any article, substance, or commodity.

Infill. "Infill" is the use of land within a built-up area for further construction, especially as part of a community redevelopment or growth management program or as part of smart growth. It focuses primarily upon the reuse and repositioning of obsolete or underutilized buildings and sites.

Infrastructure. "Infrastructure" typically refers to the technical structures that support a community such as, but not limited to, roads, water supply, sewers, power grids, and telecommunications.

Land capability. "Land capability" means the intrinsic ability of natural resources to support particular land uses.

Land development code. Refer to "Development Code."

Local agency formation commission. "Local Agency Formation Commission" means the Mendocino County Local Agency Formation Commission (LAFCO) appointed pursuant to the Cortese-Knox Local Government Reorganization Act.

Lot coverage. "Lot coverage" means the percentage of net site area covered by the vertical projection of any structure.

May. "May" means a permissive action that generally will permit a choice between two or more mandatory options. If defined choices are not provided, then the directive or action is optional.

Ministerial. "Ministerial" means a governmental action involving little or no personal judgment by the public officials in reaching a decision or as to the wisdom or manner of carrying out the activity. A ministerial decision involves only the use of fixed standards or objective measurements. Building permits are usually defined as ministerial.

Mixed use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Multi-family residential. Multi-family residential is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building. Units may be leased, as in an apartment building, or owned individually, as in a condominium or townhouse.

Native vegetation. "Native vegetation" consists of all the plant, grass and tree species which naturally occur in the Ukiah Valley, and which exist and propagate without human intervention or assistance.

Natural resource lands. "Natural resource lands" means lands devoted principally toward the conservation, preservation, and or development of water or land resources.

Natural resources. "Natural resources" means anything in the physical realm (not man made) that can be used or is identified through the human senses of smell, sight, sound, or touch.

Open space. "Open space" means as defined in Government Code §65560(b): "Open space land" means any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined in this section, and which is designated on a local, regional or state open space plan as any of the following:

1. Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecological and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lake shores, banks of rivers and streams, and watershed lands.
2. Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
3. Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lake shores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
4. Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Particulate matter. A collective name for fine solid or liquid particles added to the atmosphere by processes at the earth's surface. Particulate matter includes dust, smoke, soot, pollen and soil particles.

Project. Refer to "Development project."

Preservation. "Preservation" or preserve means the management of resources, including natural resources, cultural resources (includes archaeological and historic resources), and man-made resources in a manner to maintain and protect, preclude destruction, and otherwise keep from harm, spoilage, destruction, or danger.

Quality of life. "Quality of Life" means the term as it is used in the Vision Statement.

Regulatory program. "Regulatory program" means an implementation measure that is intended to carry out Area Plan policies with the force of law, whether adopted or directed for use in the form of ordinance, resolution, or guideline.

Residential areas. "Residential areas" means lands which are principally used for dwelling units and associated uses, although they may also be used for accessory, nonresidential purposes.

Resource diversity. The variety of plant and animal life in a particular habitat.

Riparian vegetation. "Riparian vegetation" means plant material living near or on the banks of watercourses or lakes.

Single-family detached home. A single-family detached home is a free-standing residential building occupied by one household or family and consists of just one dwelling unit. It is defined in opposition to a multi-family dwelling.

Shall. "Shall" means a mandatory action that is not subject to discretion or variance.

Should. "Should," could, or can mean "may" and convey a permissive action.

Social. "Social" means relating to matters affecting human welfare including the origin, organization, institutions, and development of human cultures and communities.

Solar access. "Solar access" means direct, unobstructed exposure to the sun's rays.

Special district. "Special district" means a local governmental entity formed under provisions of California law for purposes of providing a public utility or service.

Sphere of influence. "Sphere of Influence" means a "...plan for the probable, ultimate, physical boundaries and service area of the [City] as determined by the [Local Agency Formation] Commission." (Government Code §56076)

State regulated air toxics. Air toxics are chemicals released into the air that are known or suspected to cause cancer, or other serious health problems, such as birth defects or reproductive effects. The federal Clean Air Act, as amended in 1990, lists 188 of these materials, called hazardous air pollutants. California air toxics legislation lists 729 of these substances, referring to them as toxic air contaminants, which the State regulates.

Subdivision ordinance. "Subdivision ordinance" means the legislative code enacted by the County to implement State law by regulating the process, review and action associated with the division of land.

Suburban areas. "Suburban areas" as used in the Ukiah Valley Area Plan means lands typically located on the urban fringe or in outlying areas, with public water or sewers but lacking the mix of uses and broad array of services and facilities found in urban areas. Densities typically range from 1 to 6 parcels per acre.

Suitability. "Suitability" means the ability of basic facilities and services (such as roads, water systems, sewage disposal systems, etc.) to support certain uses of land without unmitigated negative effects.

Sustainable. "Sustainable" means any process or activity which can be maintained over long periods of time without harm to community and depletion of resources. The concept of a sustainable community requires comprehensive, integrated, and regional strategies to achieve balance among social, economic and environmental systems.

Traffic management plan. "Traffic management plan" means a plan or strategy for reducing demand on and more efficiently utilizing existing transportation systems.

Unincorporated area. "Unincorporated area" means lands under the jurisdiction of the County of Mendocino.

Urban areas. "Urban areas" as used in the Ukiah Valley Area Plan means lands within the Ukiah Urban Boundary and the Calpella, The Forks and Talmage Rural Communities.

Urban uses (also urban scale land uses). "Urban uses" means residential, commercial, industrial and institutional buildings, activities and densities (i.e., three or more dwelling units or lots per acre) typically located in urban areas and requiring urban services such as public water and sewer, an extensive road network, public transit, fire protection, and other services, facilities, and utilities of an urban nature.

Use type. "Use type" means the classification of uses set forth in the zoning ordinance.

Viability. "Viability" means economic or physical feasibility.

Viewshed. "Viewshed" means the area that can be viewed by a person when looking in a specific direction. Generally, a viewshed means a wide panoramic view that is relatively unobstructed by visual distractions and identified or preserved/conserved for public enjoyment. A narrow viewshed, such as a tree-lined street, is generally called a "streetscape."

Will. "Will" implies a mandatory act or requirement.

Zoning ordinance. "Zoning ordinance" means the legislative code enacted by the County to regulate the physical development and use of land.

Ukiah Valley Area Plan (UVAP)

The Ukiah Valley Area Plan (UVAP), adopted by Mendocino County in 2011, outlines land use and planning goals and policies for the unincorporated areas of the Ukiah Valley. While it does not apply within the City of Ukiah, it establishes land use designations and development standards for areas within the City's Planning Area and Sphere of Influence. The UVAP planning area is shown in Figure 2-4.

The UVAP emphasizes that for its vision to be fully realized over the long term, it must be implemented collaboratively with the City of Ukiah and reviewed periodically to stay responsive to evolving needs. The Ukiah Valley is one interconnected community, even though it spans both City and County lands. It makes clear that local governments should coordinate their land development patterns, expand services efficiently, and foster joint decision-making to strengthen the Valley's social and economic fabric.

By embracing and adopting the UVAP as an 'Area Plan', the City of Ukiah ensures that future development is supported by the right infrastructure at the right time, maintains the Valley's unique character, and reinforces the principle that the Ukiah Valley is one community, growing together.

Zoning Code – A Tale of Two Divisions

The City of Ukiah will adopt a two-division zoning structure, modeled after the County of Mendocino's approach to Coastal and Inland zoning. This structure will support consistent administration of existing zoning regulations within current and future city boundaries upon completion of the Ukiah Valley Reorganization. Adopting the County's existing zoning as the foundation for City prezoning is appropriate for several key reasons. First, it ensures policy consistency between the City and County, which supports orderly growth and avoids creating conflicting land use expectations. Second, it reduces the risk of unintended development pressure or land speculation that could arise if more permissive zoning were applied. Third, this approach respects the planning framework already adopted in County documents and provides reassurance to residents and property owners that annexation would not alter existing land use rights.

The City will continue to apply its existing zoning regulations (Division 1) now designated as the "Ukiah" zoning code to all areas incorporated as of July 21, 2026. For areas incorporated after this date, the City will establish "Mendocino" zoning code under Division 2.

Parcels within Zoning Division 2 will be prezoned upon annexation, and each parcel will retain its existing County zoning designation(s) at the time of incorporation.

City of Ukiah Land Use Classifications – Mendocino Zoning Division

The following land use classifications established in the Mendocino County General Plan (2009) apply without modification to lands within the Mendocino Zoning Division:

Code	Description
SR	Suburban Residential (All Densities)
RC	Rural Community
RR	Rural Residential (All Densities)
RMR	Remote Residential (All Densities)
C	Commercial
AG	Agricultural
RL	Range Lands
I	Industrial
PS	Public Services
PL	Public Lands
OS	Open Space
T	Tribal
MU	Mixed Use
MUNS	Mixed Use North State Street
MU-2	Mixed Use General
MUBST	Mixed-Use Brush Street Triangle

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Land Use Category: SR-Suburban Residential

Intent: Applied to transitional lands near or within Community Planning Areas where residential growth is anticipated. These areas should have moderate to light development constraints, be served by public roads, and be within or adjacent to public service districts. Suitable for residential subdivisions, preferably developed as major subdivisions or retained in parcels large enough for future subdivision.

General Uses: Residential developments, mobile home parks, community commercial, mixed uses, cottage industries, public facilities, public services, public assemblies, utility installations.

Minimum Parcel Size: Within water and sewer districts: 4,000 sq ft (mobile/manufactured), 6,000 sq ft (standard). Within water or sewer districts: 12,000 sq ft. Not in water/sewer district: 40,000 sq ft.

Maximum Dwelling Density: Single-family and multiple-family dwellings allowed with density depending on service availability; higher densities possible with alternative sewage disposal.

Land Use Category: RC-Rural Community

Intent: Applied to areas serving as logical centers for growth in Community Planning Areas. Allows mixed land uses centered around tourism, commercial, and higher-density residential uses. Anticipates multiple uses on lots within town centers.

General Uses: Residential developments of varying densities (with development of affordable multi-family residential units to be classified in the Zoning Ordinance as a permitted use), mobile home parks, community commercial, tourist commercial, cottage industries, light industrial, public facilities, public services, public assemblies, utility installations.

Minimum Parcel Size: Within water and sewer districts: None for commercial; 4,000 sq ft for residential. Within water or sewer districts: 12,000 sq ft. Not in a water or sewer district: 40,000 sq ft. Higher residential densities, up to 20 units per acre, may be permitted in the town centers of Community Planning Areas and combined with commercial or other uses, with demonstration of availability of necessary public services, particularly public water and sewer systems.

Land Use Category: C-Commercial

Intent: The Commercial classification is intended to be applied to lands appropriate for various commercial uses. Lands classified Commercial should be within or contiguous to developed areas, and should be served by the publicly-maintained circulation network and situated in locations where the future growth is anticipated or existing. It is intended to create and enhance areas where public facilities and services are available. It is also intended to facilitate a balance between jobs and housing, provide for the possibility of live/work spaces, and provide additional opportunities for affordable housing.

General Uses: General commercial, mixed uses, public facilities, public services, public assemblies, residential developments, utility installations.

Minimum Parcel Size: Within water and sewer districts: None for commercial; 6,000 sq ft for residential. Within water or sewer districts: 12,000 sq ft. Not in a water or sewer district: 40,000 sq ft.

Maximum Dwelling Density: One (1) single-family dwelling per parcel unless noted. Multiple-family permitted at 1,500 sq ft/unit in full-service districts, 12,000 sq ft/unit in partial-service districts; not permitted without services.

Land Use Category: MU-Mixed Use

Intent: The Mixed-Use classification is a new category for future use that would allow two to three-story mixed-use development with commercial uses encouraged at street level. Uses are encouraged to be mixed vertically (stacked or linearly) on the site. This classification is intended for the core of Community Planning Areas and along important transportation corridors, provided those areas have water and sewer service (or equivalent). This classification intends to provide for true pedestrian and transit- capable urban development.

New development shall only be permitted when provisions are made to construct or expand public service facilities, such as schools, recreation facilities, sidewalks, bike lanes or shared-use paths, fire stations, water systems, sewer systems, storm drainage, and solid waste disposal facilities. Shared parking facilities that serve commercial areas during peak hours and residential uses at other times of day in mixed-use areas are encouraged.

General Uses: Residential developments of higher densities (with development of multi-family residential units to be classified in the Zoning Ordinance as a permitted use), community commercial, tourist commercial, combined residential and commercial structures, light industrial and cottage industries, live-work, public facilities, public services, public assemblies, utility installations..

Minimum Parcel Size: Must have water and sewer; specific standards based on project design.

Maximum Dwelling Density: Within water and sewer districts: One (1) multiple-family dwelling unit per 1,500 square feet of lot area; Within water or sewer districts: Not permitted unless an alternative to sewage disposal is provided. Single-family residential dwellings are to be discouraged in the MU category. Design review for landscaping, parking, and lighting will be required at the time of application.

Land Use Category: RR-Rural Residential

Intent: The RR classification is intended to encourage local small scale food production (farming) in areas which are not well suited for large scale commercial agriculture, defined by present or potential use, location, mini-climate, slope, exposure, etc. The Rural Residential classification is

not intended to be a growth area, and residences should be located to create minimal impact on agricultural viability.

General Uses: Residential uses, agricultural uses, cottage industries, residential clustering, public facilities, public services, conservation and development of natural resources, utility installations.

Minimum Parcel Size: 40,000 sq ft (RR-1), 80,000 sq ft (RR-2), 5 acres (RR-5), 10 acres (RR-10).

Maximum Dwelling Density: One (1) dwelling per 40,000 square feet, 80,000 square feet, 5 acres or 10 acres, as designated on the land use map. City review and approval are required for more than one dwelling per legally created parcel.

Land Use Category: RMR-Remote Residential

Intent: The RMR classification is intended to be applied to lands having constraints for commercial agriculture, timber production, or grazing, which are well suited for small scale farming and low density agricultural/residential uses by the absence of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource land uses. The classification is also applied to some areas that might not otherwise qualify except that the land has been divided and substantial development has occurred.

General Uses: Residential, agricultural, cottage industries, clustering, public facilities, conservation, recreation, utility installations.

Minimum Parcel Size: Twenty (20) acres, or forty (40) acres, as designated on the Land Use Map.

Maximum Dwelling Density: One (1) dwelling per 20 acres or 40 acres as designated on the Land Use Map. City review and approval are required for more than one dwelling per legally created parcel.

Land Use Category: AG-Agricultural Lands

Intent: The Agricultural Lands classification is intended to be applied to lands that are suited for and are appropriately retained for the production of crops. The classification should include lands presently under Type I agricultural preserve contracts, land having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses, to the greatest extent possible, should not occur on lands that might otherwise be devoted to crop production. The policy of the City and the intent of this classification shall be to protect these lands from the pressures of development and preserve them for future use as designated.

General Uses: Residential uses, farmworker housing, agricultural uses, processing and sale of agricultural products, cottage industries, residential clustering, uses determined to be related to

and compatible with agriculture, conservation, processing and development of natural resources, utility installations.

Minimum Parcel Size: 40 acres.

Maximum Dwelling Density: One dwelling per forty (40) acres, except farmworker housing, may be permitted at higher densities. County review and approval are required for more than one dwelling per legally created parcel.

Land Use Category: RL-Range Lands

Intent: The Range Lands classification is intended to be applied to lands which are suited for and are appropriately retained- for the grazing of livestock. The classification should include land eligible for incorporation into Type II agricultural preserves, other lands generally in range use, intermixed smaller parcels, and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of rangelands. The policy of the County and the intent of this classification shall be to protect these lands from the pressures of development and preserve them for future use as designated.

General Uses: Residential uses, agricultural uses, forestry, cottage industries, residential clustering, uses determined to be related to and compatible with ranching, conservation, processing and development of natural resources, recreation, utility installations.

Minimum Parcel Size: One hundred sixty (160) acres.

Maximum Dwelling Density: One (1) dwelling per 160 acres, County review and approval required for more than one dwelling per legally created parcel.

Land Use Category: PL-Public Lands

Intent: The Public Lands classification is intended to be applied to land in public ownership not appropriately included in some other classification. The classification is also intended to be applied to lands held and managed for public recreation or appropriate for acquisition for public purposes.

General Uses: Agricultural uses, forestry, conservation and development of natural resources, public facilities, recreation, utility installations.

Minimum Parcel Size: Not applicable.

Maximum Dwelling Density: No dwellings permitted except where required to meet the Public Lands intent.

Land Use Category: OS-Open Space

Intent: The Open Space classification is intended to be applied to lands not suited for development or to lands most valuable in their undeveloped natural state. Factors limiting the development potential of land would include such constraints as unstable soils, high fire hazard, remote location, poor access, and susceptibility to flooding. Valuable natural areas could include rare and endangered species and habitats, riparian vegetation zones, or wild and scenic rivers.

General Uses: Agricultural uses, forestry, conservation and development of natural resources, recreation, utility installations.

Minimum Parcel Size: No division permitted unless it can be demonstrated that the division furthers the intent of the Open Space classification.

Maximum Dwelling Density: No dwellings permitted except to further the Open Space intent.

Land Use Category: PS-Public Services

Intent: The Public Services classification is intended to be applied to lands presently being used for major public service facilities and to lands appropriately reserved for expansion of or construction of new public serving facilities.

General Uses: Sanitary landfills, cemeteries, airports, corporation yards, electric generating plants, power substations and other support facilities, schools, hospitals, civic centers, fairgrounds, utility installations, caretaker's dwelling unit.

Minimum Parcel Size: Within water and sewer districts: None. Within water or sewer districts: 12,000 sq ft. Outside districts: 40,000 sq ft.

Maximum Dwelling Density: Residential use shall be limited to a single caretaker dwelling per ownership.

Land Use Category: T-Tribal Lands

Intent: The Tribal Lands classification is intended to be applied to lands owned by a Federally Recognized Tribe or Tribally Sponsored Organization when a Tribe requests the designation. The Tribal Lands designation provides for flexibility in the range of uses permitted while requiring detailed planning and environmental analysis (as defined below) before development.

Detailed Planning: "Detailed planning" may include a Specific Plan or another type of comprehensive plan addressing land use, infrastructure, and other topics negotiated between the Tribe and the City to properly plan the land in question. A detailed plan shall be subject to the negotiated application of applicable City of Ukiah requirements, including but not limited to those that relate to plan content, noticing, approval, amendment, and environmental analysis.

Voluntary Designation: The Tribal Lands designation shall only be placed on lands at the request

of the Federally Recognized Tribe or Tribally Sponsored Organization which owns the land. Applying the Tribal Lands designation shall be a negotiation like a General Plan Amendment process and shall be subject to requirements for analyzing potential environmental effects. Removal of the designation shall be considered a General Plan Amendment and subject to all the requirements for an Amendment to this General Plan.

A General Plan Amendment to remove the Tribal Lands designation may be initiated by the owner if the Tribe wishes to place the lands into Federal Trust Status.

The City may initiate a General Plan Amendment to remove the Tribal Lands designation if the designated lands are sold by the Federally Recognized Tribe (FRT) or Tribally Sponsored Organization (TSO) to any private or public entity which is not an FRT or TSO.

General Uses: The following land use categories may be applied through the detailed planning process to lands with the Tribal Lands designation:

- I-Industrial
- C-Commercial
- RC-Rural Community SR-Suburban Residential RR-Rural Residential
- RMR-Remote Residential AG-Agricultural Lands
- RMR-Remote Resource Lands PL-Public Lands
- OS-Open Space PS-Public Services

Special Use Requirements: The following shall apply to the designations applied through the detailed planning process: Residential development shall be subject to all locational, buffering, parcel size, and other requirements imposed by this General Plan to protect adjacent Agricultural and Range Lands. Industrial development may not be placed adjacent to residential development or residentially designated lands outside the boundaries of the Tribal land areas.
Prohibited Uses: Casinos or other monetary or revenue-based gambling uses are specifically prohibited in the Tribal Lands designation.

Minimum Parcel Size: Minimum parcel sizes shall be as defined in this General Plan for the land use categories proposed to be applied through the detailed planning process.

Maximum Dwelling Density: Residential density shall be as defined in this General Plan for the land use categories proposed to be applied through the detailed planning process.

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General Plan Land Use & Zoning (Division 2: Mendocino)

General Plan Land Use Category	Appropriate Zoning Designations
Mixed-Use: (MU-2; MUBST; MUNS)	R-2: Two-Family Residential R-3: Multiple-Family Residential C-1: Limited Commercial C-2: General Commercial Public Facilities MU-2 – Mixed Use General. MUBST – Mixed Use Brush Street Triangle MUNS – Mixed Use North State Street
Suburban Residential	S-R: Suburban Residential R-1: Single-Family Residential R-2: Two-Family Residential R-3: Multiple-Family Residential C-1: Limited Commercial P-F: Public Facilities O-S: Open Space
Rural Residential (RR-1, RR-2, RR-5, RR-10)	RR: L: 1 Rural Residential; 40,000 SF Minimum RR: L: 2: 80,000 SF Minimum RR: L 5 Rural Residential: 5 acres Minimum RR: L: 10 Rural Residential: 10 acres Minimum P-F: Public Facilities O-S: Open Space
Remote Residential (RMR:20 ACRES, RMR:40 Acres)	U-R: L: 20 Upland Residential: 20 acres Minimum U-R: L: 40 Upland Residential: 40 acres Minimum AG: Agricultural R-L: Rangeland P-F: Public Facilities O-S: Open Space
Industrial	I-1: Limited Industrial I-2: General Industrial P-F: Public Facilities P-I Pinoleville Industrial
Commercial	C-1: Limited Commercial C-2: General Commercial P-F: Public Facilities
Agricultural Lands	AG: Agricultural P-F: Public Facilities O-S: Open Space
Rangelands	R-L: Rangeland O-S: Open Space
Public Lands	P-F: Public Facilities O-S: Open Space

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Open Space	O-S: Open Space
Public Services	P-F: Public Facilities O-S: Open Space
Tribal	

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ORDINANCE NO. 2026-XX
ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH
PREZONING LANDS WITHIN THE CITY'S SPHERE OF INFLUENCE IN
MENDOCINO COUNTY BY ADOPTING THE MENDOCINO ZONING CODE.

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE. FINDINGS

1. The City of Ukiah ("City") is applying to annex land in Mendocino County within the City's sphere of influence as approved by the Mendocino County Local Agency Formation Commission ("LAFCo"), including an area subject to an application to amend the City's sphere of influence accompanying the City's annexation application. The annexation area is depicted on the map attached hereto as Exhibit A.
2. The City intends to preserve unchanged the land use designations and other provisions of the Mendocino County Zoning Ordinance that affect the allowed and permitted uses of parcels within the area proposed for annexation. The parcels identified in the Ukiah Valley Area Plan ("UVAP") Appendix 1, however, shall be prezoned to ensure consistency with the land use designations established in the UVAP.
3. To implement this intent the City designates the area proposed for annexation as "Ukiah Valley" and this ordinance as the "Mendocino Zoning Code".
4. The UVAP within the Mendocino County General Plan contains the CountyGeneral Plan land use provisions that apply to the area proposed for annexation by the City.
5. The adoption of Division 1 of the Mendocino County Zoning Code as the Mendocino Zoning Code will be consistent with the City's General Plan which designates the area subject to the UVAP as a special planning area.
6. Government Code Section 65859 authorizes the City to prezone unincorporated territory to determine the zoning that will apply to that territory upon annexation by the City.
7. Upon the City's adoption of the UVAP as an Area Plan the City's General Plan, including the UVAP, will be consistent with this ordinance and will support coordinated land use planning within the Ukiah Valley.

SECTION TWO. AMENDMENT OF UKIAH CITY CODE

1. Chapter 2 of Subchapter 9 of the Ukiah City Code, entitled ZONING is hereby subdivided into Subchapter 1, entitled CITY OF UKIAH ZONING CODE to include existing Articles 1-22, and Subchapter 2, entitled MENDOCINO ZONING CODE.
2. The City hereby adopts within Ukiah Valley as the Mendocino Zoning Code the land use classifications and zoning code provisions in the Mendocino County Zoning Code—Division I ("MCZC") adopted by the Mendocino County Board of Supervisors on September 10, 2024, attached hereto as Exhibit B, excluding the following Chapters which shall not apply within the Ukiah Valley:
    - Chapter 20.064 - F-L Forest Land District
    - Chapter 20.068 - TPZ Timberland Production Zoning District
    - Chapter 20.118 - "CA" Cannabis Accommodation Combining District
    - Chapter 20.232 - Development Review Process For Brooktrails Township
    - Chapter 20.240 - Development Review Within The Brush Street Triangle
    - Chapter 20.124 - "IS" Isolated Service Combining District
    - Chapter 20.242 - Cannabis Cultivation Sites
    - Chapter 20.243 - Cannabis Facilities

3. The following terms as used in the Mendocino Zoning Code shall have the meaning set forth below:

a. “Board of Supervisors” or “Board” shall refer to the Ukiah City Council.
b. “Department” or “Department of Planning and Build Services” shall refer to the City of Ukiah Community Development Department.
c. The “Department of Transportation” shall refer to the City of Ukiah Public Works Department.
d. “County General Plan” or “General Plan” shall refer to the City of Ukiah 2040 General Plan as amended.
e. “Administrative permit” shall mean and refer to a Minor Use Permit as administered pursuant to Ukiah City Code Section 9261 which replaces MCCZ Chapter 20.192.
f. “Use Permit” shall mean and refer to a Major Use Permit as administered pursuant to Ukiah City Code Section 9261 which replaces MCC Chapter 20.196.
g. “Zoning Administrator” shall mean and refer to the City of Ukiah Zoning Administrator.

SECTION THREE. BASIC PROVISIONS

1. **Purpose of this Subchapter**. This Subchapter 2 constitutes the zoning code for the Ukiah Valley as depicted in Exhibit A and the Zoning Map in Subsection 3 of this Section Three.
2. **Application of Subchapters 1 and 2**. Within the Ukiah Valley, the provisions in this Subchapter 2 shall prevail over inconsistent provisions in Subchapter 1. Provisions in Subchapter 1 that do not conflict with provisions in Subchapter 2 shall apply within the Ukiah Valley.
3. **Zoning Map**. This section consists of zoning maps and legal descriptions of property within the Mendocino Zone. Said maps are hereby adopted and incorporated herein by reference. Copies of said maps shall be maintained by the Community Development Department.
4. U**ncertainties in Zoning Boundaries.** Where uncertainty exists as to the boundaries of any district shown on the zoning maps, the Director of Community Development shall apply the following rules to resolve such uncertainty:
    a. Where zoning district boundaries approximately follow lot, alley, or street lines, such lot lines and street and alley centerlines shall be construed as the district boundaries;
    b. If a zoning district boundary divides a lot, and the boundary line location is not otherwise designated or described, the location of the boundary shall be determined by use of scale appearing on the Zoning Map;
    c. Where a public street or alley is officially vacated or abandoned, the property formerly in said street or alley shall be included within the district or districts of the adjoining property of said vacated or abandoned street or alley centerline;
    d. Where a parcel is bisected by a zoning district boundary, the regulations of each district shall apply separately to that portion of the parcel lying in either district; and

        i. It shall not be construed that the provisions or requirements of either district apply to the entire parcel.
        ii. The district boundary shall be considered a de facto parcel line for the purposes of determining setbacks, lot coverage and other development regulations of this Subchapter.
        iii. Where further uncertainty exists, the Zoning Administrator, upon written request or his/her own motion, shall determine the location of the boundary in question, giving due consideration to the location indicated on the zoning map and the purposes set forth in the applicable zoning district regulations.

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SECTION FOUR. GENERAL

1. **Intent.** This Subchapter is intended to be in harmony with the City of Ukiah General Plan and any area plans adopted pursuant thereto, including the UVAP. Future amendments of these plans shall be reflected in amendments to the Zoning Code, and future amendments to the Zoning Code shall only be made in conformity with the General Plan and adopted area plans.
2. **Conflict Resolution.**
    a) Where conflict occurs between the regulations of this Subchapter 2 and any building code or other regulations within the City, the more restrictive of any such regulations shall apply.
    b) In interpreting and applying the provisions of this Subchapter, unless otherwise stated, requirements shall be held to be the minimum requirements for the promotion and protection of public safety, health and the general welfare.
    c) It is not intended that this Subchapter shall interfere with or abrogate or annul any easements, covenants or other agreements now in effect or prevent a use of property lawfully commenced prior to this ordinance becoming effective and continued in compliance with County zoning and land use regulations in effect prior to this ordinance becoming effective.

SECTION FIVE - PREZONE.

1. The proposed annexation and amendment to the sphere of influence will not negatively impact the public interest, health, safety, convenience, or welfare of the City.
2. A list and map of the affected parcels is provided in Exhibit A as regulated by Exhibit B. The legal description with associated plats for the annexation is outlined in Exhibit C.
3. The proposed prezoning complies with Government Code Section 65859 and Ukiah City Code Section 9267. The City Planning Commission held a noticed public hearing in compliance with Government Code Section 65854 on August 26, 2026, to review the prezoning proposal. Following the hearing, the Commission made a recommendation to the City Council. The City Council conducted a noticed public hearing in compliance with Government Code Section 65856 on [Date to be Determined], and rendered a decision.
4. The intended use and proposed prezoning designations for the affected territories are detailed in Exhibit A, which is attached and incorporated herein by reference.

SECTION SIX.

1. SEVERABILITY.

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Ukiah hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

2. EFFECTIVE DATE.

This Ordinance shall be published as required by law in a newspaper of general circulation in the City of Ukiah and shall become effective upon the effective date of the annexation of Ukiah Valley.

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Introduced by title only on ,2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted on , 2026, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Susan Sher, Mayor

ATTEST:

_____
Kristine Lawler, City Clerk

DRAFT

EXHIBIT A
ANNEXATION AREA MAP & LIST OF PARCELS
FOR PREZONING

Prezoning Parcel Inventory - Planning Commission Review
2026 Ukiah Valley Reorganization

APN	SITE ADDRESS	GENERAL PLAN	EXISTING ZONING	MINIMUM PARCEL SIZE	TRA	COMBINING DISTRICT 1	COMBINING DISTRICT 2	COMBINING DISTRICT 3	COMBINING DISTRICT 4	UVAP PRE-ZONE
1701702100	1801 N STATE ST	I	I2	6K	154037					
1701704300	1801 N STATE ST	I	I2		154037					
1841202100	150 GOBALET LN	SR	SR	6K	154012	FP	AZ			
1701402000	1430 N STATE ST	C	C2	6K	154157					
1701401900	1340 N STATE ST	C	C2	6K	154157					
1691121500	NONE	I	I1	12K	154157					
1700300600	NONE	AG40	AG	40	154037					
1840220500	312 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1700720700	761 MALAGA DR	SR	R1	6K	154082					
1701200900	200 KUKI LN	MU-2	C2	6K	154157					MU-2
1702203500	1490 CHARDONNAY CT	SR	R1	6K	154082					
1700501700	1870 N STATE ST	C	C2	12K	154157					
1700810900	1575 DESPINA DR	SR	R1	6K	154037					
1700731700	1300 DESPINA DR	SR	R1	6K	154082					
1700731800	551 TOKAY AVE	SR	R1	6K	154082					
1700300200	NONE	AG40	I2	12K	154037					
1690720200	103 PARDUCCI RD	I	I1	12K	154157					
1700911500	370 GEORGE PL	SR	R1	6K	154037					
1700820900	540 ZINFANDEL DR	SR	R1	6K	154037					
1700920800	260 ZINFANDEL DR	SR	R1	6K	154037					
1700811400	1681 DESPINA DR	SR	R1	6K	154037					
1700820800	560 ZINFANDEL DR	SR	R1	6K	154037					
1700911600	380 ZINFANDEL DR	SR	R1	6K	154037					
1690503400	3780 CHRISTY LN	I	I1	12K	154157					
0034307400	1515 MONROE ST	SR	R1	6K	154006	AZ				
1701703200	1951 N STATE ST	I	I2		154037					
1700720600	1581 CONCORD ST	SR	R1	6K	154082					
1700941000	316 GEORGE PL	SR	R1	6K	154037					
1700830200	500 ZINFANDEL DR	SR	R1	6K	154037					
1801800500	NONE	SR	R1	6K	154012	AZ				
1801803700	2295 S DORA ST	SR	R1	6K	154012	FP	AZ			
1801302900	2319 S DORA ST	SR	R1	6K	154093	FP	AZ			
1801600500	546 FIRCREST DR	RL160	RL	160	154038	AZ				
1701003800	1610 MILLVIEW RD	MU-2	I1	12K	154157					MU-2
1701700700	1949 N STATE ST	I	I2	6K	154037					
1700920600	1621 ALICANTE LN	SR	R1	6K	154037					

1700830400	450 ZINFANDEL DR	SR	R1	6K	154037					
1700911200	1620 ALICANTE LN	SR	R1	6K	154037					
1700911300	310 ZINFANDEL DR	SR	R1	6K	154037					
1700501600	1960 N STATE ST	C	C2	12K	154157					
1700730800	610 TOKAY AVE	SR	R1	6K	154082					
1700730900	590 TOKAY AVE	SR	R1	6K	154082					
1700602200	791 TOKAY AVE	SR	R1	6K	154082					
1700730700	630 TOKAY AVE	SR	R1	6K	154082					
1700720800	741 MALAGA DR	SR	R1	6K	154082					
1700601100	875 MALAGA DR	SR	R1	6K	154082					
0033306000	NONE	C	C1	6K	154152	AZ	CC			
1700602300	781 TOKAY AVE	SR	R1	6K	154082					
1700732700	731 TOKAY AVE	SR	R1	6K	154082					
1700602400	771 TOKAY AVE	SR	R1	6K	154082					
1700602500	761 TOKAY AVE	SR	R1	6K	154082					
1702200800	1460 N BUSH ST	SR	R3	6K	154082					
1700602700	741 TOKAY AVE	SR	R1	6K	154082					
1700602600	751 TOKAY AVE	SR	R1	6K	154082					
1801802800	2281 S DORA ST	SR	R2	6K	154012	FP	CR	AZ		
1801900800	NONE	MU-2	C1	6K	154152	FP	AZ	CC		MU-2
1801801200	NONE	SR	R1	6K	154012	AZ				
1700731000	570 TOKAY AVE	SR	R1	6K	154082					
1700731100	550 TOKAY AVE	SR	R1	6K	154082					
1690720300	3480 N STATE ST	I	I1	12K	154157					
0034003900	226 LAWS AVE	SR	R3	6K	154154	AZ				
0034401500	106 CANYON DR	SR	R1	6K	154154	AZ				
1701313700	1561 CARRIGAN LN	SR	R1	6K	154082					
1701313800	1540 SAUTERNE PL	SR	R1	6K	154082					
1701313400	NONE	SR	R1	6K	154082					
1801400400	230 BOURBON LN	SR	R1	6K	154012	AZ				
1702202500	1500 REISLING CT	SR	R3	6K	154082					
1701323400	1531 GAMAY PL	SR	R1	6K	154082					
1701323300	1541 GAMAY PL	SR	R1	6K	154082					
1701003200	1700 MILLVIEW RD	MU-2	R3	12K	154157					MU-2
1701902600	1315 N STATE ST	C	C2	6K	154157					
0034302300	1814 MONROE ST	SR	R1	6K	154151	AZ				
0034304600	1761 ADAMS ST	SR	R1	6K	154151	AZ				
0034402100	206 ROSEMARY LANE	SR	R1	6K	154154	AZ				

0034403600	1810 S DORA ST	SR	R1	6K	154154	AZ				
1672800400	3800 N STATE ST	SR	SR	12K	154037	SS				
1700603200	1385 BURGUNDY DR	SR	R1	6K	154082					
1840412000	36 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840410800	156 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1700920100	275 LOVERS LN	SR	R1	6K	154037					
1840221100	293 TOYON RD	SR	R1	6K	154093	AZ				
1840540100	2601 OAK COURT RD	SR	R1	6K	154093	AZ				
1840411300	66 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1802001400	1980 S DORA ST	SR	R3	6K	154012	AZ				
1700733300	1391 CONCORD ST	SR	R1	6K	154082					
1840410200	255 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840421400	17 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840210200	555 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840100500	630 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
0034102700	225 LAWS AVE	SR	R1	6K	154154	AZ				
0013702200	1282 N STATE ST	C	C1	6K	154039					
1700931500	181 ZINFANDEL DR	SR	R1	6K	154037					
1700830600	400 ZINFANDEL DR	SR	R1	6K	154037					
1801401300	2360 S DORA ST	SR	R1	6K	154093	AZ				
1801402300	NONE	SR	R1	6K	154012	AZ				
1841100500	2851 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
0020502000	NONE	MUBST	I1	6K	154006	FP				MUBST
1840420500	137 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840240800	295 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840430600	80 WHITMORE LN	SR	R1	6K	154093	AZ				
1840441800	211 WHITMORE LN	SR	R1	6K	154093	AZ				
1840440800	79 WHITMORE LN	SR	R1	6K	154093	FP	AZ			
1840100400	736 CANYON CT	RR5	RR	5	154038	AZ				
0032604700	333 LAWS AVE	RR5	RR	5	154012	AZ				
1840330300	2851 OAK COURT RD	SR	R1	6K	154093	FP	AZ			
1701322200	1450 GAMAY PL	SR	R1	6K	154082					
0034401100	115 CANYON DR	SR	R1	6K	154154	AZ				
0462711200	750 BOONVILLE RD	RMR40	UR	40	154002	AZ				
1840701400	2655 S STATE ST	C	C1	6K	154152	AZ	CC			
1840510600	212 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840530400	83 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1802101300	305 CRESTVIEW DR	SR	R1	6K	154038	AZ				

1840210100	531 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1801501100	483 FIRCREST DR	RR5	RR	5	154038	AZ				
1801401800	2390 S DORA ST	SR	R1	6K	154093	AZ				
1801501300	NONE	RL160	RL	160	154038	AZ				
1840630300	2460 TOWNSEND LN	I	I1	6K	154152	AZ				
1840541100	15 FAIRVIEW CT	C	C1	6K	154161	FP	AZ	CC		
1840101000	NONE	RR5	RR	5	154038	AZ				
1840100900	NONE	RR5	RR	5	154038	AZ				
1690501100	100 PARDUCCI RD	I	I1	12K	154157					
1801803500	2300 S DORA ST	SR	R1	6K	154012	AZ				
0034100200	224 LAWS AVE	SR	R3	6K	154154	AZ				
0034100300	222 LAWS AVE	SR	R1	6K	154154	AZ				
0034100400	220 LAWS AVE	SR	R1	6K	154154	AZ				
0034401600	108 CANYON DR	SR	R1	6K	154154	AZ				
0034404700	370 JEFFERSON LN	SR	R1	6K	154012	AZ				
1702203600	1500 CHARDONNAY CT	SR	R1	6K	154082					
1700811000	581 ZINFANDEL DR	SR	R1	6K	154037					
1702202600	1491 REISLING CT	SR	R1	6K	154082					
1702207100	1573 N BUSH ST	MU-2	R3	6K	154160					MU-2
1700710200	620 MALAGA DR	SR	R1	6K	154082					
1701002200	1723 TANYA LN	SR	R3	6K	154157					
1840620400	2423 S POMO LN	I	I1	6K	154152	AZ				
1701900500	NONE	I	I2	6K	154157					
1700810700	1560 DESPINA DR	SR	R1	6K	154037					
1701323800	1491 GAMAY PL	SR	R1	6K	154082					
1702201700	1590 North BUSH ST	SR	R3	6K	154160					
1700811100	575 ZINFANDEL DR	SR	R1	6K	154037					
1702203700	1491 CHARDONNAY CT	SR	R3	6K	154160					
1700601300	855 MALAGA DR	SR	R1	6K	154082					
1700750100	590 CHABLIS CT	SR	R1	6K	154082					
1700750500	670 CHABLIS CT	SR	R1	6K	154082					
1801901100	175 FIRCREST DR	MU-2	R3	6K	154152	FP	AZ			MU-2
1840431800	12 WHITMORE LN	SR	R1	6K	154093	AZ				
1840430400	120 WHITMORE LN	SR	R1	6K	154093	AZ				
1841200900	2950 S STATE ST	SR	R3	6K	154152	AZ				
1840100700	760 CANYON CT	RR5	RR	5	154038	AZ				
1801400800	210 BOURBON LN	SR	R1	6K	154012	AZ				
1840630700	160 NORGARD LN	I	I1	6K	154152	AZ				

1700940600	350 GEORGE PL	SR	R1	6K	154037					
1701003000	NONE	MU-2	I1	12K	154157					MU-2
1700920400	1661 ALICANTE LN	SR	R1	6K	154037					
1700811700	601 LOVERS LN	SR	R1	6K	154037					
1700710100	1500 DESPINA DR	SR	R1	6K	154082					
1700733200	1411 CONCORD ST	SR	R1	6K	154082					
1700601200	865 MALAGA DR	SR	R1	6K	154082					
1700733100	1410 CONCORD ST	SR	R1	6K	154082					
1840431600	36 WHITMORE LN	SR	R1	6K	154093	AZ				
1840440100	2725 OAK COURT RD	SR	R1	6K	154093					
1840431900	8 WHITMORE LN	SR	R1	6K	154093	AZ				
1840431000	68 WHITMORE LN	SR	R1	6K	154093	AZ				
1840321000	2730 OAK COURT RD	SR	R1	6K	154093	AZ				
1840431700	54 WHITMORE LN	SR	R1	6K	154093	AZ				
0034300200	1801 S DORA ST	SR	R1	6K	154154	AZ				
0034404900	380 JEFFERSON LN	SR	R1	6K	154012	AZ				
1801702500	360 FIRCREST DR	RR5	RR	5	154038	AZ				
1801700700	NONE	RR5	RR	5	154038	AZ				
1700601500	1380 BURGUNDY DR	SR	R1	6K	154082					
1840531800	2551 OAK COURT RD	SR	R1	6K	154093	AZ				
1840231100	284 TOYON RD	SR	R1	6K	154093	AZ				
1690502600	3721 CHRISTY LN	I	I1	12K	154157					
0034404200	1818 S DORA ST	SR	R1	6K	154154	AZ				
1802102200	651 JEFFERSON LN	SR	R1	6K	154038	AZ				
1840540900	45 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1801402900	204 BOURBON LN	SR	R1	6K	154012	AZ				
1840103100	777 CANYON CT	RR5	RR	5	154002	AZ				
1702207200	1581 N BUSH ST	MU-2	R3	6K	154160					MU-2
1701324400	NONE	SR	R1	6K	154082					
1700731200	1340 DESPINA DR	SR	R1	6K	154082					
1700601800	760 TOKAY AVE	SR	R1	6K	154082					
1840540600	85 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840540800	65 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1700910900	1700 ALICANTE LN	SR	R1	6K	154037					
1700921100	200 ZINFANDEL DR	SR	R1	6K	154037					
1840511200	2550 OAK COURT RD	SR	R1	6K	154093	AZ				
1840540700	75 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1701323500	1521 GAMAY PL	SR	R1	6K	154082					

1700811600	625 LOVERS LN	SR	R1	6K	154037					
1802102100	621 JEFFERSON LN	SR	R1	6K	154038	AZ				
1700201300	810 LOVERS LN	RL160	RL	160	154037					
1690502300	3700 CHRISTY LN	I	I1	12K	154157					
1690501900	3680 CHRISTY LN	I	I1	12K	154157					
1802001500	2000 S DORA ST	SR	R3	6K	154012	AZ				
1700911400	314 ZINFANDEL DR	SR	R1	6K	154037					
1840410900	136 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840240500	254 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1701002300	1721 TANYA LN	SR	R3	6K	154157					
1840441700	190 WHITMORE LN	SR	R1	6K	154093	AZ				
1700710800	641 MALAGA DR	SR	R1	6K	154082					
1701200700	NONE	MU-2	I1	6K	154157					MU-2
1700930700	311 ZINFANDEL DR	SR	R1	6K	154037					
1700930600	325 ZINFANDEL DR	SR	R1	6K	154037					
1801802700	455 FIRCREST DR	SR	R1	6K	154012	AZ				
1801802100	2297 S DORA ST	SR	R1	6K	154012	FP	AZ			
1801401700	2380 S DORA ST	SR	R1	6K	154093	AZ				
1801400700	220 BOURBON LN	SR	R1	6K	154012	AZ				
0034103100	217 LAWS AVE	SR	R1	6K	154154	AZ				
1700720300	740 MALAGA DR	SR	R1	6K	154082					
1840621500	2553 S POMO LN	I	I1	6K	154152	AZ				
1840611000	2505 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
1700931200	225 ZINFANDEL DR	SR	R1	6K	154037					
1692501800	700 KUNZLER RANCH RD	I	I2	12K	154037	FP				
1690503500	3740 CHRISTY LN	I	I1	12K	154157					
1700810300	1732 DESPINA DR	SR	R1	6K	154037					
1700920900	240 ZINFANDEL DR	SR	R1	6K	154037					
1700911100	1640 ALICANTE LN	SR	R1	6K	154037					
1802201200	NONE	SR	R1	6K	154038	AZ				
0033503700	2161 S STATE ST	C	C1	6K	154152	AZ	CC			
1700501200	1850 N STATE ST	C	C2	12K	154157					
1840511100	234 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840610200	2411 S STATE ST	C	C1	6K	154152	AZ	CC			
0013602700	1203 N STATE ST	C	C2	6K	154037					
0013850700	1204 N STATE ST	C	C1	6K	154039					
1802001300	1960 S DORA ST	SR	R3	6K	154012	AZ				
1840220400	279 TOYON RD	SR	R1	6K	154093	AZ				

1700910800	1760 ALICANTE LN	SR	R1	6K	154037					
1840411000	116 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1700601900	768 TOKAY AVE	SR	R1	6K	154082					
1700751100	591 CHABLIS CT	SR	R1	6K	154082					
1700931000	275 ZINFANDEL DR	SR	R1	6K	154037					
1840522200	47 NORTH COURT RD	SR	R1	6K	154093	FP	AZ			
1700710700	661 MALAGA DR	SR	R1	6K	154082					
1700710600	681 MALAGA DR	SR	R1	6K	154082					
1700721000	701 MALAGA DR	SR	R1	6K	154082					
1700730300	1582 CONCORD ST	SR	R1	6K	154082					
1690720900	3400 N STATE ST	I	I1	12K	154157					
1700910700	311 LOVERS LN	SR	R1	6K	154037					
1700940400	328 GEORGE PL	SR	R1	6K	154037					
1700921200	180 ZINFANDEL DR	SR	R1	6K	154037					
1700940500	348 GEORGE PL	SR	R1	6K	154037					
1700911700	390 ZINFANDEL DR	SR	R1	6K	154037					
1700922400	201 LOVERS LN	SR	R1	6K	154157					
1700910500	351 LOVERS LN	SR	R1	6K	154037					
1700920200	1775 ALICANTE LN	SR	R1	6K	154037					
1700921400	1700 TANYA LN	SR	R1	6K	154157					
1700921300	160 ZINFANDEL DR	SR	R1	6K	154037					
1700940300	322 GEORGE PL	SR	R1	6K	154037					
1700910600	325 LOVERS LN	SR	R1	6K	154037					
1700911800	1601 CARRIGAN LN	SR	R1	6K	154037					
1700931700	151 ZINFANDEL DR	SR	R1	6K	154037					
1700922500	1790 TANYA LN	SR	R3	6K	154157					
1700930900	281 ZINFANDEL DR	SR	R1	6K	154037					
1700930800	301 ZINFANDEL DR	SR	R1	6K	154037					
1840510900	243 OAK KNOLL RD	SR	R1	6K	154093	AZ				
0033304400	2129 S STATE ST	C	C1	6K	154152	AZ	CC			
1700810500	1664 DESPINA DR	SR	R1	6K	154037					
1700811200	570 ZINFANDEL DR	SR	R1	6K	154037					
1700920500	1631 ALICANTE LN	SR	R1	6K	154037					
1700831200	1681 CARRIGAN LN	SR	R1	6K	154037					
1700940200	320 GEORGE PL	SR	R1	6K	154037					
1700920700	280 ZINFANDEL DR	SR	R1	6K	154037					
1700830500	420 ZINFANDEL DR	SR	R1	6K	154037					
1700931300	211 ZINFANDEL DR	SR	R1	6K	154037					

1700811300	1601 DESPINA DR	SR	R1	6K	154037					
1700931100	251 ZINFANDEL DR	SR	R1	6K	154037					
1700911000	1660 ALICANTE LN	SR	R1	6K	154037					
1840330600	2751 OAK COURT RD	SR	R1	6K	154093	FP	AZ			
1840430500	100 WHITMORE LN	SR	R1	6K	154093	AZ				
1701004500	100 FEED LOT LN	MU-2	I1	12K	154157					MU-2
1701004400	110 FEED LOT LN	MU-2	I1	12K	154157					MU-2
1690501500	3650 CHRISTY LN	I	I1	12K	154157					
1690503000	3771 CHRISTY LN	I	I1	12K	154157					
1702202400	1490 REISLING CT	SR	R1	6K	154082					
1700750700	661 CHABLIS CT	SR	R1	6K	154082					
1700733400	1371 CONCORD ST	SR	R1	6K	154082					
1700732900	1370 CONCORD ST	SR	R1	6K	154082					
1701501200	275 KUNZLER RANCH RD	I	I2	6K	154157					
1700732800	1350 CONCORD ST	SR	R1	6K	154082					
1700602800	740 TOKAY AVE	SR	R1	6K	154082					
1801500300	540 FIRCREST DR	RR5	RR	5	154038	AZ				
1701310300	1560 CARRIGAN LN	SR	R1	6K	154082					
1701001900	1701 TANYA LN	SR	R3	6K	154157					
1701311900	1541 CARRIGAN LN	SR	R1	6K	154082					
1701310400	1540 CARRIGAN LN	SR	R1	6K	154082					
1700720100	700 MALAGA DR	SR	R1	6K	154082					
1700720200	720 MALAGA DR	SR	R1	6K	154082					
1700733700	650 TOKAY AVE	SR	R1	6K	154082					
1700920300	1725 ALICANTE LN	SR	R1	6K	154037					
1690720500	3460 N STATE ST	I	I1	12K	154157					
1700921000	220 ZINFANDEL DR	SR	R1	6K	154037					
1700830800	1700 CARRIGAN LN	SR	R1	6K	154037					
1672800300	3900 N STATE ST	SR	SR	12K	154037	FP	SS			
1801900900	2240 S STATE ST	MU-2	R3	6K	154152	FP	AZ			MU-2
1801702900	400 FIRCREST DR	RL160	RL	160	154038					
1700602000	774 TOKAY AVE	SR	R1	6K	154082					
1700751000	601 CHABLIS CT	SR	R1	6K	154082					
1700750900	621 CHABLIS CT	SR	R1	6K	154082					
1700750800	641 CHABLIS CT	SR	R1	6K	154082					
1700602100	800 TOKAY AVE	SR	R1	6K	154082					
1701314000	1541 SAUTERNE PL	SR	R3	6K	154082					
1700810800	1540 DESPINA DR	SR	R1	6K	154037					

1701313900	1560 SAUTERNE PL	SR	R1	6K	154082					
0032001500	NONE	RMR40	UR	40	154038	AZ				
1802002200	251 JEFFERSON LN	PS	C1	6K	154152	AZ	CC			
1700922300	1780 TANYA LN	SR	R1	6K	154157					
1700910300	375 LOVERS LN	SR	R1	6K	154037					
1700922200	1782 TANYA LN	SR	R1	6K	154037					
1701001000	1650 LOVERS LN	MU-2	R3	6K	154157					MU-2
1701901700	1301 N STATE ST	C	C2	6K	154157					
1690502700	3651 CHRISTY LN	I	I1	12K	154157					
1700601700	1360 BURGUNDY DR	SR	R1	6K	154082					
1700602900	1361 BURGUNDY DR	SR	R1	6K	154082					
1700733500	1351 CONCORD ST	SR	R1	6K	154082					
1700733600	670 TOKAY AVE	SR	R1	6K	154082					
1840220800	295 TOYON RD	SR	R1	6K	154093	AZ				
1840411200	86 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1690501600	3610 CHRISTY LN	I	I1	12K	154157					
1840230100	256 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1690721400	3450 N STATE ST	I	I1	12K	154157					
1700931600	161 ZINFANDEL DR	SR	R1	6K	154037					
1700810200	1764 DESPINA DR	SR	R1	6K	154037					
1840801600	320 NORGARD LN	AG40	AG	40	154012	FP	AZ			
1840620800	2503 S POMO LN	I	I1	6K	154152	AZ				
1840610600	2455 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
1801301300	120 NORTH COURT RD	SR	R1	6K	154093	FP	AZ			
1700831000	1661 CARRIGAN LN	SR	R1	6K	154037					
1700603300	811 MALAGA DR	SR	R1	6K	154082					
1700840300	475 ZINFANDEL DR	SR	R1	6K	154037					
1700840200	501 ZINFANDEL DR	SR	R1	6K	154037					
1700840100	525 ZINFANDEL DR	SR	R1	6K	154037					
1700731900	571 TOKAY AVE	SR	R1	6K	154082					
1700921600	225 LOVERS LN	SR	R1	6K	154037					
1840520600	81 NORTH COURT RD	SR	R1	6K	154093	AZ				
1801700900	NONE	RR5	RR	5	154038	AZ				
1801702800	461 FIRCREST DR	SR	R1	6K	154038	AZ				
1840240100	293 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1801802900	2283 S DORA ST	SR	R2	6K	154012	FP	CR	AZ		
1801303500	2309 S DORA ST	SR	R1	6K	154012	FP	AZ			
1701902900	1775 N STATE ST	I	I1	6K	154157					

1701002400	NONE	SR	R3	6K	154157					
1702202000	1450 REISLING CT	SR	R3	6K	154082					
1701324100	1461 GAMAY PL	SR	R1	6K	154082					
1701002000	140 ZINFANDEL DR	SR	R3	6K	154157					
0034203500	1510 S STATE ST	C	C1	6K	154151	AZ	CC			
1801801400	2286 S DORA ST	SR	R1	6K	154012	AZ				
1801201000	2381 S STATE ST	C	C2	6K	154152	CR	FP	AZ	CC	
1840231000	278 TOYON RD	SR	R1	6K	154093	AZ				
1840102900	735 CANYON CT	RR5	RR	5	154038	AZ				
1840102800	685 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1690721100	3410 North STATE ST	I	I1	12K	154157					
1700830300	480 ZINFANDEL DR	SR	R1	6K	154037					
1691121200	NONE	I	I1	12K	154157					
1700921500	251 LOVERS LN	SR	R1	6K	154037					
1840231200	290 TOYON RD	SR	R1	6K	154093	AZ				
1700710500	680 MALAGA DR	SR	R1	6K	154082					
1801301200	140 NORTH COURT RD	SR	R1	6K	154093	AZ				
1801702600	475 FIRCREST DR	RR5	R1	6K	154038	AZ				
1801401200	2370 S DORA ST	SR	R1	6K	154093	AZ				
1840621100	2533 S POMO LN	I	I1	6K	154152	AZ				
1801301100	160 NORTH COURT RD	SR	R1	6K	154093	AZ				
1801301500	96 North COURT RD	SR	R1	6K	154012	FP	AZ			
1801301000	2351 S DORA ST	SR	R1	6K	154093	AZ				
1700840700	1580 CARRIGAN LN	SR	R1	6K	154037					
0034404300	1818 S DORA ST	SR	R1	6K	154154	AZ				
1700910400	361 LOVERS LN	SR	R1	6K	154037					
1702202700	1481 REISLING CT	SR	R1	6K	154082					
1801400900	214 BOURBON LN	SR	R1	6K	154012	AZ				
1840520500	121 NORTH COURT RD	SR	R1	6K	154093	AZ				
1801600400	544 FIRCREST DR	RR5	RR	5	154038	AZ				
1840521000	22 OAK KNOLL RD	C	C1	6K	154161	FP	AZ	CC		
1801500200	NONE	RR5	RR	5	154038	AZ				
1801702400	430 FIRCREST DR	RR5	RR	5	154038	AZ				
0034400700	107 CANYON DR	SR	R1	6K	154154	AZ				
0034400800	109 CANYON DR	SR	R1	6K	154154	AZ				
1700940800	360 GEORGE PL	SR	R1	6K	154037					
1700940900	366 GEORGE PL	SR	R1	6K	154037					
1840521700	162 OAK KNOLL RD	SR	R1	6K	154093	AZ				

1840530700	25 OAK KNOLL RD	C	C1	6K	154161	FP	AZ	CC		
1840231500	294 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1700810400	1696 DESPINA DR	SR	R1	6K	154037					
1700830700	1660 CARRIGAN LN	SR	R1	6K	154037					
1701003700	120 FEED LOT LN	MU-2	C2		154157	CR				MU-2
1700830100	520 ZINFANDEL DR	SR	R1	6K	154037					
1701004100	140 FEED LOT LN	MU-2	C2		154157	CR				MU-2
0033503800	2165 S STATE ST	C	C1	6K	154152	AZ	CC			
1700840600	411 ZINFANDEL DR	SR	R1	6K	154037					
1702203400	1480 CHARDONNAY CT	SR	R1	6K	154082					
1700711400	1525 DESPINA DR	SR	R1	6K	154082					
1700500500	1900 N STATE ST	C	C2	12K	154157					
1700400500	156 LOVERS LN	AG40	AG	40	154037					
1700710300	640 MALAGA DR	SR	R1	6K	154082					
1700710400	660 MALAGA DR	SR	R1	6K	154082					
1701323700	1501 GAMAY PL	SR	R1	6K	154082					
1700400600	290 LOVERS LN	AG40	AG	40	154037					
1701312900	1461 SAUTERNE PL	SR	R3	6K	154082					
1801303800	2270 S STATE ST	MU-2	R1	6K	154012	FP	AZ			MU-2
1840412100	34 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1700601400	1390 BURGUNDY DR	SR	R1	6K	154082					
1840540500	95 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1692122100	50 ORR SPRINGS RD	C	C2	12K	154157					
1802102300	301 JEFFERSON LN	SR	R1	6K	154038	AZ				
1701001700	151 LOVERS LN	SR	R3	6K	154157					
1700840500	425 ZINFANDEL DR	SR	R1	6K	154037					
1701200800	1550 MILLVIEW RD	MU-2	I1	6K	154157					MU-2
1700840400	451 ZINFANDEL DR	SR	R1	6K	154037					
1840630500	2540 TOWNSEND LN	I	I1	6K	154152	AZ				
0034303000	NONE	SR	R1	6K	154151	AZ				
0034304800	1741 ADAMS ST	SR	R1	6K	154151	AZ				
1840240700	294 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840420400	157 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840310200	494 OAK KNOLL RD	RR5	RR	5	154012	AZ				
1840432000	28 WHITMORE LN	SR	R1	6K	154093	AZ				
1840420300	177 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840320200	2772 OAK COURT RD	SR	R1	6K	154093	AZ				
1700820700	551 ZINFANDEL DR	SR	R1	6K	154037					

1701001600	1720 N STATE ST	C	C2	6K	154157					
1840220900	331 TOYON RD	SR	R1	6K	154012	AZ				
1840412300	26 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1700931400	201 ZINFANDEL DR	SR	R1	6K	154037					
1701004000	131 ZINFANDEL DR	MU-2	I1	6K	154157					MU-2
1700732000	591 TOKAY AVE	SR	R1	6K	154082					
1700732100	611 TOKAY AVE	SR	R1	6K	154082					
1700732200	631 TOKAY AVE	SR	R1	6K	154082					
1700732300	651 TOKAY AVE	SR	R1	6K	154082					
1701000200	141 LOVERS LN	MU-2	I1	6K	154157					MU-2
1692120800	NONE	I	I1	12K	154020					
1692121700	50 ORR SPRINGS RD	C	C2	12K	154157					
1701313200	1521 SAUTERNE PL	SR	R1	6K	154082					
1702202300	1480 REISLING CT	SR	R1	6K	154082					
1702201600	1560 N BUSH ST	SR	R3	6K	154160					
1700501500	78 MASONITE INDUSTRIAL RD	C	C2	12K	154157					
1700500100	1980 N STATE ST	C	C2	12K	154157					
1802400600	NONE	SR	R1	6K	154012	AZ				
1701000800	1640 MILLVIEW RD	MU-2	I1	6K	154157					MU-2
1701000700	121 ZINFANDEL DR	MU-2	I1	6K	154157					MU-2
1700940700	356 GEORGE PL	SR	R1	6K	154037					
1700740100	1450 DESPINA DR	SR	R1	6K	154082					
1700740200	550 CHABLIS CT	SR	R1	6K	154082					
1700740300	570 CHABLIS CT	SR	R1	6K	154082					
1802000700	1900 S DORA ST	SR	R3	6K	154012	AZ				
1700603000	1367 BURGUNDY DR	SR	R1	6K	154082					
1700740600	1380 DESPINA DR	SR	R1	6K	154082					
1700740500	551 CHABLIS CT	SR	R1	6K	154082					
1700740400	571 CHABLIS CT	SR	R1	6K	154082					
1701312000	1520 SAUTERNE PL	SR	R1	6K	154082					
1701903100	1401 N STATE ST	C	C2	6K	154157					
1700501300	1800 N STATE ST	C	C2	12K	154149					
0013603800	1275 FORD RD	C	C2	6K	154037					
1700830900	1740 CARRIGAN LN	SR	R1	6K	154037					
1700732400	671 TOKAY AVE	SR	R1	6K	154082					
1700732500	691 TOKAY AVE	SR	R1	6K	154082					
1700732600	711 TOKAY AVE	SR	R1	6K	154082					
1700811800	1784 DESPINA DR	SR	R1	6K	154037					

1701400800	1450 N STATE ST	C	C2	6K	154157					
1802000900	NONE	SR	R3	6K	154038	AZ				
0033306300	1631 S STATE ST	C	C1	6K	154152	AZ	CC			
1701002100	1725 TANYA LN	SR	R3	6K	154157					
1840330100	461 OAK KNOLL RD	RR5	RR	5	154012	FP	AZ			
1700930500	351 ZINFANDEL DR	SR	R1	6K	154037					
1700810600	1600 DESPINA DR	SR	R1	6K	154037					
1700930400	361 ZINFANDEL DR	SR	R1	6K	154037					
1700930300	375 ZINFANDEL DR	SR	R1	6K	154037					
1700930200	381 ZINFANDEL DR	SR	R1	6K	154037					
1700930100	1575 CARRIGAN LN	SR	R1	6K	154037					
1840540400	125 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840412200	30 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840540300	145 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840411600	56 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840221000	301 TOYON RD	SR	R1	6K	154093	AZ				
1840511000	263 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1802400700	318 CRESTVIEW DR	SR	R1	6K	154038	AZ				
0033306500	2101 S STATE ST	C	C1	6K	154152	AZ	CC			
1700720900	721 MALAGA DR	SR	R1	6K	154082					
1802002400	1680 S STATE ST	PS	C1	12K	154152	FP	AZ	CC		
0033303900	1635 S STATE ST	C	C1	6K	154152	AZ	CC			
1700603100	1375 BURGUNDY DR	SR	R1	6K	154082					
1700750600	681 CHABLIS CT	SR	R1	6K	154082					
1701903000	1351 N STATE ST	C	C2	6K	154157					
1700733000	1390 CONCORD ST	SR	R1	6K	154082					
1840410700	2651 OAK COURT RD	SR	R1	6K	154093	AZ				
1840220600	342 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840240200	303 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1701323600	1511 GAMAY PL	SR	R1	6K	154082					
1702203800	1481 CHARDONNAY CT	SR	R1	6K	154160					
1701323200	1551 GAMAY PL	SR	R1	6K	154082					
1702200600	1471 N BUSH ST	SR	R3	6K	154160					
1700731500	1319 DESPINA DR	SR	R1	6K	154082					
1802400100	450 CRESTVIEW DR	RL160	RL	160	154038	AZ				
1700601600	1370 BURGUNDY DR	SR	R1	6K	154082					
1702206100	401 SHERRY DR	SR	R1	6K	154082					
0013850600	1258 N STATE ST	C	C1	6K	154039					

1700750200	610 CHABLIS CT	SR	R1	6K	154082					
1700750300	630 CHABLIS CT	SR	R1	6K	154082					
1700750400	650 CHABLIS CT	SR	R1	6K	154082					
1700711000	1492 DESPINA DR	SR	R1	6K	154082					
1700710900	621 MALAGA DR	SR	R1	6K	154082					
1802002100	1940 S DORA ST	SR	R3	6K	154012	FP	AZ			
1802201800	316 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1802100500	310 CRESTVIEW DR	SR	R1	6K	154012	AZ				
1802100400	NONE	SR	R1	6K	154038	AZ				
1802100300	312 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1801701000	451 FIRCREST DR	SR	R1	6K	154038	AZ				
1840231300	276 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1801701600	380 FIRCREST DR	RR5	RR	5	154038	AZ				
1840800300	340 NORGARD LN	AG40	AG	40	154012	FP	AZ			
0033503900	2169 S STATE ST	C	C1	6K	154152	AZ	CC			
1840440500	2820 BRIGGS LN	SR	R1	6K	154093	FP	AZ			
1840630400	2500 TOWNSEND LN	I	I1	6K	154152	AZ				
1840620600	2463 S POMO LN	I	I1	6K	154152	AZ				
1801701800	NONE	RR5	RR	5	154038	AZ				
1801600600	480 FIRCREST DR	RL160	RL	160	154038	AZ				
1801803400	2290 S DORA ST	SR	R1	6K	154012	AZ				
1801803600	2291 S DORA ST	SR	R1	6K	154012	AZ				
1801700800	NONE	SR	R1	6K	154038	AZ				
1840440900	59 WHITMORE LN	SR	R1	6K	154093	FP	AZ			
1840321800	2750 OAK COURT RD	SR	R1	6K	154093	AZ				
1840610100	2405 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
0034203100	101 LAWS AVE	SR	R1	6K	154154	AZ				
0034400400	101 CANYON DR	SR	R1	6K	154154	AZ				
0034104000	1702 S DORA ST	SR	R1	6K	154154	AZ				
0034404500	611 CANYON DR	SR	SR	6K	154012	AZ				
0034404400	601 CANYON DR	SR	SR	6K	154012	AZ				
0034403300	1816 S DORA ST	SR	R1	6K	154154	AZ				
0034400500	103 CANYON DR	SR	R1	6K	154154	AZ				
1841201600	100 GOBALET LN	SR	SR	6K	154012	AZ				
1840531700	164 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840530800	24 FAIRVIEW CT	C	C1	6K	154161	FP	AZ	CC		
1840700100	25 NORGARD LN	I	I1	6K	154012	FP	AZ			
1801802400	2285 S DORA ST	SR	R2	6K	154012	FP	CR	AZ		

1801800700	303 FIRCREST DR	SR	R1	6K	154012	AZ				
1801803300	2289 S DORA ST	SR	R2	6K	154012	FP	CR	AZ		
1840102200	525 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1840330400	2825 OAK COURT RD	SR	R1	6K	154093	FP	AZ			
1841200200	NONE	SR	SR	6K	154012	FP	AZ			
1801701500	NONE	RR5	RR	5	154038	AZ				
1840540200	165 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1801501000	NONE	RR5	RR	5	154038	AZ				
1801402100	208 BOURBON LN	SR	R1	6K	154012	AZ				
1801301800	50 NORTH COURT RD	C	C1	6K	154093	FP	AZ	CC		
1801702700	471 FIRCREST DR	SR	R1	6K	154038	AZ				
1801301400	100 NORTH COURT RD	SR	R1	6K	154093	AZ				
1801403600	298 TOYON RD	SR	R1	6K	154012	AZ				
1840521500	122 OAK KNOLL RD	SR	R1	6K	154093	AZ				
0034403400	1814 S DORA ST	SR	R1	6K	154154	AZ				
0034402800	205 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034308200	1550 S STATE ST	MU-2	C2	6K	154151	AZ	CC			MU-2
0034308100	1550 S STATE ST	MU-2	C1	6K	154151	AZ	CC			MU-2
0034402200	208 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034305100	109 JEFFERSON LN	SR	R3	6K	154151	AZ				
0034403500	1812 S DORA ST	SR	R1	6K	154154	AZ				
0034401700	110 CANYON DR	SR	R1	6K	154154	AZ				
0034104100	1180 CANYON DR	SR	R1	6K	154012	AZ				
1801402600	NONE	SR	R1	6K	154012	AZ				
1840521600	142 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840520200	2451 OAK COURT RD	SR	R1	6K	154093	AZ				
1840430700	90 WHITMORE LN	SR	R1	6K	154093	AZ				
1801702200	NONE	RR5	RR	5	154038	AZ				
0034403200	213 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034103900	201 LAWS AVE	SR	R1	6K	154154	AZ				
1801500400	521 FIRCREST DR	RR5	RR	5	154038	AZ				
1840521200	52 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840611100	30 NORGARD LN	C	C1	6K	154152	FP	AZ	CC		
1840520100	181 NORTH COURT RD	SR	R1	6K	154093	AZ				
1840521300	72 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840701000	151 NORGARD LN	I	I1	6K	154012	FP	AZ			
1840700900	141 NORGARD LN	I	I1	6K	154152	FP	AZ			
1840510200	236 VALLEY VIEW RD	SR	R1	6K	154012	AZ				

1840230200	276 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1801403300	NONE	SR	R1	6K	154012	AZ				
1840521800	182 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1802400200	444 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1801303100	2343 S DORA ST	SR	R1	6K	154093	FP	AZ			
1801702100	NONE	SR	R1	6K	154038	AZ				
1801700300	NONE	SR	R1	6K	154038	AZ				
1802400900	400 CRESTVIEW DR	SR	R1	6K	154038	AZ				
0034403100	211 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034301000	1817 S DORA ST	SR	R1	6K	154154	AZ				
0034304500	1791 ADAMS ST	SR	R1	6K	154151	AZ				
0034402400	212 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034401300	102 CANYON DR	SR	R1	6K	154154	AZ				
1840310500	486 OAK KNOLL RD	RR5	RR	5	154012	AZ				
1801303300	2301 S DORA ST	SR	R1	6K	154012	FP	AZ			
1801302400	2300 S STATE ST	MU-2	C2	6K	154152	FP	AZ	CC		MU-2
1801802600	NONE	SR	R1	6K	154012	AZ				
1801403800	2330 S DORA ST	SR	R1	6K	154012	AZ				
1840620200	2403 S POMO LN	I	I1	6K	154152	AZ				
1801404000	2336 S DORA ST	SR	R1	6K	154093					
1801303000	2311 S DORA ST	SR	R1	6K	154093	AZ				
1801701700	NONE	RR5	RR	5	154038	AZ				
1840230500	298 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1801403500	261 BOURBON LN	SR	R1	6K	154012	AZ				
0034203200	1701 S DORA ST	SR	R1	6K	154154	AZ				
0034400600	105 CANYON DR	SR	R1	6K	154154	AZ				
0034401200	100 CANYON DR	SR	R1	6K	154154	AZ				
1801401400	2350 S DORA ST	SR	R1	6K	154093	AZ				
1840531600	144 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1801702000	NONE	SR	R1	6K	154038	AZ				
1801300400	2280 S STATE ST	MU-2	R3	6K	154152	FP	AZ			MU-2
1840541000	35 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840411100	96 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840220300	285 TOYON RD	SR	R1	6K	154093	AZ				
1840511300	2600 OAK COURT RD	SR	R1	6K	154093	AZ				
0034102800	223 LAWS AVE	SR	R1	6K	154154	AZ				
1801700600	NONE	RR5	RR	5	154038	AZ				
1840521400	92 OAK KNOLL RD	SR	R1	6K	154093	AZ				

1840700800	121 NORGARD LN	I	I1	6K	154152	FP	AZ			
1802000100	1610 S STATE ST	MU-2	C1	6K	154152	AZ	CC			MU-2
0034301100	1819 S DORA ST	SR	R1	6K	154154	AZ				
0033306700	2101 S STATE ST	C	C1	6K	154152	AZ	CC			
1802002300	1640 S STATE ST	PS	C1	12K	154152	FP	AZ	CC		
0034102600	227 LAWS AVE	SR	R1	6K	154154	AZ				
0033306400	1649 S STATE ST	C	C1	6K	154152	AZ	CC			
1801500600	491 FIRCREST DR	RR5	RR	5	154038	AZ				
1840432100	48 WHITMORE LN	SR	R1	6K	154093	AZ				
1840430300	NONE	SR	R1	6K	154093	AZ				
1840430100	140 WHITMORE LN	SR	R1	6K	154093	AZ				
1802101500	303 CRESTVIEW DR	SR	R1	6K	154012	AZ				
0034103000	219 LAWS AVE	SR	R1	6K	154154	AZ				
1702203000	1451 REISLING CT	SR	R3	6K	154082					
1700711100	1451 DESPINA DR	SR	R1	6K	154082					
1701400200	300 KUKI LN	MU-2	I1	6K	154157					MU-2
1701400300	280 KUKI LN	MU-2	I1	6K	154157					MU-2
1701322400	470 CHABLIS DR	SR	R1	6K	154082					
1701310800	1460 CARRIGAN LN	SR	R3	6K	154082					
1701322500	480 CHABLIS DR	SR	R1	6K	154082					
1700741000	1431 DESPINA DR	SR	R1	6K	154082					
0034402900	207 ROSEMARY LANE	SR	R1	6K	154154	AZ				
1840310300	374 OAK KNOLL RD	SR	R1	6K	154093	AZ				
0034306800	1513 MONROE ST	SR	R1	6K	154151	AZ				
0034306300	1720 MONROE ST	SR	R1	6K	154151	AZ				
0034400300	308 JEFFERSON LN	SR	SR	6K	154012	AZ				
1801200700	2301 S STATE ST	C	C2	6K	154152	CR	FP	AZ	CC	
0032001600	NONE	RMR40	UR	40	154038	AZ				
1802202000	221 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1841303900	204 STIPP LN	RMR40	UR	40	154012	AZ				
1841303800	3280 STIPP LN	RMR40	UR	40	154012	AZ				
1840440400	2800 BRIGGS LN	SR	R1	6K	154093	FP	AZ			
1840320500	393 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1801800400	NONE	SR	R1	6K	154012	AZ				
1840102300	475 SPANISH CANYON DR	RR5	RR	5	154038	FP	AZ			
1841102500	2901 S STATE ST	C	C2	6K	154152	AZ	CC			
1841202200	2901 BRIGGS LN	SR	SR	6K	154012	AZ	FP			
1841201100	2900 S STATE ST	SR	R3	6K	154012	FP	AZ			

1840320100	333 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840410100	275 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840432200	24 WHITMORE LN	SR	R1	6K	154093	AZ				
1840410400	2700 OAK COURT RD	SR	R1	6K	154093	AZ				
1850102300	400 BOONVILLE RD	RMR40	UR	40	154012	AZ				
0032001700	NONE	RMR40	UR	40	154038	AZ				
1841303400	3340 ZAINA LN	RR5	RR	5	154012	AZ				
0034300700	1811 S DORA ST	SR	R1	6K	154154	AZ				
0034307700	1509 MONROE ST	SR	R1	6K	154151	AZ				
0034102900	221 LAWS AVE	SR	R1	6K	154154	AZ				
0034303100	1710 ADAMS ST	SR	R1	6K	154151	AZ				
0034300400	1805 S DORA ST	SR	R1	6K	154154	AZ				
1840410600	176 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840421500	57 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840440300	159 WHITMORE LN	SR	R1	6K	154093	FP	AZ			
1840321500	2790 OAK COURT RD	SR	R1	6K	154093	AZ				
1840522000	71 NORTH COURT RD	SR	R1	6K	154093	AZ				
0034303300	1760 ADAMS ST	SR	R1	6K	154151	AZ				
0034403700	1808 S DORA ST	SR	R1	6K	154154	AZ				
0034402000	204 ROSEMARY LANE	SR	R1	6K	154154	AZ				
1840441000	2840 S STATE ST	SR	R1	6K	154093	FP	AZ			
1840321700	2800 OAK COURT RD	SR	R1	6K	154093	AZ				
1841201000	2850 S STATE ST	SR	R3	6K	154012	FP	AZ			
1840310900	480 OAK KNOLL RD	RR5	RR	5	154012	AZ				
0034401900	202 ROSEMARY LANE	SR	R1	6K	154154	AZ				
1840310400	392 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1841102300	2801 S STATE ST	C	C2	6K	154152	FP	AZ	CC		
0034403000	209 ROSEMARY LN	SR	R1	6K	154154	AZ				
1840520900	31 NORTH COURT RD	C	C1	6K	154161	FP	AZ	CC		
1801803200	2287 S DORA ST	SR	R2	6K	154012	FP	CR	AZ		
1840621700	120 NORGARD LN	I	I1	6K	154152	AZ				
1801901400	2197 S DORA ST	SR	R1	6K	154152	FP	AZ			
1802201500	257 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1802300100	NONE	RL160	RL	160	154038	AZ				
1801901000	2260 S STATE ST	MU-2	R3	6K	154152	FP	AZ			MU-2
1801901300	NONE	SR	R1	6K	154012	FP	AZ			
0034403800	1806 S DORA ST	SR	R1	6K	154154	AZ				
0034104200	51 CANYON DR	SR	R1	6K	154012	AZ				

0034104300	50 CANYON DR	SR	R1	6K	154027	AZ				
1840520400	141 NORTH COURT RD	SR	R1	6K	154093	AZ				
1840510300	2400 OAK COURT RD	SR	R1	6K	154093	AZ				
1801500500	501 FIRCREST DR	RR5	RR	5	154038	AZ				
1801900100	NONE	SR	R1	6K	154012	AZ				
1802101100	NONE	SR	R1	6K	154012	FP	AZ			
1841201500	220 GOBALET LN	SR	SR	6K	154012	AZ				
1801303600	2304 S STATE ST	SR	R1	6K	154012	FP	AZ			
0034305000	1520 MONROE ST	SR	R1	6K	154151	AZ				
0034307000	1691 ADAMS ST	SR	R1	6K	154151	AZ				
0034102500	NONE	SR	R3	6K	154030	AZ				
0034304200	1514 MONROE ST	SR	R1	6K	154151	AZ				
1802300200	403 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1801300900	2320 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
1840621800	140 NORGARD LN	I	I1	6K	154152	AZ				
1801400300	240 BOURBON LN	SR	R1	6K	154012	AZ				
1840321100	2740 OAK COURT RD	SR	R1	6K	154093	AZ				
1840430200	160 WHITMORE LN	SR	R1	6K	154093	AZ				
1801800600	NONE	SR	R1	6K	154012	AZ				
0034300600	1809 S DORA ST	SR	R1	6K	154154	AZ				
0033305900	1605 S STATE ST	C	C1	6K	154152	CC				
0034402300	210 ROSEMARY LANE	SR	R1	6K	154154	AZ				
1801403100	200 BOURBON LN	SR	R1	6K	154012	AZ				
1801500900	NONE	RR5	RR	5	154038	AZ				
1840310100	493 OAK KNOLL RD	RR5	RR	5	154012	AZ				
1850602900	700 BOONVILLE RD	RMR40	UR	40	154012	AZ				
0033503000	2171 S STATE ST	C	C1	6K	154152	AZ	CC			
1801900600	2146 S STATE ST	MU-2	C1	6K	154152	FP	AZ	CC		MU-2
1840210400	577 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840210300	565 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840421600	47 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840330700	2871 OAK COURT RD	SR	R1	12K	154093	FP	AZ			
1840240300	313 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840240600	274 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1801403000	202 BOURBON LN	SR	R1	6K	154012	AZ				
1840510100	234 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1802001600	2020 S DORA ST	SR	R3	6K	154012	AZ				
1840530600	43 OAK KNOLL RD	SR	R1	6K	154093	AZ				

1802101700	291 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1802101600	301 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1802001900	2080 S DORA ST	SR	R3	6K	154012	FP	AZ			
1701311000	1370 CARRIGAN LN	SR	R1	6K	154082					
1701322000	1371 SIRAH CT	SR	R1	6K	154082					
1802400800	NONE	SR	R1	6K	154038	AZ				
0034306400	1518 MONROE ST	SR	R1	6K	154151	AZ				
0034306600	1731 MONROE ST	SR	R1	6K	154006	AZ				
1802002000	2100 S DORA ST	SR	R3	6K	154012	FP	AZ			
1840530500	63 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840100200	585 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840420900	67 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840240400	323 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1701311700	1501 CARRIGAN LN	SR	R1	6K	154082					
0034305300	160 JEFFERSON LN	SR	R3	6K	154151	AZ				
1802001800	2060 S DORA ST	SR	R3	6K	154012	FP	AZ			
1801900300	125 FIRCREST DR	MU-2	C1	6K	154152	FP	AZ	CC		MU-2
1802101800	NONE	SR	R1	6K	154012	FP	AZ			
1840630100	2400 TOWNSEND LN	I	I1	6K	154152	AZ				
1802001700	2040 S DORA ST	SR	R3	6K	154012	AZ				
1802101900	NONE	SR	R1	6K	154038	AZ				
1802202100	315 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
0034307200	1711 ADAMS ST	SR	R1	6K	154006	AZ				
0034303200	1740 ADAMS ST	SR	R1	6K	154151	AZ				
1690500900	3600 N STATE ST	I	I1	12K	154157					
1802201400	251 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
0462711300	850 BOONVILLE RD	RMR40	UR	40	154002					
1840510500	202 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1801403700	300 TOYON RD	SR	R1	6K	154012	AZ				
0034401800	200 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0033306100	NONE	C	C1	6K	154152	CC				
1802001000	1920 S DORA ST	SR	R3	6K	154012	FP	AZ			
0033900800	113 THOMPSON AVE	SR	R1	6K	154154	AZ				
0020502300	BRUSH ST	MUBST	R3:PD		154006					MUBST
1801303700	2270 S STATE ST	SR	R1	6K	154012	FP	AZ			
0034402700	203 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034302400	1740 MONROE ST	SR	R1	6K	154151	AZ				
0034403900	1804 S DORA ST	SR	R1	6K	154154	AZ				

0034402600	201 ROSEMARY LANE	SR	R1	6K	154154	AZ				
0034300500	1807 S DORA ST	SR	R1	6K	154154	AZ				
1840510700	203 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840531500	124 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1801400200	294 TOYON RD	SR	R1	6K	154012	AZ				
0034004100	207 FAULL AVE	SR	R1	6K	154154	AZ				
0034003800	211 FAULL AVE	SR	R3	6K	154154	AZ				
0034004000	209 FAULL AVE	SR	R3	6K	154154	AZ				
0034306500	1741 MONROE ST	SR	R1	6K	154151	AZ				
1840510400	2450 OAK COURT RD	SR	R1	6K	154093	AZ				
1801403400	NONE	SR	R1	6K	154012	AZ				
0034300100	1751 S DORA ST	SR	R1	6K	154154	AZ				
0034307800	1660 ADAMS ST	SR	R1	6K	154151	AZ				
0034307500	1661 ADAMS ST	SR	R1	6K	154151	AZ				
0034400900	111 CANYON DR	SR	R1	6K	154154	AZ				
0034401000	113 CANYON DR	SR	R1	6K	154154	AZ				
1801301700	90 NORTH COURT RD	SR	R1	6K	154093	AZ				
1840220700	352 OAK KNOLL RD	SR	R1	6K	154093	AZ				
0034302100	211 JEFFERSON LN	SR	R3	6K	154151	AZ				
0034300900	1815 S DORA ST	SR	R1	6K	154154	AZ				
0034304700	1771 ADAMS ST	SR	R1	6K	154151	AZ				
0034401400	104 CANYON DR	SR	R1	6K	154154	AZ				
1802100700	305 CRESTVIEW DR	SR	R1	6K	154012	AZ				
1840420800	87 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840420700	97 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840210700	499 OAK KNOLL RD	RR5	RR	5	154012	AZ				
1840420600	117 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1841201400	200 GOBALET LN	SR	SR	6K	154012	FP	AZ			
1840100600	740 CANYON CT	RR5	RR	5	154038	AZ				
1841200300	250 GOBALET LN	SR	SR	6K	154012	FP	AZ			
0034300800	1813 S DORA ST	SR	R1	6K	154154	AZ				
1840102700	665 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1801901200	145 FIRCREST DR	MU-2	R3	6K	154152	FP	AZ			MU-2
1801900500	2140 S STATE ST	MU-2	C1	6K	154152	FP	AZ	CC		MU-2
1802101000	NONE	SR	R1	6K	154012	FP	AZ			
1801600300	1330 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840310700	422 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840441400	180 WHITMORE LN	SR	R1	6K	154093	FP	AZ			

1840230700	277 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1840410300	2650 OAK COURT RD	SR	R1	6K	154093	AZ				
1840321600	2800 OAK COURT RD	SR	R1	6K	154093	FP	AZ			
1840520300	161 NORTH COURT RD	SR	R1	6K	154093	AZ				
1840521100	42 OAK KNOLL RD	SR	R1	6K	154093	FP	AZ			
1801802200	2293 S DORA ST	SR	R1	6K	154012	FP	AZ			
0034307600	1671 ADAMS ST	SR	R1	6K	154151	AZ				
0034300300	1803 S DORA ST	SR	R1	6K	154154	AZ				
0034303500	1700 ADAMS ST	SR	R1	6K	154151	AZ				
0034404800	388 JEFFERSON LN	SR	R1	6K	154012	AZ				
0034404000	114 CANYON DR	SR	R1	6K	154154	AZ				
0034402500	112 CANYON DR	SR	R1	6K	154154	AZ				
0034307100	1701 ADAMS ST	SR	R1	6K	154151	AZ				
1840510800	233 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1802401000	320 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1802000800	1910 South DORA ST	SR	R3	6K	154038	AZ				
1802102000	581 JEFFERSON LN	SR	R1	6K	154038	AZ				
1840630600	2580 TOWNSEND LN	I	I1	6K	154152	AZ				
1801303200	2315 S DORA ST	SR	R1	6K	154093	FP	AZ			
1840620500	2453 S POMO LN	I	I1	6K	154152	AZ				
1801701400	NONE	RR5	RR	5	154038	AZ				
1840531400	94 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840320400	383 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1801901600	2221 S DORA ST	SR	R2	6K	154012	FP	AZ			
1840420200	187 MEADOWBROOK DR	SR	R1	6K	154093	AZ				
1840100100	483 OAK KNOLL RD	RR5	RR	5	154038	AZ				
1840410500	2720 OAK COURT RD	SR	R1	6K	154093	AZ				
1840102000	575 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1702200100	1541 N BUSH ST	SR	R3	6K	154160					
1701312300	1460 SAUTERNE PL	SR	R3	6K	154082					
1840630800	180 NORGARD LN	I	I1	6K	154152	AZ				
1840102100	545 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1840331400	441 OAK KNOLL RD	SR	R1	12K	154093	FP	AZ			
1840530100	183 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840531300	84 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840430900	70 WHITMORE LN	SR	R1	6K	154093	AZ				
1840420100	2717 OAK COURT RD	SR	R1	6K	154093	AZ				
1840432300	20 WHITMORE LN	SR	R1	6K	154093	AZ				

1840430800	NONE	SR	R1	6K	154093	AZ				
1801302300	180 NORTH COURT RD	SR	R1	6K	154093	AZ				
1840522100	51 NORTH COURT RD	SR	R1	12K	154093	FP	AZ			
1840531900	123 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840530900	34 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840103200	755 CANYON CT	RR5	RR	5	154038	AZ				
1841202000	150 GOBALET LN	SR	SR	6K	154012	FP	AZ			
1840330800	2891 OAK COURT RD	SR	R1	12K	154093	FP	AZ			
1802202800	NONE	SR	R1	6K	154038	FP	AZ			
1802202400	265 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1801900700	2200 S STATE ST	MU-2	C1	6K	154152	FP	AZ	CC		MU-2
1801800100	201 FIRCREST DR	SR	R1	6K	154012	FP	AZ			
1840231400	272 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1701320300	471 CHABLIS DR	SR	R1	6K	154082					
0034000700	212 TEDFORD AVE	SR	R1	6K	154154	AZ				
1802202300	261 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
1802202600	201 CRESTVIEW DR	SR	R1	6K	154038	FP	AZ			
0033501500	200 BLUE BONNET DR	C	C1	6K	154152	AZ	CC			
1802202500	211 CRESTVIEW DR	SR	R1	6K	154038	AZ				
1801901500	2199 S DORA ST	SR	R2	6K	154152	FP	AZ			
1840230600	297 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1801403200	NONE	SR	R1	6K	154012	AZ				
1840332200	2875 OAK COURT RD	SR	R1		154093					
1841201300	170 GOBALET LN	SR	SR	6K	154012	FP	AZ			
1840531100	64 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840230800	267 VALLEY VIEW RD	SR	R1	6K	154012	AZ				
1840531200	74 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840441900	2821 BRIGGS LN	SR	R1	6K	154093	FP	AZ			
1840101900	615 SPANISH CANYON DR	RR5	RR	5	154038	AZ				
1840330500	2801 OAK COURT RD	SR	R1	6K	154093	FP	AZ			
1801303400	2307 S DORA ST	SR	R1	6K	154012	FP	AZ			
1840631200	2425 TOWNSEND LN	I	I1	6K	154152	AZ				
1840630200	2420 TOWNSEND LN	I	I1	6K	154152	AZ				
1801402000	206 BOURBON LN	SR	R1	6K	154012	AZ				
1801403900	2330 S DORA ST	SR	R1	6K	154012	AZ				
1801302500	2300 S STATE ST	SR	R1	6K	154012	FP	AZ			
1801701300	420 FIRCREST DR	RR5	RR	5	154038	AZ				
1801801500	2243 S DORA ST	SR	R1	6K	154012	FP	AZ			

0033503300	NONE	C	C1	6K	154152	AZ	CC			
1801801600	2265 S DORA ST	SR	R1	6K	154012	FP	AZ			
0033503400	2201 S STATE ST	C	C1	6K	154152	AZ	CC			
1840531000	54 FAIRVIEW CT	SR	R1	6K	154093	AZ				
1840530200	153 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1840101100	770 CANYON CT	RR5	RR	5	154038	AZ				
1840100300	700 CANYON CT	RR5	RR	5	154038	AZ				
1840320600	2870 OAK COURT RD	SR	R1	6K	154093	AZ				
0462711400	800 BOONVILLE RD	RMR40	UR	40	154002					
1850102500	500 BOONVILLE RD	RMR40	UR	40	154012	AZ				
0033503600	2211 S STATE ST	C	C1	6K	154152	AZ	CC			
1701323000	1540 GAMAY PL	SR	R1	6K	154082					
1700200800	720 LOVERS LN	AG40	AG	40	154037					
1702204100	1451 CHARDONNAY CT	SR	R3	6K	154160					
1702206900	1553 N BUSH ST	MU-2	R3	6K	154160					MU-2
1701311600	1481 CARRIGAN LN	SR	R1	6K	154082					
1701321100	1281 SIRAH CT	SR	R1	6K	154082					
1701314400	1330 CARRIGAN LN	SR	R1	6K	154082					
1701320100	491 CHABLIS DR	SR	R1	6K	154082					
1702204400	361 SAUVIGNON CT	SR	R3	6K	154082					
1701320200	481 CHABLIS DR	SR	R1	6K	154082					
1700740800	501 CHABLIS CT	SR	R1	6K	154082					
1702205300	351 SHERRY DR	SR	R1	6K	154082					
1692201601	NONE	I	I2	12K	154157	FP				
1692201701	NONE	I	I2	12K	154157	FP				
0034000600	214 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034000400	218 TEDFORD AVE	SR	R3	6K	154154	AZ				
1701310700	1480 CARRIGAN LN	SR	R1	6K	154082					
1702203100	1450 CHARDONNAY CT	SR	R3	6K	154082					
1702206500	380 SHERRY DR	SR	R1	6K	154082					
0034000500	216 TEDFORD AVE	SR	R3	6K	154154	AZ				
0034000300	300 TEDFORD AVE	SR	R3	6K	154154	AZ				
1701310600	1500 CARRIGAN LN	SR	R1	6K	154082					
1702203200	1460 CHARDONNAY CT	SR	R1	6K	154082					
1700711200	1475 DESPINA DR	SR	R1	6K	154082					
1701322800	1520 GAMAY PL	SR	R1	6K	154082					
1702202900	1461 REISLING CT	SR	R1	6K	154082					
1701324000	1471 GAMAY PL	SR	R1	6K	154082					

1701322900	1530 GAMAY PL	SR	R1	6K	154082					
1702202100	1460 REISLING CT	SR	R1	6K	154082					
1701313000	1481 SAUTERNE PL	SR	R1	6K	154082					
1701312400	401 CABERNET PL	SR	R1	6K	154082					
1701311400	411 CHABLIS DR	SR	R3	6K	154082					
1701401800	1340 N STATE ST	C	C2	6K	154157					
1701400700	2401 KUKI LN	C	C2	6K	154157					
1702205400	341 SHERRY DR	SR	R1	6K	154082					
1701310900	1380 CARRIGAN LN	SR	R3	6K	154082					
1701312600	395 CABERNET PL	SR	R1	6K	154082					
1701311300	1371 CARRIGAN LN	SR	R1	6K	154082					
1701400100	1400 KUKI LN	MU-2	I1	6K	154157					MU-2
1702204900	350 SHERRY DR	SR	R1	6K	154082					
1702206300	381 SHERRY DR	SR	R1	6K	154082					
1701314300	1340 CARRIGAN LN	SR	R1	6K	154082					
1702201000	1480 N BUSH ST	SR	R3	6K	154082					
1701321400	1311 SIRAH CT	SR	R1	6K	154082					
1701314700	511 SHERRY DR	SR	R1	6K	154082					
1701315000	481 SHERRY DR	SR	R1	6K	154082					
1690800205	3501 N STATE ST	I	I1	12K	154157					
1701315700	460 SHERRY DR	SR	R1	6K	154082					
1702205800	431 SHERRY DR	SR	R1	6K	154082					
1702205900	421 SHERRY DR	SR	R1	6K	154082					
1701312700	393 CABERNET PL	SR	R1	6K	154082					
1701320400	461 CHABLIS DR	SR	R1	6K	154082					
1702204300	371 SAUVIGNON CT	SR	R1	6K	154082					
1701312500	399 CABERNET PL	SR	R3	6K	154082					
1700711300	1501 DESPINA DR	SR	R1	6K	154082					
1702203300	1470 CHARDONNAY CT	SR	R1	6K	154082					
1701323900	1481 GAMAY PL	SR	R1	6K	154082					
1701315400	430 SHERRY DR	SR	R1	6K	154082					
1701315500	440 SHERRY DR	SR	R1	6K	154082					
1701315600	450 SHERRY DR	SR	R1	6K	154082					
1702201100	1490 N BUSH ST	SR	R3	6K	154082					
1701310500	1520 CARRIGAN LN	SR	R1	6K	154082					
1701311800	1521 CARRIGAN LN	SR	R1	6K	154082					
1702202200	1470 REISLING CT	SR	R1	6K	154082					
1700731400	1339 DESPINA DR	SR	R1	6K	154082					

1701321000	1280 SIRAH CT	SR	R1	6K	154082					
0033901600	116 TEDFORD AVE	SR	R1	6K	154154	AZ				
1702202800	1471 REISLING CT	SR	R1	6K	154082					
1701201200	1460 LOVER'S LN	MU-2	C2	6K	154157					MU-2
1701321700	1341 SIRAH CT	SR	R1	6K	154082					
0034004700	1606 S DORA ST	SR	R1	6K	154154	AZ				
1692410901	101 ELLIS DR	C	C1	12K	154157					
0033902900	103 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033902700	1501 S DORA ST	SR	R1	6K	154154	AZ				
1692411001	121 ELLIS DR	C	C1	12K	154157					
1692411101	141 ELLIS DR	C	C1	12K	154157					
1692411201	NONE	C	C1	12K	154157					
1692411301	151 ELLIS DR	C	C1	12K	154157					
1692411401	161 ELLIS DR	C	C1	12K	154157					
1692411501	181 ELLIS DR	C	C1	12K	154157					
1692410701	2401 N STATE ST	C	C1	12K	154157					
1692112000	2390 North STATE ST A B	C	C2	12K	154157	FP				
0034202300	1617 S DORA ST	SR	R1	6K	154154	AZ				
0034103200	215 LAWS AVE	SR	R1	6K	154154	AZ				
0034202400	1619 S DORA ST	SR	R1	6K	154154	AZ				
0034102300	1620 S DORA ST	SR	R1	6K	154154	AZ				
1702204000	1461 CHARDONNAY CT	SR	R1	6K	154160					
1701312100	1500 SAUTERNE PL	SR	R1	6K	154082					
1701314600	521 SHERRY DR	SR	R3	6K	154082					
0034202200	1615 S DORA ST	SR	R1	6K	154154	AZ				
0034102000	1618 S DORA ST	SR	R1	6K	154154	AZ				
0034101900	100 FAULL AVE	SR	R1	6K	154154	AZ				
0033903500	114 THOMPSON AVE	SR	R1	6K	154154	AZ				
0034003400	1504 S DORA ST	SR	R1	6K	154154	AZ				
0033904100	102 THOMPSON AVE	SR	R1	6K	154027	AZ				
1701200300	1540 MILLVIEW RD	MU-2	I1	6K	154157					MU-2
1702207000	1563 N BUSH ST	MU-2	R3	6K	154160					MU-2
1701313100	1501 SAUTERNE PL	SR	R1	6K	154082					
1702201500	1550 N BUSH ST	SR	R3	6K	154160					
1701322700	1510 GAMAY PL	SR	R1	6K	154082					
1701322100	431 CHABLIS DR	SR	R1	6K	154082					
1702204800	340 SHERRY DR	SR	R1	6K	154082					
1702200300	1521 N BUSH ST	SR	R3	6K	154160					

1702201300	1510 N BUSH ST	SR	R3	6K	154082					
1701323100	1550 GAMAY PL	SR	R1	6K	154082					
0020404000	990 ORR ST	MUBST	C2		154006	CR	FP			MUBST
1701321900	1361 SIRAH CT	SR	R1	6K	154082					
1700731300	1359 DESPINA DR	SR	R1	6K	154082					
0033901400	125 THOMPSON AVE	SR	R1	6K	154154	AZ				
1690502800	3661 CHRISTY LN	I	I1	12K	154157					
0033903300	111 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033902800	101 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034002400	199 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034002300	201 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034002200	203 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034002100	205 TEDFORD AVE	SR	R1	6K	154154	AZ				
0020404100	910 ORR ST	MUBST	C2		154006	CR	FP			MUBST
0020501400	297 BRUSH ST	MUBST	C2		154006	CR				MUBST
1702203900	1471 CHARDONNAY CT	SR	R1	6K	154160					
1702204500	351 SAUVIGNON CT	SR	R1	6K	154082					
1701320500	1380 SIRAH CT	SR	R1	6K	154082					
0020500600	520 BRUSH ST	MUBST	I1	6K	154006					MUBST
0034307900	1780 ADAMS ST	SR	R1	6K	154006	AZ				
0034308000	1790 ADAMS ST	SR	R1	6K	154006	AZ				
0033904400	1400 S STATE ST	C	C1	6K	154151	AZ	CC			
0034203900	161 LAWS AVE	SR	R3	6K	154154	AZ				
0034101700	102 FAULL AVE	SR	R1	6K	154154	AZ				
0034006100	310 TEDFORD AVE	SR	R3	6K	154027	AZ				
0034005900	330 TEDFORD AVE	SR	R3	6K	154027	AZ				
0034006000	320 TEDFORD AVE	SR	R3	6K	154027	AZ				
1701315200	461 SHERRY DR	SR	R1	6K	154082					
1702205600	451 SHERRY DR	SR	R1	6K	154082					
0033903200	109 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033903100	107 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033903000	105 TEDFORD AVE	SR	R1	6K	154154	AZ				
1701315100	471 SHERRY DR	SR	R1	6K	154082					
1701321500	1321 SIRAH CT	SR	R1	6K	154082					
0034002000	207 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033903400	113 TEDFORD AVE	SR	R1	6K	154154	AZ				
1702205700	441 SHERRY DR	SR	R1	6K	154082					
1672801300	80 CAROUSEL LN	I	I1	12K	154037	SS				

1702201200	1500 N BUSH ST	SR	R3	6K	154082					
1702205000	360 SHERRY DR	SR	R1	6K	154082					
1701311100	1360 CARRIGAN LN	SR	R1	6K	154082					
1701311200	1361 CARRIGAN LN	SR	R1	6K	154082					
1701320600	1350 SIRAH CT	SR	R1	6K	154082					
1701320700	NONE	SR	R1	6K	154082					
1701320800	1300 SIRAH CT	SR	R1	6K	154082					
1701320900	1290 SIRAH CT	SR	R1	6K	154082					
1702200400	1491 N BUSH ST	SR	R3	6K	154160					
1701315800	520 SHERRY DR	SR	R3	6K	154082					
1701314200	1350 CARRIGAN LN	SR	R1	6K	154082					
1701321800	1351 SIRAH CT	SR	R1	6K	154082					
1702200500	1481 N BUSH ST	SR	R3	6K	154160					
1702206600	390 SHERRY DR	SR	R1	6K	154082					
1702206700	400 SHERRY DR	SR	R1	6K	154082					
1702206800	410 SHERRY DR	SR	R1	6K	154082					
1701315300	420 SHERRY DR	SR	R1	6K	154082					
1701322600	490 CHABLIS DR	SR	R1	6K	154082					
1701324200	430 CHABLIS DR	SR	R1	6K	154082					
1702201400	1530 N BUSH ST	SR	R3	6K	154082					
1702205500	321 CHABLIS DR	SR	R3	6K	154082					
1702204700	320 SHERRY DR	SR	R3	6K	154082					
1702200200	1531 N BUSH ST	SR	R3	6K	154160					
1702205100	371 SHERRY DR	SR	R1	6K	154037					
1702206400	370 SHERRY DR	SR	R3	6K	154082					
1701312200	1480 SAUTERNE PL	SR	R1	6K	154082					
0034000200	302 TEDFORD AVE	SR	R3	6K	154154	AZ				
1701314800	501 SHERRY DR	SR	R1	6K	154082					
1701314900	491 SHERRY DR	SR	R1	6K	154082					
1702206000	411 SHERRY DR	SR	R1	6K	154082					
1701314500	1320 CARRIGAN LN	SR	R1	6K	154082					
1700731600	1299 DESPINA DR	SR	R1	6K	154082					
0034005500	682 TEDFORD AVE	SR	PF	0	154027	AZ				
1700201100	700 LOVERS LN	AG40	AG	40	154037					
1700200200	1000 LOVERS LN	RL160	RL	160	154037					
1700910200	381 LOVERS LN	SR	R1	6K	154037					
0033901500	127 THOMPSON AVE	SR	R1	6K	154154	AZ				
0034001100	204 TEDFORD AVE	SR	R1	6K	154154	AZ				

0034001200	202 TEDFORD AVE	SR	R1	6K	154154	AZ				
1702205200	361 SHERRY DR	SR	R1	6K	154082					
1700740700	1379 DESPINA DR	SR	R1	6K	154082					
1701311500	410 CHABLIS DR	SR	R3	6K	154082					
1701322300	460 CHABLIS DR	SR	R1	6K	154082					
0034004600	112 FAULL AVE	SR	R1	6K	154154	AZ				
1690501300	120 PARDUCCI RD	I	I1	12K	154157					
1702206200	391 SHERRY DR	SR	R1	6K	154082					
1702200900	1470 N BUSH ST	SR	R3	6K	154082					
1701321600	1331 SIRAH CT	SR	R1	6K	154082					
1701321200	1291 SIRAH CT	SR	R1	6K	154082					
1701321300	1301 SIRAH CT	SR	R1	6K	154082					
1702204600	341 SAUVIGNON CT	SR	R1	6K	154082					
1700740900	510 CHABLIS CT	SR	R1	6K	154082					
1702204200	381 SAUVIGNON CT	SR	R1	6K	154082					
1701312800	391 CABERNET PL	SR	R1	6K	154082					
0033904000	104 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900100	1601 S DORA ST	SR	R1	6K	154154	AZ				
0034200900	114 POULOS CT	SR	R1	6K	154154	AZ				
0034201000	116 POULOS CT	SR	R1	6K	154154	AZ				
0034200800	112 POULOS CT	SR	R1	6K	154154	AZ				
0034004200	205 FAULL AVE	SR	R1	6K	154154	AZ				
0034004300	203 FAULL AVE	SR	R1	6K	154154	AZ				
1692112400	2360 N STATE ST	C	C2	12K	154157					
1692420301	201 OLIVE AVE	I	C1	12K	154157					
1692112500	2350 N STATE ST	C	C2	12K	154157					
1692420801	2397 N STATE ST	I	I1		154157					
1672801500	1 CAROUSEL LN	I	I1	12K	154037	FP	SS			
1672801100	10 CAROUSEL LN	I	I1	12K	154037	SS				
1672801200	50 CAROUSEL LN	I	I1	12K	154037	SS				
0034004400	201 FAULL AVE	SR	R1	6K	154154	AZ				
0020501500	NONE	MUBST	C2		154006	CR				MUBST
0033502300	2181 S STATE ST	C	C1	6K	154152	AZ	CC			
1692112100	2380 N STATE ST	C	C2	12K	154157	FP				
1801200100	2251 S STATE ST	C	C1	6K	154152	FP	AZ	CC		
0020501900	NONE	MUBST	I1	6K	154006	FP				MUBST
0020501800	NONE	MUBST	I1	6K	154006	FP				MUBST
1691123200	3346 N STATE ST	I	I1	12K	154157					

0033902300	102 TEDFORD AVE	SR	R1	6K	154027	AZ				
0033905300	1416 S STATE ST	C	C1	6K	154152	AZ	CC			
0033905200	1414 S STATE ST	C	C1	6K	154152	AZ	CC			
0034101600	1614 S DORA ST	SR	R1	6K	154154	AZ				
0034101500	104 FAULL AVE	SR	R1	6K	154154	AZ				
0034100900	214 LAWS AVE	SR	R1	6K	154154	AZ				
0034101000	101 FAULL AVE	SR	R1	6K	154154	AZ				
0034204800	175 LAWS AVE	SR	R3	6K	154154	AZ				
0013600200	NONE	PS	PF	0	154037					
0033905100	1420 S STATE ST	C	C2	6K	154152	AZ	CC			
1691202800	3201 N STATE ST	I	I1	12K	154157					
1691202700	140 LAKE MENDOCINO DR	I	I1	12K	154157					
1700820300	451 LOVERS LN	SR	R1	6K	154037					
0034204000	155 LAWS AVE	SR	R3	6K	154154	AZ				
0034103800	203 LAWS AVE	SR	R1	6K	154154	AZ				
0034204100	145 LAWS AVE	SR	R3	6K	154154	AZ				
0034101800	1616 S DORA ST	SR	R1	6K	154154	AZ				
1691122200	3350 N STATE ST	I	I1	12K	154157					
1691123100	3340 N STATE ST	I	I1	12K	154157					
0034103700	205 LAWS AVE	SR	R1	6K	154154	AZ				
0033902100	106 TEDFORD AVE	SR	R1	6K	154154	AZ				
1692201301	NONE	I	I2	12K	154157	FP				
1691123400	3332 N STATE ST	I	I1	12K	154157					
1691202100	3351 N STATE ST	I	I1	12K	154157					
1691123300	3342 N STATE ST	I	I1	12K	154157					
1692112800	2300 N STATE ST	C	C2	12K	154157					
0034001400	1498 S DORA ST	SR	R1	6K	154154	AZ				
0034000900	208 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034003000	204 FAULL AVE	SR	R1	6K	154154	AZ				
0034002900	206 FAULL AVE	SR	R1	6K	154154	AZ				
0034002800	208 FAULL AVE	SR	R1	6K	154154	AZ				
0034002700	210 FAULL AVE	SR	R3	6K	154154	AZ				
0034005300	300 LAWS AVE	SR	R3	6K	154154	AZ				
0033903600	112 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033902400	100 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034003500	114 FAULL AVE	SR	R1	6K	154154	AZ				
0034200700	110 POULOS CT	SR	R1	6K	154154	AZ				
0034200600	108 POULOS CT	SR	R1	6K	154154	AZ				

1700820400	NONE	SR	R1	6K	154037					
0033900700	111 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900600	109 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900500	107 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900400	105 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900300	103 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033900200	101 THOMPSON AVE	SR	R1	6K	154154	AZ				
1700400700	360 LOVERS LN	AG40	AG	40	154037					
0033901100	119 THOMPSON AVE	SR	R1	6K	154154	AZ				
1692411800	2501 N STATE ST	C	C1	12K	154157					
1692411900	2485 N STATE ST	C	C1	12K	154157					
1692001100	2450 N STATE ST	C	C2	12K	154157					
1692410301	NONE	C	C1	12K	154157					
0034003600	1506 S DORA ST	SR	R1	6K	154154	AZ				
0034003700	1604 S DORA ST	SR	R1	6K	154154	AZ				
0033901000	117 THOMPSON AVE	SR	R1	6K	154154	AZ				
0034205500	1450 South STATE ST	SR	R3	6K	154152	AZ				
0034205000	1424 S STATE ST	C	C2	6K	154152	AZ	CC			
1692001300	2600 N STATE ST	C	C2	12K	154157					
1841101500	NONE	I	I2	6K	154012	FP	AZ			
1841101100	3150 TAYLOR DR	C	I2	6K	154012	AZ				
1841101000	3001 S STATE ST	C	I1	6K	154012	AZ				
1700200700	NONE	AG40	AG	40	154037					
0033901900	110 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033901200	121 THOMPSON AVE	SR	R1	6K	154154	AZ				
1691401700	2800 N STATE ST	C	C2	12K	154128					
1692201801	880 KUNZLER RANCH RD	I	I2	12K	154157	FP				
1692201401	2641 N STATE ST	I	I1	12K	154157					
1692201101	2651 N STATE ST	I	C2	12K	154157					
1691201900	3301 N STATE ST	I	I1	12K	154157					
0034205600	1500 S STATE ST	C	C1	6K	154152	AZ	CC			
0034204700	151 LAWS AVE	SR	C1	6K	154154	AZ	CC			
1701501900	NONE	I	I2	6K	154157	FP				
1701501800	NONE	C	C1		154157					
1701902700	1795 N STATE ST	I	I2	6K	154151					
0033900900	115 THOMPSON AVE	SR	R1	6K	154154	AZ				
0034103300	213 LAWS AVE	SR	R1	6K	154154	AZ				
0034201300	115 POULOS CT	SR	R1	6K	154154	AZ				

0033903700	110 THOMPSON AVE	SR	R1	6K	154154	AZ				
0032605500	NONE	RR5	RR	5	154012	AZ				
1700600800	850 MALAGA DR	SR	R1	6K	154082					
1700820500	551 LOVERS LN	SR	R1	6K	154037					
1700811500	NONE	SR	R1	6K	154037					
1691132300	3080 N STATE ST	MUNS	C2	12K	154128					MUNS
1691500600	NONE	I	I1	12K	154157					
1690800105	3401 N STATE ST	C	I1	12K	154157					
0034103500	209 LAWS AVE	SR	R1	6K	154154	AZ				
1691202000	3371 N STATE ST	I	I1	12K	154157					
0034204400	102 LAWS AVE	SR	R1	6K	154154	AZ				
0034204300	104 LAWS AVE	SR	R1	6K	154154	AZ				
0034204200	106 LAWS AVE	SR	R1	6K	154154	AZ				
0034203400	1490 S STATE ST	C	C1	6K	154154	AZ	CC			
0034203000	1480 S STATE ST	C	C1	6K	154152	AZ	CC			
0034204500	100 LAWS AVE	C	C1	6K	154154	AZ	CC			
0013604200	N STATE ST	C	C1		154037					
0034202600	480 LAWS AVE	SR	R1	6K	154154	AZ				
0034103400	211 LAWS AVE	SR	R1	6K	154154	AZ				
0034202500	1621 S DORA ST	SR	R1	6K	154154	AZ				
0034104400	60 CANYON DR	SR	R1	6K	154012	AZ				
0034102400	1622 S DORA ST	SR	R1	6K	154154	AZ				
0034103600	207 LAWS AVE	SR	R1	6K	154154	AZ				
0034104500	70 CANYON DR	SR	R1	6K	154152	AZ				
0034102200	210 LAWS AVE	SR	R1	6K	154154	AZ				
0034102100	212 LAWS AVE	SR	R1	6K	154154	AZ				
1700910100	391 LOVERS LN	SR	R1	6K	154037					
1692201001	2621 N STATE ST	C	C2	12K	154157					
1700400400	NONE	AG40	AG	40	154037					
1700400300	610 LOVERS LN	AG40	AG	40	154037					
0034001800	211 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034001900	209 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034200300	102 POULOS CT	SR	R1	6K	154154	AZ				
0033901700	114 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034001000	206 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033902200	104 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034201700	107 POULOS CT	SR	R1	6K	154154	AZ				
0034100800	103 FAULL AVE	SR	R1	6K	154154	AZ				

0034201800	105 POULOS CT	SR	R1	6K	154154	AZ				
0034201200	117 POULOS CT	SR	R1	6K	154154	AZ				
0034201900	103 POULOS CT	SR	R1	6K	154154	AZ				
0034202000	101 POULOS CT	SR	R1	6K	154154	AZ				
0034202100	1613 S DORA ST	SR	R1	6K	154154	AZ				
0033901800	112 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034001300	200 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033902000	108 TEDFORD AVE	SR	R1	6K	154154	AZ				
0033902500	1497 S DORA ST	SR	R1	6K	154154	AZ				
0034000800	210 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034005700	333 LAWS AVE	SR	R3	6K	154154	AZ				
0033901300	123 THOMPSON AVE	SR	R1	6K	154027	AZ				
0034200400	104 POULOS CT	SR	R1	6K	154154	AZ				
0033903900	106 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033903800	108 THOMPSON AVE	SR	R1	6K	154154	AZ				
0033904300	1505 S DORA ST	SR	R1	6K	154154	AZ				
0033904200	100 THOMPSON AVE	SR	R1	6K	154154	AZ				
1700831100	1731 CARRIGAN LN	SR	R1	6K	154037					
0034001700	213 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034001600	215 TEDFORD AVE	SR	R1	6K	154154	AZ				
0034005200	302 LAWS AVE	SR	R3	6K	154154	AZ				
0032605600	1136 BEACON LN	RR5	RR	5	154012	AZ				
0034003200	200 FAULL AVE	SR	R1	6K	154154	AZ				
0034003100	202 FAULL AVE	SR	R1	6K	154154	AZ				
0034200500	106 POULOS CT	SR	R1	6K	154154	AZ				
0034004800	110 FAULL AVE	SR	R1	6K	154154	AZ				
0034004900	1608 S DORA ST	SR	R1	6K	154154	AZ				
0034200200	100 POULOS CT	SR	R1	6K	154154	AZ				
0034201600	109 POULOS CT	SR	R1	6K	154154	AZ				
0034003300	116 FAULL AVE	SR	R1	6K	154154	AZ				
0034200100	1603 S DORA ST	SR	R1	6K	154154	AZ				
0034004500	107 FAULL AVE	SR	R1	6K	154154	AZ				
0034101100	108 FAULL AVE	SR	R1	6K	154154	AZ				
0034101200	1610 S DORA ST	SR	R1	6K	154154	AZ				
0034100500	218 LAWS AVE	SR	R1	6K	154154	AZ				
0034201100	120 POULOS CT	SR	R1	6K	154154	AZ				
0034100600	216 LAWS AVE	SR	R1	6K	154154	AZ				
0034100700	105 FAULL AVE	SR	R1	6K	154154	AZ				

0034101400	1612 S DORA ST	SR	R1	6K	154154	AZ				
0034201500	111 POULOS CT	SR	R1	6K	154154	AZ				
0034201400	113 POULOS CT	SR	R1	6K	154154	AZ				
0034101300	106 FAULL AVE	SR	R1	6K	154154	AZ				
1700820200	425 LOVERS LN	SR	R1	6K	154037					
1700200400	NONE	RL160	RL	160	154037					
1700720400	760 MALAGA DR	SR	R1	6K	154082					
1691401100	2700 N STATE ST	C	C2	12K	154128	FP				
1700201200	810 LOVERS LN	RL160	RL	160	154037					
1700400800	440 LOVERS LN	AG40	AG	40	154037					
1691121800	3190 N STATE ST	I	I1	12K	154157					
1691122300	3188 N STATE ST	I	I1	12K	154157					
1691202200	3165 N STATE ST	MUNS	C2	40K	154157					MUNS
1700100400	788 LOVERS LN	RL160	RL	160	154037					
1692202200	2801 N STATE ST	I	I1		154157					
1700100300	NONE	RL160	RL	160	154037					
1841102200	2801 S STATE ST	C	C2	6K	154012	FP	AZ	CC		
1692112900	2200 N STATE ST	C	C2	12K	154157	FP				
1692501401	850 KUNZLER RANCH RD	AG40	AG	40	154020	FP				
1691122900	NONE	PS	PF	0	154157					
1700300300	NONE	AG40	AG	40	154037					
1691122500	3166 N STATE ST	I	I1	12K	154157					
1692420601	210 OLIVE AVE	C	C1	12K	154157					
1700820100	401 LOVERS LN	SR	R1	6K	154037					
1701501100	355 KUNZLER RANCH RD	I	I2	6K	154157					
1841102600	2701 TAYLOR DR	I	I2	6K	154012	FP	AZ			
1672801400	100 CAROUSEL LN	I	I1	12K	154037	FP	SS			
1692111700	2280 N STATE ST	C	C2	12K	154157	FP				
1701702800	1775 N STATE ST	I	I2		154037					
0034205300	1460 S STATE ST	C	C2	6K	154152	AZ	CC			
1841303600	3352 ZAINA LN	RR5	RR	5	154012	AZ				
1700600100	801 LOVERS LN	SR	R1		154037					
1700730100	800 MALAGA DR	SR	R1	6K	154082					
1700600600	830 MALAGA DR	SR	R1	6K	154082					
1700600700	840 MALAGA DR	SR	R1	6K	154082					
1691132500	3152 N STATE ST	I	I1	12K	154128					
1691202400	3141 N STATE ST	MUNS	C2	40K	154157					MUNS
1691132000	3142 N STATE ST	I	I1	12K	154128					

1691132800	4 THURSTON WAY	MUNS	C2	12K	154128					MUNS
1691141100	3041 N STATE ST	MUNS	C2	40K	154157					MUNS
1691500500	2901 N STATE ST	I	I1	12K	154157					
1802202700	NONE	SR	R1	6K	154038	FP	AZ			
1692410401	2475 N STATE ST	C	C1	12K	154157					
1691401600	2900 N STATE ST	MUNS	C2	12K	154128					MUNS
1691201200	171 LAKE MENDOCINO DR	MUNS	AG	40	154157					MUNS
1691140800	3091 N STATE ST	MUNS	C2	40K	154157					MUNS
1691141000	3071 N STATE ST	MUNS	C2	40K	154157					MUNS
1691202500	3101 N STATE ST	MUNS	C2	40K	154157					MUNS
1701500105	2175 N STATE ST	I	C2	6K	154157					
1691131500	123 W LAKE MENDOCINO DR	MUNS	C2	12K	154128					MUNS
1691140700	3051 N STATE ST	MUNS	C2	40K	154157					MUNS
0033904800	1404 S STATE ST	C	C2	6K	154151	AZ	CC			
1691202300	3151 N STATE ST	MUNS	R3	40K	154157					MUNS
1692000600	2500 N STATE ST	C	C2	12K	154157					
1691200900	251 LAKE MENDOCINO DR	MUNS	AG	40	154157					MUNS
1691201300	199 LAKE MENDOCINO DR	MUNS	AG	40	154157					MUNS
1691122100	NONE	I	I1	12K	154157					
1691123000	3200 N STATE ST	I	I1	12K	154157					
1692410801	81 ELLIS DR	C	C1	12K	154157					
1700600900	860 MALAGA DR	SR	R1	6K	154082					
1700601000	870 MALAGA DR	SR	R1	6K	154082					
1692000400	2690 N STATE ST	C	C2	12K	154157	FP				
1691201600	3251 N STATE ST	I	I1	12K	154157					
1691120500	3280 N STATE ST	I	I1	12K	154157					
1691122700	3260 N STATE ST	I	I1	12K	154157					
1692001200	2550 N STATE ST	C	C2	12K	154157					
1701501000	455 KUNZLER RANCH RD	I	I2	6K	154157					
1692410601	2475 N STATE ST	C	C1	12K	154157					
1692001000	2450 N STATE ST	C	C2	12K	154157					
1700300500	NONE	AG40	AG	40	154037					
1691140400	3025 N STATE ST	MUNS	C2	40K	154157					MUNS
1691202600	151 LAKE MENDOCINO DR	MUNS	C2	40K	154157					MUNS
1692200901	2601 N STATE ST	C	C1	12K	154157					
1691132400	3000 N STATE ST	MUNS	C2	12K	154128					MUNS
1691140900	3081 N STATE ST	MUNS	C2	40K	154157					MUNS
1692200501	2551 N STATE ST	C	C1	12K	154157					

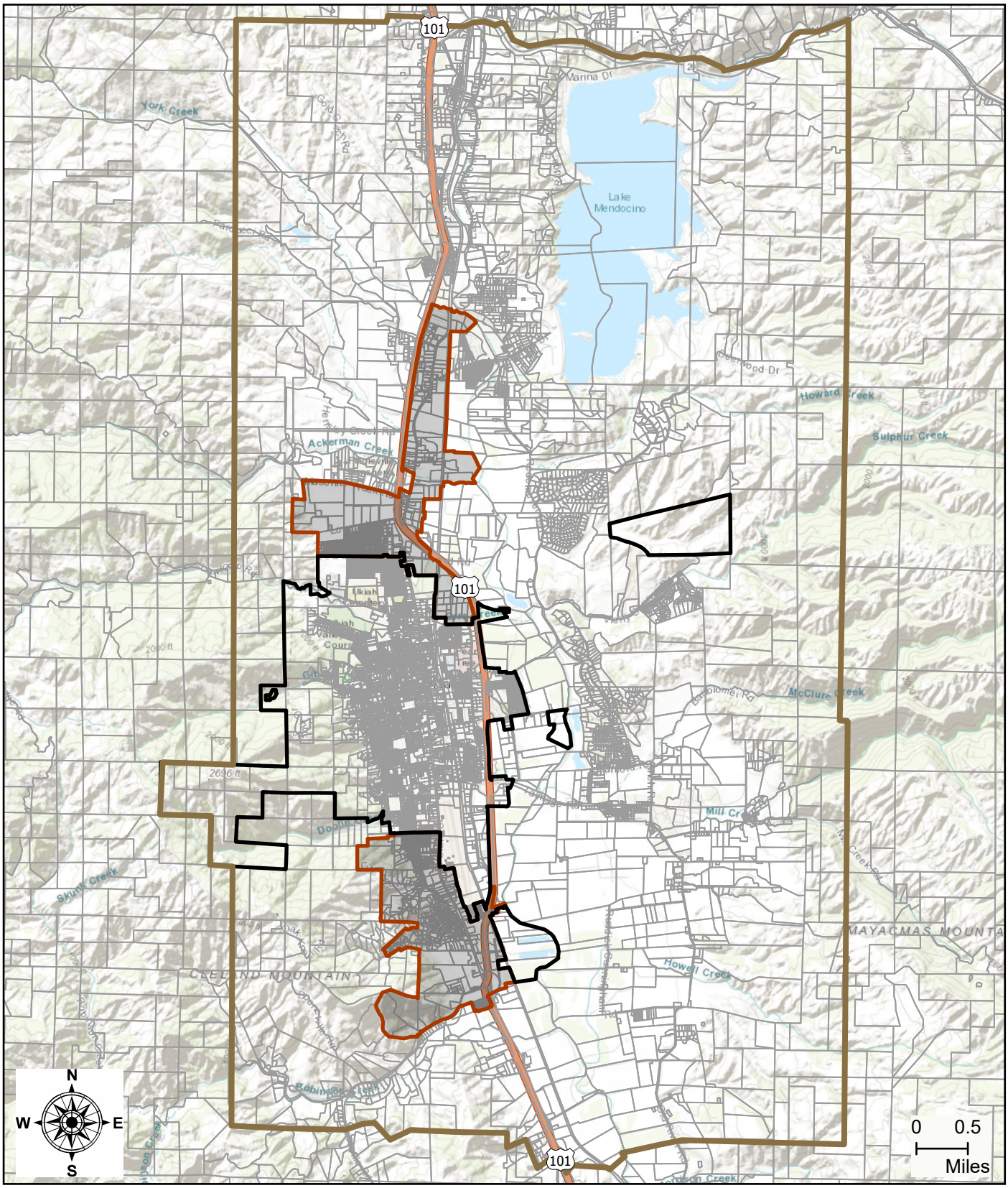
1691200300	250 LAKE MENDOCINO DR	I	I2	12K	154157					
1692410501	2475 N STATE ST	C	C1	12K	154157					
1691132600	131 W LAKE MENDOCINO DR	MUNS	C2	12K	154128					MUNS
1691130100	100 W LAKE MENDOCINO DR	I	I1	12K	154128					
1691131900	50 W LAKE MENDOCINO DR	I	I1	12K	154128					
1691120400	NONE	PS	PF	0	154157					
1700100500	NONE	AG40	AG	40	154037					
1691901700	NONE	I	I1	12K	154020					
1700600400	810 MALAGA DR	SR	R1	6K	154082					
1700600500	820 MALAGA DR	SR	R1	6K	154082					
1700720500	780 MALAGA DR	SR	R1	6K	154082					
1692411601	200 OLIVE AVE	C	C1	12K	154157					
1692000800	2400 N STATE ST	C	C2	12K	154157					
1841303200	180 STIPP LN	SR	SR	6K	154012	AZ				
1841200100	3000 S STATE ST	RR5	RR	5	154012	AZ				
1841102900	3000 S STATE ST	SR	SR	12K	154012	AZ				
1840532000	121 OAK KNOLL RD	SR	R1	6K	154093	AZ				
1692500401	860 KUNZLER RANCH RD	I	I2	12K	154037	FP				
1692420401	221 OLIVE AVE	I	C1	12K	154157					
1692501900	700 KUNZLER RANCH RD	I	I2	12K	154037					
1692421300	2399 N STATE ST	I	I2		154037					
0020200800	595 BRUNNER ST	MUBST	I1	6K	154003	FP				MUBST
1692501500	650 KUNZLER RANCH RD	I	I2	12K	154150	FP				
0033503500	2221 S STATE ST	C	C1	6K	154152	AZ	CC			
1692420501	220 OLIVE AVE	C	C1	12K	154157					
0033503100	2171 S STATE ST	C	C1	6K	154152	AZ	CC			
0033503200	220 BLUE BONNET DR	C	C1	6K	154152	AZ	CC			
1841102700	2800 TAYLOR DR	I	I1	6K	154012	FP	AZ			
1841304100	3381 ZAINA LN	SR	SR	6K	154012	AZ				
1841301700	3311 ZAINA LN	SR	SR	6K	154012	AZ				
1841101200	241 PLANT RD	I	I2	6K	154012	FP	AZ			
1841102400	2875 S STATE ST	C	C2	6K	154152	FP	AZ	CC		
1850303100	3581 DONNA DR	SR	R1	6K	154070	AZ				
1850300500	3570 DONNA DR	SR	R1	6K	154070	AZ				
1841401700	3201 TAYLOR DR	I	I2		154012	FP	AZ			
1841102800	3000 S STATE ST	SR	R3	12K	154012	AZ				
0020201400	280 BRUNNER ST	MUBST	I1	6K	154006	FP				MUBST
1700201000	700 LOVERS LN	AG40	AG	40	154037					

1690501800	140 PARDUCCI RD	I	I1	12K	154157					
1841300700	210 STIPP LN	SR	SR	6K	154012	AZ				
1850300400	3560 DONNA DR	SR	R1	6K	154070	AZ				
0013602900	NONE	MUBST	I1	6K	154003	FP				MUBST
0013603300	NONE	MUBST	I1	6K	154006	FP				MUBST
0013603100	NONE	MUBST	I1	6K	154003	FP				MUBST
0020201300	280 BRUNNER ST	MUBST	I1	6K	154006	FP				MUBST
0020200900	NONE	MUBST	C2		154006	CR	FP			MUBST
1841400500	3301 S STATE ST	C	C2	6K	154012	AZ	CC			
0020101500	200 BRUNNER ST	MUBST	C2		154006	CR	FP			MUBST
1841301500	3360 ZAINA LN	SR	SR	6K	154012	AZ				
0021013300	BRUSH ST	SR	R3:PD	6K	154006	PD	FP			
0021013000	355 BRUSH ST	SR	R3:PD	12K	154006	PD	FP			
0021013400	915 N ORCHARD AVE	MUBST	I1	6K	154006	FP				MUBST
0021012200	NONE	SR	I1	6K	154006	FP				
0021013200	BRUSH ST	SR	R3:PD		154006					
1690503300	160 PARDUCCI RD	I	I1	12K	154157					
1701901800	250 FORD RD	C	C2	6K	154157					
1841401100	3200 TAYLOR DR	AG40	AG	40	154012	AZ				
1841400300	3160 S STATE ST	MU-2	SR	6K	154012	AZ				MU-2
1840800500	NONE	AG40	AG	40	154012	FP	AZ			
1840800700	NONE	AG40	AG	40	154007	FP	AZ			
1701201100	1550 LOVERS LN	MU-2	I1	6K	154157					MU-2
1841303000	3375 ZAINA LN	SR	SR	6K	154012	AZ				
1692421100	NONE	I	I2	12K	154037	FP				
1840802000	281 NORGARD LN	AG40	AG	40	154006	FP	AZ			
1840701900	181 NORGARD LN	I	I1	6K	154012	FP	AZ			
1840701200	171 NORGARD LN	I	I1	6K	154152	FP	AZ			
1841401200	3101 S STATE ST	C	C2	6K	154012	AZ	CC			
1841102100	3080 S STATE ST	SR	R3	6K	154012	AZ				
1841401400	3150 S STATE ST	MU-2	SR	6K	154012	AZ				MU-2
1850302300	3575 RICHARD CT	SR	R1	6K	154070	FP	AZ			
1701902500	1315 N STATE ST	C	C2	6K	154157					
1850301600	3571 LELAND LN	SR	R1	6K	154070	FP	AZ			
1840803500	250 NORGARD LN	AG40	AG	40	154012	FP	AZ			
1841301600	3368 ZAINA LN	SR	SR	6K	154012	AZ				
1841301400	3358 ZAINA LN	SR	SR	6K	154012	AZ				
1840800900	301 NORGARD LN	AG40	AG	40	154006	FP	AZ			

1840800800	291 NORGARD LN	AG40	AG	40	154006	FP	AZ			
1700500400	1920 N STATE ST	C	C2	12K	154157					
0020201200	NONE	MUBST	I1	6K	154003	FP				MUBST
1841400400	3200 S STATE ST	MU-2	SR	6K	154012	AZ				MU-2
1841401900	NONE	MU-2	SR		154012					MU-2
1841401600	NONE	MU-2	SR	6K	154012	AZ				MU-2
1841302900	3371 ZAINA LN	SR	SR	6K	154012	AZ				
1690721300	151 PARDUCCI RD	I	I1	12K	154157					
1841302600	3365 ZAINA LN	SR	SR	6K	154012	AZ				
1850200700	251 STIPP LN	SR	SR	6K	154012	FP	AZ			
1841303300	200 STIPP LN	SR	SR	6K	154012	AZ				
1840801300	NONE	AG40	AG	40	154003	FP	AZ			
1840800400	360 NORGARD LN	AG40	AG	40	154012	FP	AZ			
1840801100	361 NORGARD LN	AG40	AG	40	154006	FP	AZ			
1840803900	NONE	AG40	AG	40	154006	FP	AZ			
1850302500	3580 RICHARD CT	SR	R1	6K	154070	AZ				
1841302700	3361 ZAINA LN	SR	SR	6K	154012	AZ				
1841303700	3351 ZAINA LN	SR	SR	6K	154012	AZ				
1850102100	300 STIPP LN	RMR40	UR	40	154012	AZ				
1840701100	161 NORGARD LN	I	I1	6K	154152	FP	AZ			
1840701600	NONE	I	I1	6K	154012	FP	AZ			
1840701500	2601 S STATE ST	C	C2	6K	154012	FP	AZ	CC		
1841400800	3150 TAYLOR DR	I	I2	6K	154012	FP	AZ			
1840631100	210 NORGARD LN	I	I1	6K	154152	AZ				
1840630900	NONE	I	I1	6K	154152	AZ				
1850303000	3575 DONNA DR	SR	R1	6K	154070	AZ				
1850300200	3540 DONNA DR	SR	R1	6K	154070	AZ				
1850302700	3480 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850102400	400 STIPP LN	RMR40	UR	40	154012	AZ				
1850302200	3569 RICHARD CT	SR	R1	6K	154070	FP	AZ			
1850301800	3580 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850302600	3570 RICHARD CT	SR	R1	6K	154070	FP	AZ			
1850302400	3581 RICHARD CT	SR	R1	6K	154070	AZ				
1850301200	3521 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301300	3531 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301100	3511 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301000	3501 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301400	3541 LELAND LN	SR	R1	6K	154070	FP	AZ			

1850300900	3491 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850300600	3547 DONNA DR	SR	R1	6K	154070	AZ				
1850300800	3481 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850300100	3500 DONNA DR	SR	R1	6K	154070	AZ				
1850302000	3520 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301500	3551 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850300700	3471 LELAND LN	SR	R1	6K	154070	AZ				
1850102200	NONE	RR5	RR	5	154012	AZ				
1850302100	3510 LELAND LN	SR	R1	6K	154070	FP	AZ			
1701501400	2005 N STATE ST	I	I2	6K	154157					
1841304000	3331 ZAINA LN	SR	SR	6K	154012	AZ				
1690503100	3781 CHRISTY LN	I	I1	12K	154157					
1690502900	3761 CHRISTY LN	I	I1	12K	154157					
1701501600	51 KUNZLER RANCH RD	I	I2	12K	154157	FP				
1701902800	300 FORD RD	I	I2	6K	154151					
1850301900	3570 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850301700	3581 LELAND LN	SR	R1	6K	154070	FP	AZ			
1850302900	3460 LELAND LN	SR	R1	6K	154070	AZ				
1850300300	3550 DONNA DR	SR	R1	6K	154070	AZ				
0020201000	NONE	MUBST	C2		154006	CR	FP			MUBST
0020101600	200 BRUNNER ST	MUBST	C2		154006	CR	FP			MUBST
1840803800	NONE	AG40	AG	40	154006	FP	AZ			
0021012400	509 BRUSH ST	SR	I1	6K	154006	FP				
1840331700	2881 OAK COURT RD	SR	R1	6K	154093					
1840332100	445 OAK KNOLL RD	SR	R1		154093					
1840331600	2873 OAK COURT RD	SR	R1	6K	154093					
1840332000	451 OAK KNOLL RD	SR	R1	6K	154093	FPSS				
1841402000	NONE	MU-2	SR		154012					MU-2
1841401800	NONE	MU-2	SR		154012					MU-2
0013604000	1211 N STATE ST	C	C1		154037					
0013604100	1261 N STATE ST	C	C1		154037					
0013604300	65 N FORD RD	C	C1		154037					
0013604400	N STATE ST	C	C1		154037					
1692202100	N STATE ST	I	I1		154157					
1692202000	N STATE ST	I	I1		154157					
1692202300	N STATE ST	I	I1		154157					
1692201900	N STATE ST	I	I1		154157					
1701703100	N STATE ST	I	I2		154037					

1701702900	NONE	I	I2		154151					
1690503200	150 PARDUCCI RD	I	I1	12K	154157					
1700200900	NONE	AG40	AG	40	154037					
1850302800	3470 LELAND LN	SR	R1	6K	154070	AZ				



ANNEXATION MAP

- Area of Interest (AOI)
- City of Ukiah City Limits
- Mendocino County Assessor Parcels
- Sapling Version 2 Annexation

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.

DO NOT USE TO DETERMINE LEGAL PROPERTY BOUNDARIES.

Map generated by City of Ukiah Community Development Department staff.

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

EXHIBIT B

MENDOCINO COUNTY INLAND ZONING DIVISION

DIVISION I - MENDOCINO COUNTY ZONING CODE

Sec. 20-0 - Repealed by Ord. No. 3787, adopted 1991.

CHAPTER 20.004 - GENERAL

Footnotes:
*--- (**1**) ---*
***Editor's note—** Ord. No. 4538, § 1(Exh. A), adopted September 10, 2024, repealed Ch. 20.004 and enacted a new Ch. 20.004 as set out herein and as may later be amended. Former Ch. 20.004 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; and Ord. No. 3787, adopted 1991.*

Sec. 20.004.005 - Title.

This Division shall be known and cited as the "Mendocino County Zoning Code—Division I."

(Ord. No. 4538, § 1(Exh. A), 9-10-2024)

Sec. 20.004.010 - Adoption of Zoning Enabling Plan—Declaration.

There is adopted a Zoning Enabling Plan for the County of Mendocino, exclusive of those areas within the Coastal Zone.

(Ord. No. 4538, § 1(Exh. A), 9-10-2024)

Sec. 20.004.015 - Purpose.

This Division is adopted to protect and promote the public health, safety, morals, peace, comfort, convenience, prosperity and general welfare; and further, the purpose of this Division is to prescribe land use regulations and a zoning plan for the County of Mendocino deemed necessary to promote forestry and agriculture; to provide open space for light and air and to prevent and fight fires and other hazards; to prevent undue dispersion or concentration of population; to promote orderly community development; to lessen congestion of streets and highways; and to facilitate adequate provisions for community utilities such as transportation, schools, parks and other public requirements.

(Ord. No. 4538, § 1(Exh. A), 9-10-2024)

Sec. 20.004.020 - Intent.

This Division is intended to be in harmony with the Mendocino County General Plan and any area plans adopted pursuant thereto. Future amendments of these plans shall be reflected in amendments of the Zoning Code, and future amendments to the Mendocino County Zoning Code—Division I shall only be made in conformity with the General Plan and adopted area plans.

(Ord. No. 4538, § 1(Exh. A), 9-10-2024)

Sec. 20.004.025 - Findings.

The Board of Supervisors finds that agriculture is a major industry of the County and that for the protection of agriculture and in order to prevent further encroachment upon it by incompatible uses of property and for the general welfare of the County as a whole, there are created zone classifications within which agriculture shall be encouraged to the exclusion of such other uses of land as may be in conflict therewith. Therefore, the provisions of this Division shall be liberally interpreted, insofar as they apply to

agricultural pursuits and services, and shall not be deemed or construed to permit interference with any normal accessory use conducted in conjunction therewith. It is the intention of this Division to provide maximum protection to existing and future agricultural enterprises and to encourage the highest and best use of the lands so classified for agricultural purposes, including the necessary residential, recreational, educational, public utilities and other similar uses necessary and incidental thereto.

(Ord. No. 4538, § 1(Exh. A), 9-10-2024)

Sec. 20.004.030 - Applicability of Mendocino County Zoning Code—Division I.

The Board of Supervisors declares that the regulations of this Division are intended to apply to all properties within the unincorporated area of the County, exclusive of those areas known as the Coastal Zone.

(Ord. No. 4538, § 1(Exh. A), 9-10-2024)

Sec. 20.004.035 - Conflict Resolution.

(A) Where conflict occurs between the regulations of this Division and any building code or other regulations within the County, the more restrictive of any such regulations shall apply.

(B) In interpreting and applying the provisions of this Division, unless otherwise stated, requirements shall be held to be the minimum requirements for the promotion and protection of the public safety, health and the general welfare.

(C) It is not intended that this Division shall interfere with or abrogate or annul any easements, covenants or other agreements now in effect; provided, however, that where this Division imposes a greater restriction than are imposed or required by other ordinances, articles, chapters rules or regulations, or by easements, covenants, or agreements, the provisions of this Division shall apply except in the case of a development agreement entered into pursuant to Government Code Sections 65864 through 65869.5.

(Ord. No. 4538, § 1(Exh. A), 9-10-2024)

Sec. 20.004.040 - Completion of Existing Buildings.

Nothing herein shall require any change in the plans, construction or designated use of a building or structure for which a building permit has been issued prior to the effective date of the ordinance codified in this Division or any amendment of these regulations, provided that actual construction of such building or structure is commenced within six (6) months after the date of issuance of the building permit and is completed within one (1) year from the effective date of such amendment, and provided further that such construction and proposed use of such building or structure is not on said effective date in violation of any other code or law. Actual construction is hereby defined for purposes of this Section, to be the actual placing of construction materials in their permanent position, fastened in a permanent manner, except that where a basement is being excavated, such excavating shall be deemed to be actual construction, or where demolition or removal of an existing structure has been begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction.

(Ord. No. 4538, § 1(Exh. A), 9-10-2024)

Sec. 20.004.045 - Effect of Zoning Enabling Plan.

To make effective a degree of zoning protection in the unincorporated area of the County, all uses of land within a particular district as defined by this Division (except those uses similar in scope and intensity to those uses cited as typical uses within Chapters 20.016 through 20.036) which are not permitted by the regulations established herein for that district are prohibited.

Except as hereinafter otherwise provided:

(A)

No building shall be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land, building or premises to be used, designated or intended to be used for any purpose or in any manner other than is included among the uses listed in this Division as permitted, or uses permitted by use permit, in the district in which such building, land or premises is located.

(B) No building shall be erected, reconstructed or structurally altered to exceed in height the limit designated in this Division for the districts in which such building is located.

(C) No building shall be erected, nor shall any existing building be altered, enlarged or rebuilt, nor shall any open space be encroached upon or reduced in any manner, except in conformity to the yard, building site area and building location regulations designated in this Division for the district in which such building or open space is located.

(D) No yard or other open space provided about any building for the purpose of complying with the provisions of this Division shall be considered as providing a yard or open space for any other building, and no yard or other open space on one (1) building site shall be considered as providing a yard or open space for a building on any other building site.

(Ord. No. 4538, § 1(Exh. A), 9-10-2024)

Sec. 20.004.050 - Interpretation of Split Zoning.

For parcels that are split between two (2) zoning districts, the zoning district boundary shall be treated as a parcel line and the regulations of each district apply to the portion of the lot within each zoning district.

(Ord. No. 4538, § 1(Exh. A), 9-10-2024)

Sec. 20.004.055 - Severability.

If any chapter, section, subsection, paragraph, sentence, clause or phrase of this Division, which is reasonably separable from the remaining portion of this Division is, for any reason, held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Division, it being herein expressly declared that this Division and each chapter, section, subsection, paragraph, sentence, clause and phrase thereof would have been adopted irrespective of the fact that any one (1) or more sections, subsections, paragraphs, clauses or phrases be declared invalid or unconstitutional.

(Ord. No. 4538, § 1(Exh. A), 9-10-2024)

CHAPTER 20.008 - DEFINITIONS

Footnotes:
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***Editor's note—** Ord. No. 4538, § 2(Exh. A), adopted September 10, 2024, repealed Ch. 20.008 and enacted a new Ch. 20.008 as set out herein and as may later be amended. Former Ch. 20.008 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3867, adopted 1993; Ord. No. 4017, adopted 1998; Ord. No. 4206, adopted October 28, 2008; Ord. No. 4213, adopted December 9, 2008; Ord. No. 4218, adopted March 23, 2009; Ord. No. 4225, adopted July 20, 2009; Ord. No. 4341, adopted August 4, 2015; Ord. No. 4364, adopted September 13, 2016; and Ord. No. 4417, adopted October 2, 2018.*

Sec. 20.008.005 - Declaration.

Provisions of this Chapter shall be known as the "definitions." The purpose of these provisions is to promote consistency and precision in the interpretation of the Zoning Code. The meaning and construction of words and phrases as set forth shall apply throughout the Zoning Code, except where the context of such words or phrases clearly indicates a different meaning or

construction. Definitions contained in the Uniform Building Codes shall be applicable except when in conflict with definitions contained in the Zoning Code, in which case the Zoning Code definition shall prevail.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.010 - General Rules For Construction of Language.

The following general rules of construction shall apply to the textual provisions of the Zoning Code:

(A) Headings. Section and subsection headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any provision of the Zoning Code.

(B) Illustration. In case of any difference of meaning or implication between the text of any provision and any illustration, the text shall control.

(C) Shall and May. "Shall" is always mandatory and not discretionary. "May" is discretionary.

(D) Tenses and Numbers. Words used in the present tense include the future, and words used in the plural, include the singular, unless the context clearly indicates the contrary.

(E) Conjunctions. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:

(1) "And" indicates that the connected items or provisions apply.

(2) "Or" indicates that the connected items or provisions may apply singly or in any combination.

(3) "Either ... or" indicates that the connected items or provisions shall apply singly but not in combination.

(F) All public officials, bodies, and agencies to which reference is made are those of the County of Mendocino unless otherwise indicated.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.015 - General Terms.

(A) "Department" means the Department of Planning and Building Services.

(B) "Board" or "Board of Supervisors" shall have the same meaning.

(C) "Commission" or "Planning Commission" shall have the same meaning.

(D) "City" means any city in the County of Mendocino.

(E) "County" means the County of Mendocino.

(F) "Federal" means the Government of the United States of America.

(G) "State" means the State of California.

(H) "Used" includes "arranged for," "designed for," "occupied," or "intended to be occupied for."

(I) "General Plan" means the Mendocino County General Plan.

(J) "Director" means the Director of Planning and Building Services.

(K) "Section" means a section of the Zoning Code unless otherwise indicated.

(L) "Division" means the entire Zoning Code—Division I unless otherwise indicated.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.020 - Definitions (A).

(A) "Accessory building" means a detached subordinate structure, the use of which is incidental to the established primary use or main structure located on the same lot or building site; i.e., private garage, storage shed, farm out buildings, etc. In no case shall such accessory structure dominate, in area, extent or purpose, the principal lawful structure or use. Accessory buildings shall not contain any sleeping quarters or kitchen facilities and are therefore not intended for human occupancy. See Chapter 20.164 Accessory Use Regulations.

(B) "Accessory Dwelling Unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

(1) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.

(2) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(C) Accessory Structure. See Accessory Building.

(D) "Accessory use" means a use of land or of a structure incidental or subordinate to the principal use located upon the same lot.

(E) "Administrative Permit" means a permit granted pursuant to Chapter 20.192 by an agency of Mendocino County or the Zoning Administrator for a uses specified as subject to an administrative permit in each zoning district.

(F) "Agricultural Employee" shall have the same meaning as provided in section 1140.4(b) of the California Labor Code.

(G) "Airport" means any area of land, water or a structure which is used or intended for use for the landing and taking off of aircraft and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, together with all airport buildings and facilities located thereon.

(H) "Alley" means a public or private way permanently reserved as a secondary means of access to abutting property.

(I) "Amendment" means any change, modification, deletion, or addition to the wording, text or substance of the Zoning Code, or any change, modification, deletion, or addition to the application of the Zoning Code to property within Mendocino County, including any alteration in the boundaries of a zone, when adopted by ordinance passed by the Board of Supervisors in the manner prescribed by law.

(J) "Animals, large" is limited to bovine and equine animals, sheep, goats, swine and similar animals.

(K) "Animals, small" means dogs, cats, birds, poultry, rabbits, chinchillas, hamsters, and other small domesticated animals other than a large animal.

(L) "Antenna" means a device used in communications designed to radiate and/or capture electromagnetic signals.

(M) "Antenna, building-mounted" means any antenna attached to and supported by a building or other structure more than ten (10) feet tall, other than an antenna tower, i.e., the exterior walls of a building, an existing parapet, the side of a water tank, the face of a church steeple, or the side of a freestanding sign.

(N) "Antenna, roof-mounted" means an antenna directly attached to the roof of an existing building, water tank, tower or structure other than an antenna tower.

(O) "Antenna tower" means any pole, tower, or other structure, over ten (10) feet tall, erected for the purpose of supporting one (1) or more antennas.

(P) "Apartment" means a portion of a building which is designed and built for occupancy by three (3) or more families living in separate dwelling units.

(Q) "Assisted Living Residential Care Facility" means the same as "family care home" a state-authorized, certified, or licensed family care home, foster home, group home serving six (6) or fewer mentally impaired or otherwise handicapped persons, persons recovering from alcoholism or drug addiction or dependent and neglected children. A family care home

may provide care and service on a twenty-four-hour-a-day basis. No facility shall qualify as a family care home if it is operated in such a manner that facilities, activities, or events thereon are shared by more than six (6) mentally impaired or otherwise handicapped persons or dependent and neglected children.

(R) "Automobile wrecking" means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of three (3) or more motor vehicles which for a period exceeding thirty (30) days have not been capable of operating under their own power, and from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.022 - Definitions (B).

(A) "Bank" means an establishment for the custody, loan exchange, or issue of money, for the extension of credit, and for facilitating the transmission of funds.

(B) "Barn" means a building used for the shelter of livestock, the storage of agricultural products, or the storage and maintenance of farm equipment and agricultural supplies.

(C) "Battery Energy Storage System (BESS)" means a type of energy storage system that uses batteries to store and distribute energy in the form of electricity. BESS enables energy from renewables such as solar and wind to be stored and released when needed to the grid.

(D) "Block" means all property fronting upon one (1) side of a street between intersecting and intercepting streets, or between a street and a right-of-way, waterway, terminus of dead-end street, or city boundary. An intercepting street shall determine only the boundary of the block on the side of the street which it intercepts.

(E) "Boarding house" means a building or portion thereof, other than an inn or hotel, where regular meals are provided to persons for compensation or profit.

(F) Boarding Stable. See Stable.

(G) "Building" means a structure having a roof, and which is constructed in a permanent position upon the ground and is designed and intended to be used for the shelter or enclosure of persons, animals or property. This definition does not include any type of mobile home, recreational vehicle, boat, or tent.

(H) "Building, height of" means the vertical distance from the average ground level of the building to the highest point of the roof ridge or parapet wall.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.024 - Definitions (C).

(A) Camping Area, Incidental. See Incidental Camping Area.

(B) "Campsite" means an area within an incidental camping area occupied by a camping party.

(C) "Chimney" means a hollow shaft containing one (1) or more passages vertical or nearly so, for conveying products of combustion.

(D) "Clinic" means any place, establishment or institution which operates under the name or title of clinic, dispensary, health center, medical center, or any other word or phrase of like or similar import, either independently or in connection with any other purpose, for the purpose of furnishing at the place, establishment, or institution, advice, diagnosis, treatment, appliances or apparatus, to persons or animals not residing or confined in the place, establishment, or institution, and who are afflicted with bodily or mental disease or injury.

(E) "Cluster" means the grouping of dwellings or parcels in suitable areas so as to insure the preservation of the valuable site resources as opposed to even dispersal over the project area.

(F) "College" means a college, junior college or university supported by public funds, or a private college, junior college or university which gives comparable general academic instruction and degrees.

(G) "Combining district" means a district providing special regulations which supplement or add to basic zoning district regulations.

(H) "Conservation easement" means a legally drafted and recorded agreement between a landowner and the County, land trust, or other qualified organization in which the owner agrees to place certain restrictions over all or portions of his/her land in perpetuity to retain it in a predominantly natural, scenic, agriculture or other open space condition. Except for the specific restrictions contained in the easement document, the owner retains all other rights in the property. The easement stays with the land and is therefore legally binding on present and future owners.

(I) "Construction" means the placement of construction materials in their permanent position and fastened in a permanent manner.

(J) "Contract zoning" means conditions to a rezoning which are not specified in the Zoning Ordinance but which conditions are binding to both the property owner and the County.

(K) Converted Mobile Home. See Mobile Home, Converted.

(L) Community Design Guidelines. a set of standards regarding the aesthetics of development, including building appearance and character, colors, landscaping, location of parking, siting of structures on building sites, and other issues that are used to evaluate the suitability and appropriateness of individual projects in terms of overall visual appearance, capacity to unify streetscapes, expression of valued community themes, establishment of a "sense of place," and enhancement of community cohesiveness.

(M) Corner Lot. See Lot, Corner.

(N) "Cottage industry" means a small scale business operated in or around a residential use and which complies with Chapter 20.160.

(O) "Co-location" means the installation of antennas operated by different entities in close proximity so that use of substantial elements of the facility such as the antenna tower, equipment shelter or fenced enclosures are shared. Co-location includes replacement of an existing tower with one capable of supporting additional antennas provided the overall height of the facility is not increased.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.026 - Definitions (D).

(A) "Day Care Home—Small Family" means the same as "small family daycare home" as defined in California Health and Safety Code section 1596.78.

(B) "Day Care Home—Large Family" means the same as "large family daycare home" as defined in California Health and Safety Code section 1596.78.

(C) "Dead storage" means the storage of the owner's or occupant's recreational vehicle on the site in such a manner that it is not connected to utilities and is not occupied as living quarters.

(D) "Density" means the number of dwelling units per acre or square feet.

(E) "Detached bedrooms" means a separate incidental structure containing one (1) room only without a kitchen or sanitation facilities, designed for and intended to be used as a sleeping or living facility for family members to be used in conjunction with a main structure which includes kitchen and sanitation facilities. A detached bedroom shall be located no farther than one hundred fifty (150) feet from the main structure, and shall not exceed five hundred (500) square feet of floor area. See Chapter 20.164 Accessory Use Regulations.

(F) "Development agreement" means an agreement between the County and an applicant entered into pursuant to Government Code Sections 65864 through 65869.5.

(G) "Dwelling" means a building or portion thereof used exclusively for residential purposes, including one-family, two-family and multiple dwellings, but not including hotels or boarding houses.

(H) "Dwelling, single-family" means a building containing not more than one (1) dwelling unit. Included is a converted mobile home and moveable tiny home.

(I) "Dwelling, two-family (duplex)" means a building containing two (2) dwelling units. Included is a converted mobile home.

(J) "Dwelling, multifamily (apartment)" means a building or portion thereof containing three (3) or more dwelling units.

(K) "Dwelling group" means a group of two (2) or more dwelling units located on a parcel of land which is held in one (1) ownership.

(L) "Dwelling unit" means a single unit providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, and having only one (1) kitchen. Included in the definition of a dwelling unit is a "moveable tiny home," "Accessory Dwelling Unit" and "Junior Accessory Dwelling Unit."

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.027 - Definitions (E).

(A) "Efficiency Kitchen" means a small food preparation area for a junior accessory dwelling unit or moveable tiny home that includes the following:

(1) A cooking facility with appliances.

(2) A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

(B) "Emergency shelter" means a facility for the temporary shelter and feeding of indigents, disaster victims, or homeless persons that is limited to occupancy of six (6) months or less, as defined in Section 50801(b) of the California Health and Safety Code.

(C) "Equity Sharing" means an agreement by which appreciation on the value of an affordable unit from the time of original purchase at an affordable price to the time of resale shall be shared between the owner and the County or its designated agency. Such an agreement will be a condition of financial assistance for income qualified households to purchase Affordable Housing Units.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.028 - Definitions (F).

(A) "Family" means one (1) or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. "Family" does not include a fraternal, religious, social or business group.

(B) "Family care home" means the same as "Assisted Living Residential Care Facility" a state-authorized, certified, or licensed family care home, foster home, group home serving six (6) or fewer mentally impaired or otherwise handicapped persons, persons recovering from alcoholism or drug addiction or dependent and neglected children. A family care home may provide care and service on a twenty-four-hour-a-day basis. No facility shall qualify as a family care home if it is operated in such a manner that facilities, activities, or events thereon are shared by more than six (6) mentally impaired or otherwise handicapped persons or dependent and neglected children.

(C) "Family care institution" means a state-authorized, certified, or licensed family care home, foster home, or group home which does not qualify as a family care home.

(D) "Family care unit" means the temporary use of a building, structure or trailer coach to provide housing for:

(1) Not more than two (2) adult persons who are sixty (60) years of age or older; or

(2) An immediate family member or members who require daily supervision and care; or

(3) A person or persons providing necessary daily supervision and care for the person or persons residing in the main residence.

(E) "Farm employee" means the same as "agricultural employee" as defined in section 1140.4(b) of the California Labor Code.

(F) "Flood plain" means an area subject to temporary inundation of normally dry land lying outside the normal stream channel as a result of one (1) or more of the following occurrences or conditions: the overflow of inland or tidal waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

(G) "Floor area" means the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the useable area under the roof or floor above.

(H) "Floor area, gross" means the total floor area including public areas such as hallways, lobbies, wash rooms, related storage areas and service rooms or areas, plus work areas, office space and sales floor.

(I) "Floor area ratio" means the ratio of total building floor area to total site area, is a commonly used measure of commercial and industrial development intensity. It is typically expressed as a decimal, i.e. 0.50.

(J) Freestanding sign. See Sign, Freestanding.

(K) "Frontage" means that portion of a property line which abuts a legally accessible street right-of-way.

(L) Front Yard. See Yard, Front.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.030 - Definitions (G).

(A) "Garage, private" means an accessory building or an accessory portion of the main building, designed and/or used for the shelter or storage of vehicles owned or operated by the occupants of the main building.

(B) "Garage, public" means a building other than a private garage in which spaces or stalls are rented to the public for the shelter or storage of private automobiles and other forms of private transportation or recreational vehicles, and which may include as a use incidental thereto, the storage of personal effects and personal household articles.

(C) "Grade" means the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.

(D) Gross Floor Area. See Floor Area, Gross.

(E) "Guest cottage" means a detached building (not exceeding six hundred forty (640) square feet of gross floor area), of permanent construction, without wet bar or kitchen or any provision for appliances for the storage and preparation of food, clearly subordinate and incidental to the primary dwelling on the same lot, and intended for use without compensation by guests of the occupants of the primary dwelling.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.032 - Definitions (H).

(A) "Home occupation" means an occupation which is accessory and incidental to a residential use and conducted entirely within the dwelling unit or accessory building(s) located on the premises. See Chapter 20.156, Home Occupations.

(B) "Hospital" means an institution which specializes in giving clinical, temporary and emergency services of a medical or surgical nature to injured persons and which maintains and operates twenty-four (24) hour inpatient services for the diagnosis and treatment of patients. Any hospital shall be so licensed by the State Department of Health.

(C) "Hotel" means any building or portion thereof containing three (3) or more guest rooms or suites each used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation.

(D) "Household" means all the persons related, or unrelated, who occupy a single dwelling unit. Persons not living in households are classified as living in group quarters.

1. "Extremely Low-income Household" means a household with an annual income less than thirty (30) percent of County mean income, adjusted by household size, as determined by the California State Department of Housing and Community Development.
2. "Very Low-income Household" means a household with an annual income no greater than fifty (50) percent of the County median income, adjusted by household size, as determined by the California State Department of Housing and Community Development.
3. "Low-income Household" means a household with an annual income of at least fifty (50) percent of the County median income, but less than eighty (80) percent of the County median income, adjusted by household size, as determined by the California State Department of Housing and Community Development.
4. "Moderate-income Household" means a household with an annual income of at least eighty (80) percent of the County median income but less than one hundred twenty (120) percent of the County median income, adjusted by household size, as determined by the California State Department of Housing and Community Development.

(E) "Household pets" means animals or fowl ordinarily permitted in the house and kept for company or pleasure and not for profit such as dogs, cats, and birds but not including a sufficient number of animals to constitute a kennel.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.034 - Definitions (I).

(A) "Incidental camping area" means any area or tract of land where camping is incidental to the primary use of the land for agriculture, timber management, or water or power development purposes and where one (1) or more campsites used for camping are rented or leased or held out for rent or lease.

(B) "Inclusionary Unit" means an affordable housing unit required to be provided by the developer of a residential housing project pursuant to the requirements of Section 20.238 of this code.

(C) "Inn" means any building or portion thereof or group of buildings containing three (3) or more guest rooms or suites each used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation or profit, and where regular meals are provided for compensation or profit.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.036 - Definitions (J).

(A) "Junior Accessory Dwelling Unit" means a unit that is no more than five hundred (500) square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure..

(B) "Junkyard" means any land, lot or portion thereof where there is more than:

(1) One hundred (100) square feet for parcels less than forty thousand (40,000) square feet; or

(2) Four hundred (400) square feet for parcels greater than forty thousand (40,000) square feet of waste, discarded or salvaged materials bought, sold, exchanged, stored, baled, cleaned, packed, disassembled, or handled, and including used furniture and household equipment yards, house wrecking yards, used lumber yards, and the like; excepting a site on which such uses are conducted within a completely enclosed structure.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.038 - Definitions (K).

(A) "Kennel" means any lot, building, structure, enclosure or premises whereupon or wherein are kept seven (7) or more dogs, cats or similar small animals over eight (8) weeks of age, in any combination, for more than ten (10) days, whether such keeping is for pleasure, profit, breeding, or exhibiting, and including places where dogs or cats or similar small animals in any combination are boarded, kept for sale, or kept for hire.

(B) "Kitchen" means any room or portion of a building used or intended or designed to be used for cooking or the preparation of food, including any room having a sink and cooking stove that has a flat top with plates or racks to hold utensils over flames or coils.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.040 - Definitions (L).

(A) "Large family daycare home" means the same as "large family daycare home" as defined in California Health and Safety Code section 1596.78.

(B) "Live/work space" means a space where personal living space and professional workspace is combined in such a way that neither is compromised, such as in an artist's studio or where a loft or apartment is built above a store and/or office.

(C) "Live-work use" means a type of residential use that physically integrates the resident's commercial or manufacturing workspace within the same building or site.

(D) "Living area" means the interior inhabitable area of a dwelling unit including basements and attics and shall not include a garage or any accessory structure.

(E) "Living unit" means any building or vehicle designed or used for human habitation, including, but not limited to a dwelling, guest house, accessory living quarters, farm employee housing, farm labor camp, or mobile home.

(F) Lodging House. See Hotel.

(G) "Lot" means a parcel or real property which, upon application, is eligible for a Certificate of Compliance.

(H) "Lot area" means the total area, within the boundary lines of a lot, exclusive of easements as required in the County Division of Land Regulations.

(I) "Lot, corner" means a lot situated at the intersection of two (2) or more streets, which streets have an angle of intersection of not more than one hundred thirty-five (135) degrees.

(J) "Lot coverage" means the percentage of net site area covered by the vertical projection of any structure.

(K) "Lot, double frontage" means a lot fronting on two (2) parallel or approximately parallel streets.

(L) "Lot depth" means the horizontal length of a straight line connecting the mid points of the front and rear lot lines.

(M) "Lot line, front" means the front of a lot shall be that face of a lot that abuts on a street: in the case of a double frontage road and a corner lot, the face abutting on either street. In a case of irregular frontage or access, the front lot line shall be determined by the Planning and Building Services Director.

(N) "Lot line, rear" means the most distant lot line opposite and parallel to the front lot line; in the case of an irregular lot, the line most closely paralleling the front lot line.

(O) "Lot line, side" means any lot line other than a front or rear lot line. A lot line separating a lot from a street shall be the street-side lot line.

(P) "Lot, key" means an interior lot adjacent to a corner lot, the side line of which is contiguous with the rear lot line of the corner lot.

(Q) "Lot, width" means the horizontal distance between side lot lines measured at the front yard setback line.

(R) "Low Barrier Navigation Center" means the same as defined in California Government Code section 65660(a).

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.042 - Definitions (M).

(A) "Main building" means a building which is devoted primarily to a principal use or uses; or, the only building on a lot or building site.

(B) "Market Rate" means not restricted to an "affordable" housing price as defined in section 20.008.020 of this document, or an affordable rent.

(C) "Mixed Use" means the development of any permitted residential use in conjunction with at least one (1) commercial or civic use type within the same building, either vertically (i.e., different uses located on separate floors) or horizontally (i.e., different uses located side-by-side on the same floor), or in multiple buildings, located on one (1) or more parcels, that are developed with shared site improvements such as pedestrian walkways, landscaping, public spaces (e.g., courtyards and plazas), and vehicle parking and circulation.

(D) Intentionally omitted.

(E) "Mixing plant" means plant for mixing concrete or asphalt products (including batch plants).

(F) "Mobile home" means a transportable structure built on a chassis for movement, and designed to be used as a dwelling without permanent foundation when connected to the required utilities. No such structure shall be deemed to be a mobile home which is less than eight (8) feet wide or forty (40) feet in length.

(G) "Mobile home, converted" means a mobile home, certified under the National Mobile Home Construction and Safety Standards Act of 1974, on a foundation system pursuant to Section 18551 of the California Health and Safety Code.

(H) "Mobile home lot" means an area or tract of land or portion of a mobile home park designated or used for one (1) mobile home.

(I) "Mobile home park" means an area or tract of land where two (2) or more mobile home lots are rented or leased or held for rent or lease to accommodate mobile homes for human habitation; provided that mobile home park does not include:

(1) Premises on which any trailer coaches are parked for inspection and sale;

(2) Premises on which all but one (1) of the trailer coaches are used exclusively for temporary uses pursuant to Temporary Use Regulations in Chapter 20.168.

(3) Premises on which all but one (1) of the trailer coaches are used exclusively to provide farm employee housing or as a farm labor camp.

(J) "Mobile home park, standard" means a mobile home park developed pursuant to the regulations of Chapter 20.172.

(K) "Model home" means an unoccupied dwelling unit temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental for the first time in a particular subdivision or other residential development which may be comprised of one (1) family, two (2) family, or multiple dwellings, or a combination thereof.

(L) "Motel" means any building or portion thereof or group of buildings containing three (3) or more guest rooms or suites where such rooms or suites are directly accessible from an outdoor parking area and where each is used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation or profit.

(M) "Moveable Tiny Home" means a dwelling unit utilized as a single family dwelling unit or accessory dwelling unit which complies with the standards found in Chapter 20.170.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.044 - Definitions (N).

(A) Nonconforming Sign. See Sign, Nonconforming.

(B) Nonconforming Structure. See Structure, Nonconforming.

(C) Nonconforming Use. See Use, Nonconforming.

(D) "Nonconforming Zoning Condition" means a physical improvement on a property that does not conform to current zoning standards.

(E) Nonoperating Vehicles, Storage of. See Storage of Nonoperating Vehicles.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.046 - Definitions (O).

(A) "Off-site service providers" means businesses where the primary activity is conducted off-premises from the location of the business office or equipment, vehicle, or supply storage. Such business may include but is not limited to contractors, tradespeople, equipment servicers, or instructors.

(B) Off-Site sign. See Sign, Off-Site.

(C) On-Site sign. See Sign, On-Site.

(D) "Open space easement" means an easement established pursuant to Section 51050 or Section 51080 of the Government Code or an easement which ensures the permanent retention of land in open space.

(E) "Organized camp" means a site with program and facilities established for the primary purpose of providing an outdoor group living experience with social, spiritual, educational, or recreational objectives for five (5) days or more during one (1) or more seasons of the year.

The criteria to be used in identifying an organized camp are as follows:

(1) Camp is located on a permanent site;

(2) Camp has a well-defined program of organized supervised activity in which campers are required to participate;

(3) There is present at the camp a qualified program director and a staff adequate to carry out the program;

(4) A major portion of daily program activities are out of doors;

(5) Establishments which rent or lease facilities on an individual, family, or group basis for the principal purpose of sporting or other unorganized recreational activities should be considered an organized camp;

(6) Camps operated by organizations such as the Y.M.C.A., Y.W.C.A., Girl Scouts of America, Boy Scouts of America, Camp Fire Girls, Salvation Army, etc., are true prototypes of organized camps. Membership in one (1) of the following organizations is indicative of status as an organized camp:

(a) The American Camping Association,

(b) The Christian Camp and Conference Association,

(c) The California Association of Private Camps,

(d) The Association for Outdoor Education Inc., or

(e) Other similar camping associations.

(F) "Original jurisdiction" refers to either the Zoning Administrator, Planning Commission or Board of Supervisors, whichever body has the initial authority to take action for approval or denial, regardless if that action is appealable or final.

(G) "Owner Occupied Unit" means a unit that is the primary residence of its owner.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.048 - Definitions (P).

(A) "Parcel" means a unit of land or lot which, upon application, is eligible for a Certificate of Compliance.

(B) "Parcel group" means a cluster of parcels, the maximum number determined by General Plan density.

(C) "Parking space" means an unobstructed space or area at least nine (9) by twenty (20) feet, other than a street or alley which is permanently reserved and maintained for the parking of one (1) motor vehicle.

(D) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(E) "Permitted Use." For the purpose of this Division, a "permitted use" in any district shall include any use listed as a Permitted Use and shall further include uses subject to an Administrative Permit and uses subject to a Use Permit for the particular district provided a use permit is obtained.

(F) "Person" means any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit.

(G) "Planned development" means the development of parcels in a single ownership, which are suitable for and of sufficient acreage to contain a planned community or development; or parcels in multiple ownerships, which are determined to have development limitations, and require that improvement plans be prepared before divisions of land occur, or use permits are approved.

(H) Portable Sign. See Sign, Portable.

(I) "Preliminary Development Plan" means a land use diagram that shows the proposed mixed use project will not prevent orderly future development of any undeveloped portion of the project parcel(s). This plan includes the general location and type of possible future uses, circulation, and utilities outside of the project area and shows the project's relationship with the remainder of the site as well as existing development on adjoining lots and streets.

(J) "Premise" means a lot or contiguous lots or portions thereof with functions, characteristics or uses uncommon to the remainder of the lot or lots.

(K) "Premises" means a lot, or contiguous lots or portions thereof with functions, characteristics or uses uncommon to the remainder of the lot or lots.

(L) Principal use(s)" means the primary use(s) for which land or a building is or may be intended, occupied, maintained, arranged or designed.

(M) Private Garage. See Garage, Private.

(N) Projecting Sign. See Sign, Projecting.

(O) "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

(P) Public Garage. See Garage, Public.

(Q) Public Stable. See Stable, Public.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.050 - Definitions (R).

(A) "Recreational vehicles" means a motor home, travel trailer, truck camper or camping trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, which is less than eight (8) feet wide or forty (40) feet in length.

(B) "Recreational vehicle park" means an area where one (1) or more camping spaces are rented or leased or held for rent or lease for compensation or profit to owners or users of recreational vehicles or tents and which is intended to be occupied by one (1) or more camping party.

(C) "Recycling centers" means places of business or public facilities for the collection or processing of recyclable materials which comply with Section 20.024.105.

(D)

"Recyclable material" means reusable material, including but not limited to metals, glass, plastic, or paper which are intended for reuse, reconstitution or remanufacture for the purpose of reusing the altered form. Recyclable materials does not include refuse or hazardous materials except as specifically allowed by a particular use type.

(E) "Redemption centers" means small collection centers not exceeding three thousand (3,000) square feet for the acceptance and temporary storage of redeemable materials from the public by donation, redemption or purchase, which complies with Section 20.024.107.

(F) "Refuse disposal site" means an area devoted to the collection, disposal, incineration or transfer of solid waste. Refuse disposal site includes sanitary landfills, transfer stations and containers sites, processing for efficient shipping, disposal or transfer, and accessory recycling and resource recovery facilities and uses.

(G) "Rental Unit" means a housing unit that is occupied by a party or household that is not its owner, and who pays a fee for the use of the unit.

(H) "Residential parcel (high density)" means parcels zoned S-R, R-1, R-2, R-3, R-R: L-I or R-C.

(I) "Resort and recreational facilities" means an establishment comprised of permanent structures offering meals and lodging facilities for temporary or seasonal occupancy, defined as thirty (30) days or less and subject to Mendocino County Code Chapters 5.20 and 6.04, and having recreational facilities for one (1) or more activities such as water sports, tennis, golf, riding, hiking, hunting, fishing or similar uses.

(J) Roof Sign. See Sign, Roof.

(K) "Room and Board" means the renting of not more than two (2) rooms for occupancy by transient guests for compensation or profit.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.052 - Definitions (S).

(A) "School" means a building or group of buildings which are used or intended to be used for occupancy and use by teachers and students engaged in the process of learning and the pursuit of knowledge. A public school is a free tax supported school controlled by a governmental authority.

(B) "Seat" or "seating area" means the actual seating capacity of an area based on the number of seats or one (1) seat per eighteen (18) inches on a bench or pew.

(C) "Second Residential Unit" means either a detached or attached dwelling unit, including a mobile home, which provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary unit is situated.

(D) "Setback" means a required, specified distance between a building or structure and a lot line or lines, measured perpendicularly to the lot line in a horizontal plane extending across the complete length of said lot line or lines.

(E) "Setback, front yard" means the building or structure setback applicable in the front yard of a lot.

(F) "Setback, rear yard" means the building or structure setback applicable in the rear yard of a lot.

(G) "Setback, side yard" means the building or structure setback applicable in the side yard of a lot.

(H) "Shopping center" means any combination of three (3) or more separately owned or leased and operated retail businesses on a single or commonly owned or leased parcel, or a commercial complex including five (5) or more uses occupying a site of at least two (2) acres. A group of contiguous retail stores, service facilities and related uses utilizing common facilities such as parking, landscaping, signing and loading areas. This group does not necessarily have to be in one (1) ownership.

(I) "Sign" means any metal, wood, paper, cloth, plastic, paint, material, structure or part thereof, device or other thing whatsoever which is located upon, placed, erected, constructed, posted, painted, tacked, nailed, glued, stuck, carved, fastened or affixed to any building or structure, on the outside or inside of a window or on any awning, canopy, marquee

or similar appendage, or on the ground or on any tree, wall, bush, rock, post, fence or other thing whatsoever in such a manner as to be visible out-of-doors and which displays or includes any numeral, letter, word, model, banner, emblem, insignia, symbol device, light, illuminated device, trademark, or other representation used as, or in the nature of, an announcement, advertisement, attention arrester, direction, warning, or designation of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise, or industry. "Sign" shall include any portable sign.

(J) "Sign area" means the entire area within the smallest parallelogram, triangle, circle, or combination thereof, which can be delineated so as to encompass the extreme limits of all elements comprising an integral part of a sign display, including any frame or border, but not including essential structural elements, unless it is determined that such structural elements are an integral part of the total sign display; provided, however, that where the surface or face of a sign is curved, spherical, cylindrical or any other similar form, the area of such sign shall be computed on the basis of the projected configuration of that surface or face. The area of any double-faced sign shall be the area of the single face, unless otherwise provided. All other multiple-faced signs shall be the total area of all faces or panels. Sign area as it pertains to sign copy shall mean and be computed as the entire area within the smallest continuous perimeter of not more than eight (8) straight lines encompassing the extreme limit of all of the sign copy of a sign. In the case of a sign composed of individual letters or other devices mounted on a building wall, the copy area of such sign shall be the sum of the areas of the smallest rectangles encompassing each of the individual letters or other devices which comprise the sign copy.

(K) "Sign face" means the surface of the sign upon, against, or through which the message is displayed or illustrated on the sign.

(L) "Sign, freestanding" means any sign mounted upon its own standard which is supported wholly by structural anchorage to the ground, or mounted upon any accessory structure which does not constitute a building; provided, however, that any such sign which projects over the roof of a building shall be considered to be a freestanding sign.

(M) "Sign height" means the highest point of any sign face or structural support members, whichever is the greater.

(N) "Sign, nonconforming" means a sign lawfully erected, established, and maintained prior to the effective date of the code codified in this Division, which because of the application of this Division, does not conform to applicable regulations.

(O) "Sign, off-site" means any sign as herein defined other than an on-site sign.

(P) "Sign, on-site" means any sign which pertains and is accessory to a business or industrial use located on the same lot or which offers a lot or portion thereof for sale or lease.

(Q) "Sign, portable" means a sign and its supporting structure not permanently affixed to the ground or any structure, or a sign located upon a vehicle or trailer placed or parked so as to be visible from the public right-of-way, for the basic purpose of providing advertisement of products or directing people to a business or activity. Portable signs shall not include business identification signs on vehicles, the primary purpose of which is identifying the business owning or operating the vehicle.

(R) "Sign, projecting" means any sign other than a wall sign which is attached to and projects from the wall or face of a building or structure including a marquee sign.

(S) "Sign, roof" means any sign erected, painted upon, against, or directly above a roof or on top of or above the parapet of a building, and which is supported wholly or in part by said building. Any sign mounted upon its own standard which is supported wholly by structural anchorage to the ground, or mounted upon any accessory structure which does not constitute a building, shall be considered a roof sign where such sign projects over the roof of a building.

(T) Any roof, the slope of which varies not more than forty-five (45) degrees from a vertical plane, shall be considered wall space for the purpose of placement of wall signs.

(U) "Sign, wall" means any sign painted or mounted on a wall or of solid construction located as to be approximately parallel with the face of a building not to extend eighteen (18) inches from the face of a building or structure.

(V) Single-Family Residence. See Dwelling, Single-Family.

(W) "Small family daycare home" means the same as "small family daycare home" as defined in California Health and Safety Code section 1596.78.

(X) "Stable" means a stable used for the boarding, breeding, training, or raising of horses, including horses not owned by the occupants of the premises.

(Y) "Stable, public" means a stable or arena used for the riding, training and performing of horses by other than the occupants of the premises or their nonpaying guests, but excluding boarding or breeding stables.

(Z) Standard Mobile Home Park. See Mobile Home Park, Standard.

(AA) "Storage of nonoperating vehicles." The storage of "nonoperating motor vehicles" shall not include automobile wrecking. The presence on any lot or parcel of land of three (3) or more motor vehicles which for a period exceeding thirty (30) days have not been capable of operating under their own power, and from which no parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of the storage of nonoperating motor vehicles.

(BB) "Street" means a County road, State highway, public road, street or alley, or private thoroughfare or easement not less than ten (10) feet in width connecting with a County road, State highway, public road, street or alley which affords primary access to an abutting lot.

(CC) "Structural alterations" means any change in the supporting members of a building such as bearing walls, columns, beams or girders and floor joists, ceiling joists or roof rafters.

(DD) "Structure" means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground; excepting tents, recreational vehicles and fences less than six (6) feet in height.

(EE) "Structure, nonconforming" means a building, structure or facility, or portion thereof, which was lawfully erected or altered or maintained, but which, because of the application of this ordinance to it, no longer conforms to the specific regulations applicable to the zone in which it is located.

(FF) "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, as defined in California Government Code Section 65582, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community, as defined in Section 50675.14 of the California Health and Safety Code. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

(GG) "Swap lot" means a building, structure, enclosure lot or other area into which persons are admitted to display, exchange, barter, sell or bargain for new or used merchandise.

(HH) "Swimming pool" means a pool, pond, or open tank, capable of containing water to a depth greater than one and one-half (1½) feet at any point and designed or used for wading or swimming.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.054 - Definitions (T).

(A) "Tandem Parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(B) "Tasting room" means an area devoted to the sampling and sales thereof of wine or beer produced on or off the premises. Sale of food is prohibited, however, the incidental provision of food without compensation is allowed.

(C) "Timberland" means privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least fifteen (15) cubic feet per acre.

(D)

"Trailer coach" means any vehicle, with or without motive power, designed or used for human occupancy for residential, recreational, industrial, professional or commercial purposes and shall include mobile home and recreational vehicle.

(E) "Transient Guest" means any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days.

(F) "Transient Habitation" means establishments primarily engaged in the provision of lodging services for a period of thirty (30) consecutive calendar days or less with incidental food, drink and other sales and services intended for the convenience of guests.

(G) "Transitional housing" means rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months, and in no case more than two (2) years, as defined in Section 50675.2 of the California Health and Safety Code. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

(H) Travel Trailer. See Recreational Vehicle.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.056 - Definitions (U).

(A) "Uniform Building Code (UBC)" means the UBC in use by Mendocino County.

(B) "Usable open space" means one (1) or more open areas adjacent to residential uses, the purpose of which is to provide an outdoor area designed for outdoor recreation.

(C) "Use" means the purpose for which land or a building is occupied, arranged, designed or intended, or which land or a building is or may be occupied or maintained.

(D) Use, Accessory. See Accessory Use.

(E) "Use classification" means a system of classifying uses into a limited number of use types on the basis of common functional, product, or compatibility characteristics. All use types are grouped into the following categories: Residential, Civic, Commercial, Industrial, Agricultural, and Extractive.

(F) Use Group. See Use Classification.

(G) "Use, nonconforming" means the use of a building, structure, or site, or portion thereof, which was lawfully established and maintained, but which, because of the application of this ordinance to it, no longer conforms to the specific regulations applicable to the zone in which it is located: Eligibility shall include one (1) of the following permits issued prior to March 24, 1982:

(1) Prior Use Permit;

(2) County Business License;

(3) State Resale Permit.

(H) "Use Permit" means a permit which may be granted by the appropriate Mendocino County authority to provide for the accommodation of land uses with special site or design requirements, operation characteristics, or potential adverse effects on surroundings, which are not permitted by right but which may be approved upon completion of a review process and, where necessary, the imposition of special conditions of approval by the permit granting authority.

(I) Use Type. See Use Classification.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.058 - Definitions (V).

(A) "Variance" means a departure from the specific requirements, excluding uses, of the Zoning Code which may be granted by the appropriate Mendocino County authority when the literal enforcement of these requirements would result in practical difficulties, unnecessary hardship, or results inconsistent with the general purposes of this Division.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.060 - Definitions (W).

(A) Wall Sign. See Sign, Wall.

(B) "Water Extraction for Bulk Sale" means extraction of water from a parcel, whether from a well, spring, watercourse or any other source of water, that is not done by a water district, where the water is sold for use on a different property than where it was extracted, including any transportation of water in containers including but not limited to bottles or tank trucks.

(C) "Wireless communication facility" means structures and/or equipment, including antennas, antenna towers, equipment cabinets, buildings, generators, fencing, access roads and the land upon which they are situated, associated with wireless communications.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.062 - Definitions (Y).

(A) "Yard" means an open, unoccupied space, other than a court, unobstructed from the ground to the sky, except as otherwise provided by this Division, on the lot on which a building is situated.

(B) "Yard, front" means the yard between a front lot line or lines and the line defined by the required front yard setback extending to the side lot lines.

(C) "Yard, rear" means the yard between a rear lot line or lines and the line defined by a required rear yard setback extending to the side lot lines.

(D) "Yard, side" means the yard between a side lot line or lines and the line defined by a required side yard setback, extending from the front yard to the rear yard.

(E) "Yard, side, exterior" means a side yard abutting a street.

(F) "Yard, side, interior" means any side yard other than an exterior side yard.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

Sec. 20.008.064 - Definitions (Z).

(A) "Zone" means an area to which a uniform set of regulations relating to use of the land and the size of and location of buildings on the land, in order to assure the health, safety and general welfare of the County applies.

(B) "Zoning Administrator" means the Planning and Building Services Director or designated representative who shall have authority to render decisions on administrative permits.

(C) "Zoning Map" means a map displaying zone district boundaries which is kept and maintained by the Planning and Building Services Department.

(Ord. No. 4538, § 2(Exh. A), 9-10-2024)

CHAPTER 20.012 - USE CLASSIFICATIONS

Footnotes:
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Editor's note— *Ord. No. 4538, § 3(Exh. A), adopted September 10, 2024, repealed Ch. 20.012 and enacted a new Ch. 20.012 as set out herein and as may later be amended. Former Ch. 20.012 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.012.005 - General Intent of the Use Classifications.

The purpose of these provisions is to classify uses into a limited number of use types on the basis of common functional, product, or compatibility characteristics, thereby providing a basis for regulation of uses in accordance with criteria which are directly relevant to the public interest. These provisions shall apply throughout this Division.

(Ord. No. 4538, § 3(Exh. A), 9-10-2024)

Sec. 20.012.010 - Listing of Use Classifications.

All uses are hereby classified into the following use types, which are described in Section 20.016.005 through Section 20.036.010, inclusive. See Section 20.012.015 for classification of combinations of uses resembling different types. The names of these use types start with capital letters throughout this Division.

(A) Residential Use Types.
  (1) Assisted Living Residential Care Facility;
  (2) Day Care Facility;
  (3) Employee Housing;
  (4) Family residential—single-family;
  (5) Family residential—two-family;
  (6) Family residential—multifamily;
  (7) Family residential—dwelling groups;
  (8) Family residential—cluster development;
  (9) Low Barrier Navigation Center;
  (10) Mobile home park;
  (11) Supportive Housing;
  (12) Transitional Housing.

(B) Civic Use Types.
  (1) Administrative services, government;
  (2) Ambulance services;
  (3) Cemetery services;
  (4) Clinic services;
  (5) Community recreation;
  (6) Cultural exhibits and library services:
  (7) Day care facilities/small schools;
  (8) Educational facilities;
  (9) Essential services;
  (10) Fire and police protection services;
  (11) Group care;
  (12) Lodge, fraternal and civic assembly;
  (13) Major impact facilities;

(14) Major impact services and utilities;

(15) Minor impact utilities;

(16) Religious assembly.

(C) Commercial Use Types.

(1) Administrative and business offices;

(2) Agricultural sales and services;

(3) Animal sales and services—auctioning;

(4) Animal sales and services—household pets;

(5) Animal sales and services—horse stables;

(6) Animal sales and services—kennels;

(7) Animal sales and services—stockyards;

(8) Animal sales and services—veterinary. (large animals);

(9) Animal sales and services—veterinary (small animals);

(10) Automotive and equipment—cleaning;

(11) Automotive and equipment—fleet storage;

(12) Automotive and equipment—parking;

(13) Automotive and equipment—gasoline sales;

(14) Automotive and equipment—repairs, light;

(15) Automotive and equipment—repairs, heavy;

(16) Automotive and equipment—sales/rentals;

(17) Automotive and equipment—storage, nonoperating vehicles;

(18) Automotive and equipment—storage, recreational vehicles and boats;

(19) Building maintenance services;

(20) Business equipment sales and services;

(21) Commercial recreation—indoor sports and recreation;

(22) Commercial recreation—outdoor sports and recreation;

(23) Commercial recreation—outdoor sports and recreation—limited;

(24) Commercial recreation—indoor entertainment;

(25) Commercial recreation—outdoor entertainment;

(26) Communications services;

(27) Construction sales and services;

(28) Cottage industries—limited;

(29) Cottage industries—general;

(30) Eating and drinking establishments;

(31) Financial, services;

(32) Food and beverage retail sales;

(33) Food and beverage preparation—without consumption;

(34) Funeral and interment services;

(35) Laundry services;

(36) Mail order businesses;

(37) Medical services;

(38) Personal services;

(39) Recycling centers;

(40) Redemption centers

(41) Repair services, consumer;

(42) Research services;

(43) Retail sales, general;

(44) Scrap operations;

(45) Swap meets;

(46) Transient habitation—campground;

(47) Transient habitation—lodging—limited;

(48) Transient habitation—lodging;

(49) Transient habitation—resort and recreational facilities;

(50) Wholesaling, storage and distribution—mini-warehouses;

(51) Wholesaling, storage and distribution—light;

(52) Wholesaling, storage and distribution—heavy.

(D) Industrial Use Types.

(1) Custom manufacturing;

(2) Explosives storage;

(3) General industrial;

(4) Heavy industrial.

(E) Agricultural Use Types.

(1) Horticulture;

(2) Row and field crops;

(3) Tree crops;

(4) Animal raising—general agriculture;

(5) Animal raising—personal;

(6) Animal waste processing;

(7) Packing and processing—limited;

(8) Packing and processing—winery;

(9) Packing and processing—general;

(10) Packing and processing—commercial cooperage;

(11) Forest production and processing—limited;

(12) Forest production and processing—general;

(13) Forest production and processing—commercial woodlots;

(14) Forest production and processing—portable sawmills.

(F) Extractive Use Types.

(1) Mining and processing.

(Ord. No. 4538, § 3(Exh. A), 9-10-2024)

Sec. 20.012.015 - Classification of Combination of Principal Uses.

The following rules shall apply where a lot contains uses which resemble two (2) or more different use types and which are not classified either as accessory uses or as permitted secondary uses.

(A) Separate Classification of Several Establishments. The principal uses conducted on a lot by two (2) or more individual establishments, managements, or institutions shall be classified separately into use types.

(B) Classification of Different Uses Conducted by Individual Establishment. If principal uses conducted on a lot by an individual establishment, management, or institution resemble two (2) or more different use types all such principal uses shall be classified in the use types whose description most closely portrays the nature of such uses. However, when the principal uses have any of the characteristics of the following list of use types, all such principal uses shall be classified in one (1) or more of the use types on the list:

(1) Animal sales and services: auctioning;

(2) Animal sales and services: stockyards;

(3) Animal waste processing;

(4) Explosive storage;

(5) General industrial;

(6) Heavy industrial;

(7) Major impact services and utilities;

(8) Mining and processing;

(9) Scrap operations;

(10) Wholesaling, storage and distribution: heavy.

(Ord. No. 4538, § 3(Exh. A), 9-10-2024)

Sec. 20.012.020 - Classifying Uses.

Uses will be classified into use types upon the description of the use types as contained in Section 20.016.005 through Section 20.036.010, inclusive, and upon common functional, product, or compatibility characteristics with other uses already classified within the use type, subject to the applicable provisions of Section 20.012.015 with respect to combinations of uses. A list of common uses and the use types into which they are classified shall be maintained by the Director. The Director shall have the authority to classify common uses according to use types. The classification of a use is subject to the right of appeal pursuant to the administrative appeal procedure in Chapter 20.208.

(Ord. No. 4538, § 3(Exh. A), 9-10-2024)

CHAPTER 20.016 - RESIDENTIAL USE TYPES

Footnotes:

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***Editor's note—** Ord. No. 4538, § 4(Exh. A), adopted September 10, 2024, repealed Ch. 20.016 and enacted a new Ch. 20.016 as set out herein and as may later be amended. Former Ch. 20.016 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3717, adopted 1989; and Ord. No. 4225, adopted July 20, 2009.*

Sec. 20.016.005 - General Description of Residential Use Types.

Residential use types include the occupancy of living accommodations on a wholly or primarily nontransient basis. They also include certain uses accessory to the above, as specified in Chapter 20.164, Accessory Use Regulations.

(Ord. No. 4538, § 4(Exh. A), 9-10-2024)

Sec. 20.016.010 - Assisted Living Residential Care Facility

A state-authorized, certified, or licensed family care home, foster home, group home serving six (6) or fewer mentally impaired or otherwise handicapped persons, persons recovering from alcoholism or drug addiction, or dependent and neglected children. A family care home may provide care and service on a twenty-four-hour-a-day basis. No facility shall qualify as a family care home if it is operated in such a manner that facilities, activities, or events thereon are shared by more than six (6) mentally impaired or otherwise handicapped persons or dependent and neglected children.

(Ord. No. 4538, § 4(Exh. A), 9-10-2024)

Sec. 20.016.015 - Family Residential.

The family residential use type refers to the residential occupancy of dwelling units by families on a monthly or longer basis. Typical uses include occupancy of dwelling or apartment. The following are family residential use types:

(A) Family Residential—Single-family. The use of a parcel for only one (1) dwelling unit including if said unit is a moveable tiny home consistent with Chapter 20.170;

(B) Family Residential—Two-family. The use of a parcel for two (2) dwelling units within a single building;

(C) Family Residential—Multifamily. The use of a parcel for three (3) or more dwelling units in one (1) building;

(D) Family Residential—Dwelling Groups. The use of a parcel for more than one (1) but not more than four (4) single family dwellings, except on R-2 zoned properties, no more than four (4) dwelling units. On the agriculture, range land, forest land, and timber land production districts, open space easements or other methods may be required on all open space land not included in the residential development area:

(E) Family Residential—Cluster Development. The use of a parcel for more than four (4) dwelling units when clustered to enhance and protect the agriculture or natural resources of a site. Typical uses are single-family, two (2) family, or multiple-family units which shall meet the requirements in Chapter 20.116 Cluster Combining District.

(Ord. No. 4538, § 4(Exh. A), 9-10-2024)

Sec. 20.016.020 - Day Care Facility.

The use of a dwelling unit as a "small family daycare home" or "large family daycare home" as defined in California Health and Safety Code section 1596.78. "Small family daycare home" or "large family daycare home" includes a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling in which the underlying zoning allows for residential uses. A small family daycare home or large family daycare home is where the family daycare provider resides and includes a dwelling or dwelling unit that is rented, leased, or owned. Pursuant to California Health and Safety Code section 1597.45 Day Care Facilities are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

(Ord. No. 4538, § 4(Exh. A), 9-10-2024)

Sec. 20.016.025 - Employee Housing.

Employee Housing consistent with the Employee Housing Act as specified in California Health and Safety Code sections 17000 through 17062.5.

(Ord. No. 4538, § 4(Exh. A), 9-10-2024)

Sec. 20.016.030 - Low Barrier Navigation Center.

A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing, as further defined in California Government Code section 65660(a).

(Ord. No. 4538, § 4(Exh. A), 9-10-2024)

Sec. 20.016.035 - Mobile Home Park.

The mobile home park use type refers to the residential occupancy of mobile homes by families on a monthly or longer basis. Typical uses include mobile home parks.

(Ord. No. 4538, § 4(Exh. A), 9-10-2024)

Sec. 20.016.040 - Supportive Housing.

Housing with no limit on length of stay, that is occupied by the target population, as defined in California Government Code Section 65582, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community, as defined in Section 50675.14 of the California Health and Safety Code. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

(Ord. No. 4538, § 4(Exh. A), 9-10-2024)

Sec. 20.016.045 - Transitional Housing.

Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months, and in no case more than two (2) years, as defined in Section 50675.2 of the California Health and Safety Code. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

(Ord. No. 4538, § 4(Exh. A), 9-10-2024)

CHAPTER 20.020 - CIVIC USE TYPES

Footnotes:
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***Editor's note—** Ord. No. 4538, § 5(Exh. A), adopted September 10, 2024, repealed Ch. 20.020 and enacted a new Ch. 20.020 as set out herein and as may later be amended. Former Ch. 20.020 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3953, adopted 1996; Ord. No. 4206, adopted October 28, 2008; Ord. No. 4225, adopted July 20, 2009; and Ord. No. 4364, adopted September 13, 2016.*

Sec. 20.020.005 - General Description of Civic Use Types.

Civic use types include the performance of utility, educational, recreational, cultural, medical, protective, governmental, and other uses which are strongly vested with public or social importance. They also include certain uses accessory to the above, as specified in Chapter 20.164, Accessory Use Regulations.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.010 - Administrative Services Government.

"Administrative services government" means consulting, recordkeeping, clerical or public contact services that deal directly with the citizen, together with incidental storage and maintenance of necessary vehicles. Typical uses include Federal, State, County, city or special district offices.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.015 - Ambulance Services.

"Ambulance services" means transportation of ill or injured persons to and from treatment facilities together with incidental storage and maintenance of necessary vehicles.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.020 - Cemetery.

"Cemetery" means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.025 - Clinic Services.

"Clinic services" means providing nonprofit medical services to persons afflicted with bodily or mental disease or injury without provision for on-site residence or confinement.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.030 - Community Recreation.

"Community recreation" means recreational, social or multipurpose uses owned or operated by a public entity. Typical uses include public parks, sports facilities, senior citizen centers, nature centers, teen centers, playhouses, auditoriums and recreational centers.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.035 - Cultural Exhibits and Library Services.

"Cultural exhibits and library services" means nonprofit, museum-like preservation and exhibition of objects of permanent interest in one (1) or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.040 - Day Care Facilities/Small Schools.

"Day Care Facility/small schools" means care or education of seven (7) or more, but not to exceed twenty-five (25) persons regardless of age or handicap but excluding overnight care or uses classified as group care or other facilities exempted by the California Health and Safety Code, e.g. Day Care Homes—Small and Large, or major impact services and utilities. A Day Care Home—Large is subject to an Administrative Permit in all zoning districts that permit the Family Residential use types. Typical uses include day nurseries for children, child day care facilities, or day care for elderly, and small schools.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.045 - Educational Facilities.

"Educational facilities" means public and private schools providing education for more than twenty-five (25) persons.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.050 - Essential Services.

"Essential services" means services which are necessary to support principal development and involve only minor structures such as lines and poles which are necessary to support principal development.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.055 - Fire and Police Protection Services.

"Fire and police protection services" means facilities for conduct of public safety services, including police and fire protection services.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.060 - Group Care.

"Group care" means services provided in facilities authorized, certified or licensed by the State to provide board, room and personal care to seven (7) or more, but not to exceed twenty-five (25) elderly, or mentally impaired or otherwise handicapped persons or dependent and neglected children but excluding those uses classified under major impact services and utilities. Typical uses include emergency shelters, intermediate care facilities and rest homes.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.065 - Lodge, Fraternal and Civic Assembly.

"Lodge, fraternal and civic assembly" means meetings and activities conducted primarily for their members by nonprofit organizations which are tax exempt pursuant to Section 501(c) of the Internal Revenue Code. Excluded from this use type are uses classified as group care, or transient habitation (all types). Typical uses include meeting places for civic clubs, grange halls, lodges, or fraternal or veterans organizations.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.070 - Major Impact Facilities.

"Major impact facilities" means services or facilities which may have a substantial impact. Typical uses include airports, hospitals, group care for more than twenty-five (25) persons, detention and correction institutions, and corporation yards.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.075 - Major Impact Services and Utilities.

"Major impact services and utilities" means services or utilities which may have a substantial impact.

Such uses may be conditionally permitted when the public interest supersedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community wide interest. Typical places or uses are power generating facilities, Battery Energy Storage Systems, sewage disposal facilities, septage disposal facilities and sites, sanitary landfills and water treatment plants, and radio, telephone and other commercial communication transmission towers and antennas.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.080 - Minor Impact Utilities.

"Minor impact utilities" means public utilities which have a local impact on surrounding properties and are necessary to provide essential services. Typical uses are electrical and gas distribution substations and transmission distribution lines. Radio, telephone and other commercial communication transmission towers and antennas are not included.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

Sec. 20.020.085 - Religious Assembly.

"Religious assembly" means religious services involving public assembly such as customarily occurs in synagogues, temples, and churches.

(Ord. No. 4538, § 5(Exh. A), 9-10-2024)

CHAPTER 20.024 - COMMERCIAL USE TYPES

Footnotes:
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***Editor's note—** Ord. No. 4538, § 6(Exh. A), adopted September 10, 2024, repealed Ch. 20.024 and enacted a new Ch. 20.024 as set out herein and as may later be amended. Former Ch. 20.024 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3678, adopted 1988; Ord. No. 3867, adopted 1993; and Ord. No. 4017, adopted 1998.*

Sec. 20.024.005 - General Description of Commercial Use Types.

Commercial use types include the distribution and sale or rental of goods; and the provision of services other than those classified as civic uses. They also include certain uses accessory to the above, as specified in Chapter 20.164, Accessory Use Regulations.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.010 - Administrative and Business Offices.

"Administrative and business offices" means offices of private firms or organizations which are primarily used for the provision of professional, executive, management, or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, travel, secretarial services, telephone answering, photocopy

and reproduction, and other activities when the service rendered is that customarily associated with administrative office services. Excluded are banks.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.015 - Agricultural Sales and Services.

"Agricultural sales and services" means establishments or places of business engaged in sale from the premises of feed, grain, fertilizers, pesticides and similar goods or in the provision of agriculturally related services with incidental storage on lots other than where the services are rendered. Typical uses include nurseries, hay, feed and grain stores, crop dusting, or tree service firms.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.020 - Animal Sales and Services.

"Animal sales and services" means establishments or places of business primarily engaged in animal related sales and services. The following are animals sales and services use types:

(A) Animal Sales and Services—Auctioning. Auctioning of livestock on a wholesale or retail basis with incidental storage of animals produced off property not exceeding seventy-two (72) hour periods. Typical uses include animal auctions or livestock auction yards.

(B) Animal Sales and Services—Household Pets. Retail sales and grooming of dogs, cats, birds, fish and similar small animals customarily used as household pets. Typical uses include pet stores, dog bathing and clipping salons, or pet grooming shops.

(C) Animal Sales and Services—Horse Stables. Boarding, breeding or raising of horses not owned by the occupants of the premises or riding of horses by other than the occupants of the premises or their nonpaying guests. Typical uses include boarding stables or public stables.

(D) Animal Sales and Services—Kennels. Kennel services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels or dog training centers.

(E) Animal Sales and Services—Stockyards. Stockyard services involving the temporary keeping of transient livestock for slaughter, market or shipping. Typical uses include stockyards or animal sales yards.

(F) Animal Sales and Services—Veterinary (Large Animals). Veterinary services for large animals. Typical uses include animal hospitals (large animals) and veterinary hospitals (large animals). Typical uses include clinics for the treatment of sheep, cattle, horses, goats and similar large animals.

(G) Animal Sales and Services—Veterinary (Small Animals). Veterinary services for small animals provided that overnight care shall be within a fully enclosed building or structure. Typical uses include pet clinics, dog and cat hospitals or animal hospitals treating small animals.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.025 - Automotive and Equipment.

"Automotive and equipment" means establishment or places of business primarily engaged in automotive related or heavy equipment sales or services. The following are automotive and equipment use types:

(A) Automotive and Equipment—Cleaning. Washing and polishing of automobiles. Typical uses include auto laundries or car washes.

(B) Automotive and Equipment—Fleet Storage. Storage or parking of one (1) or more vehicles used regularly in business operations. Excluded from this use type are automotive and equipment—sales/rentals, and the incidental parking of vehicles as an accessory use to a permitted use on the same premises. Typical uses include taxi fleets, mobile

catering truck storage or delivery truck fleets.

(C) Automotive and Equipment—Parking. Parking of motor vehicles on a temporary basis within a public or privately owned off-street parking area with or without a fee. Typical uses include commercial parking lots or commercial garages.

(D) Automotive and Equipment—Gasoline Sales. Establishments or places of business primarily engaged in the retail sale, from the premises, of petroleum products with incidental sale of tires, batteries, and replacement items, lubricating services and minor repair services. Typical uses include automobile service stations, filling stations or truck stops.

(E) Automotive and Equipment—Repairs, Light (Under Six Thousand (6,000) Pounds). Repairs of automobiles, pick-up trucks, recreational vehicles, farm equipment and boats (less than twenty-four (24) feet in length) and the sale, installation and servicing of automobile equipment and parts but excluding body repairs and painting. Typical uses include muffler shops, auto repair garages, auto glass shops or auto parts stores.

(F) Automotive and Equipment—Repairs, Heavy (Six Thousand (6,000) Pounds and Over). Repair of motor vehicles such as aircraft, boats, (twenty-four (24) feet or longer) heavy construction equipment, trucks, or major truck terminals etc., as well as the sale, installation and servicing of automotive equipment and parts together with body repairs, painting and steam cleaning. Typical uses include truck transmission shops, body shops or motor freight maintenance groups.

(G) Automotive and Equipment—Sales/Rentals. Sale, retail or wholesale and/or rental from the premises of auto, trucks, motorcycles, mobile homes, motor homes, trailers, construction equipment, farm equipment and aircraft together with incidental maintenance. Typical uses include auto dealers, car rental agencies, aircraft dealers, boat dealers, construction equipment dealers, or mobile home dealers.

(H) Automotive and Equipment—Storage, Nonoperating Vehicles. Storage of nonoperating motor vehicles. Typical uses include storage of private parking towaways or impound yards.

(I) Automotive and Equipment—Storage, Recreational Vehicles and Boats. Storage of recreational vehicles and boats. Typical uses include the collective storage of personal recreational vehicles or boats.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.030 - Building Maintenance Services.

"Building maintenance services" means establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.035 - Business Equipment Sales and Services.

"Business equipment sales and services" means establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to the firms themselves rather than to individuals, but excludes automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.040 - Commercial Recreation.

"Commercial recreation" means establishments or places primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are commercial recreation use types:

(A) Indoor Sports and Recreation. Uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, penny arcades.

(B) Outdoor Sports and Recreation. Uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, golf courses, swimming pools, water slides, tennis courts, racquetball courts. Shooting ranges and motorcycle parks shall require a use permit.

(C) Outdoor Sports and Recreation—Limited. Recreational activities that are compatible with and not detrimental to the agricultural use of the property, specifically meaning the use of land by the public, with or without charge, for any of the following recreational uses: Walking, hiking, picnicking, swimming, boating, fishing, hunting, equestrian uses or other outdoor games such as golf driving ranges, tennis courts (grass only), par course (physical fitness) and athletic fields (football, soccer and batting practice range). This recreational use is limited as follows:

(1) A duration of two (2) years, subject to renewal.

(2) No permanent structures may be constructed to support this use.

(3) No soil shall be moved to support this use.

(4) Use must be in compliance with Williamson Act contract restrictions and with the use as specified in Mendocino County Code Section 22.08.071.

(D) Indoor Entertainment. Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls, dance halls and auditoriums.

(E) Outdoor Entertainment. Predominantly spectator uses conducted in open facilities. Typical uses include sports arenas, racing facilities, amusement parks.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.045 - Communications Services.

"Communications services" means establishments primarily engaged in the provisions of broadcasting and other information relay services accomplished through the use of electronic mechanisms but excludes those classified as major or minor impact services and utilities. Typical uses include television studios, telecommunication service centers or telegraph service offices.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.050 - Construction Sales and Services.

"Construction sales and services" means establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures and hardware; but excludes those classified as one of the automotive and heavy equipment use types. Typical uses include building materials stores, tool and equipment rental or sales, retail lumber, contractors storage yard, furniture manufacturing or cabinet shops.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.055 - Cottage Industries—Limited.

"Cottage industries—limited" means use types conducted in compliance with Chapter 20.160.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.060 - Cottage Industries—General.

"Cottage industries—general" means use types conducted in compliance with Chapter 20.160.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.065 - Eating and Drinking Establishments.

"Eating and drinking establishments" means establishments or places of business primarily engaged in the sale of prepared food and beverage for on-premises consumption. Typical uses include restaurants, short order eating places, bars, or tasting rooms when not associated with a Packaging and Processing—winery use type.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.070 - Financial Services.

"Financial services" means establishments primarily engaged in the provision of financial services and banking. Typical uses include banks, savings and loan institutions, loan and lending activities, and similar services.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.075 - Food and Beverage Retail Sales.

"Food and beverage retail sales" means establishments or places of business primarily engaged in the retail sale of food and beverage for home consumption. Typical uses include grocery stores, liquor stores, delicatessens or retail bakeries.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.080 - Food and Beverage Preparation—Without Consumption.

"Food and beverage preparation—without consumption" means establishments or places of business primarily engaged in the preparation of food and beverage and which no consumption of the products occur on the premises. Typical uses include catering.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.085 - Funeral and Interment Services.

"Funeral and interment services" means establishments primarily engaged in the provision of services involving the care, preparation or disposition of human dead. Typical uses include funeral homes or mortuaries.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.090 - Laundry Services.

"Laundry services" means establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as personal services. Typical uses include laundry agencies, diaper services or linen supply services.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.092 - Mail Order Businesses.

"Mail order businesses" means the storage, sale and delivery of goods and merchandise produced on or off the premises to retail or wholesale consumers by way of the mails, delivery services, or in any other manner in which visitation to the premises by the wholesale or retail consumers is strictly incidental.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.095 - Medical Services.

"Medical services" means establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel as well as the provisions of medical testing and analysis services, but excludes those classified as any civic use type. Typical uses include medical offices, dental laboratories or health maintenance organizations.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.100 - Personal Services.

"Personal services" means establishments or places of business primarily engaged in the provision of services of a personal nature. Typical uses include beauty and barber shops, seamstress, tailor, self-service laundry, photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.105 - Recycling Centers.

"Recycling centers" means places of business or public facilities for the collection or processing of recyclable materials, including but not limited to metals, glass, plastic, paper, appliances or white metals. Appliances and white metals shall be limited to twenty-five (25) percent of the floor area devoted to the storage of recyclable materials but not more than four hundred (400) square feet. Recycling centers exclude automobile wrecking yards, junk yards, and the collection of refuse or hazardous materials except recyclable batteries, or paint, oil or antifreeze limited to one thousand (1,000) gallons of each fluid. Recycling centers may process recyclable materials for efficient shipping or to an end-user's specifications by baling, bunching, crushing, smashing, separation, shredding or similar action. The recycling of materials excluded from recycling centers may be permitted as an industrial use type. See Chapter 20.164 for exemptions classified as accessory recycling.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.107 - Redemption Centers.

"Redemption centers" means small collection centers for the acceptance and temporary storage of redeemable recyclable materials from the public by donation, redemption or purchase. A redemption center may include reverse vending machine(s) or a mobile recycling unit. A redemption center shall not exceed three thousand (3,000) square feet, and if not contained within a permanent structure shall be contained behind a minimum six (6) foot high view-obstructing fence secure from unauthorized entry.

Processing is limited to preparing the accumulated recyclable material for efficient shipping or to an end-user's specifications, including baling, compacting, crushing, mechanical sorting, or shredding, provided that the noise level does not exceed fifty (50) dBA Leq at the property line adjacent to a residential or similar noise sensitive use or sixty (60) dBA Leq at the property line adjacent to a commercial use. All processing shall be conducted between the hours of 9:00 a.m. and 6:00 p.m., Monday through Saturday. Recycling which exceeds the limits of a redemption center may be permitted under recycling centers. See also Chapter 20.164 for accessory recycling.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.110 - Repair Services, Consumer.

"Repair services, consumer" means establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excluding automotive and equipment use types. Typical uses include appliance repair shops, watch or jewelry repair, apparel repair firms or musical instrument repair firms.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.115 - Research Services.

"Research services" means establishments primarily engaged in research of an industrial or scientific nature which is provided as a service or which is conducted by and for a private firm, but excludes medical testing and analysis and product testing. Typical uses include electronics research laboratories, space research and development firms or pharmaceutical research tabs.

Sec. 20.024.120 - Retail Sales, General.

"Retail sales, general" means sale or rental of commonly used goods, and merchandise for personal or household use, but excludes those classified more specifically in Sections 20.024.005 to 20.024.115 and Sections 20.024.125 to 20.024.140 (all other commercial use types) inclusive. Typical uses include department stores, apparel stores, furniture stores, or establishments providing the following products or services: household cleaning and maintenance products; drugs, cards, and stationery, notions, books, tobacco products, cosmetics, and specialty items; flowers, plants, hobby materials, toys, and handcrafted items; apparel, jewelry, fabrics, and like items; cameras, photography services, household electronic equipment, records, sporting equipment, kitchen utensils, home furnishing and appliances, art supplies and framing, arts and antiques, paint and wallpaper, carpeting and floor covering, interior decorating services, office supplies; bicycles; automotive parts and accessories (excluding service and installation) or hardware stores (excluding lumber storage or sales).

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.125 - Scrap Operations.

"Scrap operations" means places of business primarily engaged in the storage, sale dismantling or other processing of used or waste materials which are not intended for reuse in their original form. Typical uses include automotive wrecking, and junk yards.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.130 - Swap Meets.

"Swap meets" means display, exchange, barter or sale of new or used common household items or office equipment and furnishings, provided that such activity is carried on in a swap lot. Typical uses include flea markets where clothing, personal effects, household furnishings and household appliances are sold or otherwise exchanged.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.135 - Transient Habitation.

"Transient habitation" means establishments primarily engaged in the provision of lodging services on a less than monthly basis with incidental food, drink and other sales and services intended for the convenience of guests. The following are transient habitation use types:

(A) Transient Habitation—Campground. Campground services involving transient habitation areas for travelers in recreational vehicles or tents. Typical uses include recreational vehicle parks or campgrounds. Uses within this use type are subject to Chapter 20.176, Recreational Vehicle Parks and Campgrounds.

(B) Transient Habitation—Lodging (Limited). Lodging services involving the provision of room and/or board. Typical uses include hotels, motels, inns, or transient boarding houses with three (3) to six (6) rooms.

(C) Transient Habitation—Lodging. Lodging services involving the provision of room and/or board. Typical uses include hotels, motels, inns, or transient boarding houses with seven (7) or more rooms.

(D) Transient Habitation—Resort and Recreational Facilities. Resort services including the provision of extensive outdoor recreation and entertainment services especially for vacationers. Typical uses include resort and recreational facilities, health spas, resort hotels and motels, guest ranch, inns or organized camps.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

Sec. 20.024.140 - Wholesaling, Storage and Distribution.

"Wholesaling, storage and distribution" means establishment or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals. The following are wholesaling, storage and distribution use types:

(A) Wholesaling, Storage and Distribution—Mini-Warehouses.

Storage or warehousing service within a building(s) primarily for individuals to store personal effects and by businesses to store material for operation of an industrial or commercial enterprise located elsewhere. Incidental uses in a mini-warehouse facility function as an independent retail, wholesale, business or service use. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of four hundred (400) square feet and shall not be used for workshops, hobby shops, manufacturing or similar uses and human occupancy of said spaces shall be limited to that required to transport, arrange, and maintain stored materials. Driveways between mini-warehouse buildings on the same site shall have a minimum width of twenty-four (24) feet to accommodate the temporary parking of vehicles during loading and unloading operations.

(B) Wholesaling, Storage and Distribution—Light. Wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributor, storage warehouses or moving and storage firms.

(C) Wholesaling, Storage and Distribution—Heavy. Open-air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, grain elevators, propane providers, or open storage yards.

(Ord. No. 4538, § 6(Exh. A), 9-10-2024)

CHAPTER 20.028 - INDUSTRIAL USE TYPES

Sec. 20.028.005 - General Description of Industrial Use Types.

Industrial use types include on-site production of goods by methods not agricultural or extractive in nature. They also include certain uses accessory to the above, as specified in Chapter 20.164, Accessory Use Regulations.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.028.010 - Custom Manufacturing.

"Custom manufacturing" means the on-site production of individually crafted goods using hand tools or mechanical equipment typical of the type or specifications found in a home shop or not creating noise, dust, fumes, visual impacts or electrical or water use in excess of home shop or hobby equipment and may include incidental on-site sales of those goods to retail consumers. Typical uses include ceramic studios, candle-making shops, custom jewelry manufacturing and wood working shops, or light assembly of components manufactured off-premises.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 4017 (part), adopted 1998)

Sec. 20.028.015 - General Industrial.

"General industrial" means industrial plants primarily engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products. Included are aggregate processing plants such as crushing, screening, washing and mixing plants.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.028.020 - Heavy Industrial.

"Heavy industrial" means all other industrial plants or other uses involving the compounding of radioactive materials, petroleum refining or manufacturing of explosives.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.028.025 - Explosives Storage.

"Explosives storage" means storage of any quantity of explosives as defined by Section 1200 of the California Health and Safety Code. Typical uses include storage in the course of manufacturing, selling or transporting explosives or in the course of blasting operations.

(Ord. No. 3639 (part), adopted 1987)

CHAPTER 20.032 - AGRICULTURAL USE TYPES

Sec. 20.032.005 - General Description of Agricultural Use Types.

Agricultural use types include the on-site production of plant and animal products by agricultural methods. They also include certain uses accessory to the above specified in Chapter 20.164, Accessory Use Regulations.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.032.010 - Horticulture.

"Horticulture" means premises devoted to horticultural and floracultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purposes. Typical uses include wholesale/retail nurseries limited to the sale of horticulture and horticulture specialties grown on site and in green houses.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.032.015 - Row and Field Crops.

"Row and field crops" means premises devoted to the cultivation for sale of agricultural products grown in regular or scattered patterns such as vines, field, forage and other plant crops intended to provide food or fibers.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.032.020 - Tree Crops.

"Tree crops" means premises devoted to the cultivation for sale at wholesale of tree-grown agricultural products such as pears, apples, walnuts and Christmas trees but excluding other forestry products.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.032.025 - Animal Raising—General Agriculture.

"Animal raising—general agriculture" means the raising of crops or livestock on parcels greater than forty thousand (40,000) square feet or zoned A-G, R-L, U-R, F-L or TPZ and shall include:

(A) Grazing of livestock and feeding and caring incidental thereof;

(B) Animal husbandry including, without limitation, the breeding and raising of cattle, sheep, horses, goats, pigs, rabbits, and poultry, including egg production;

(C) Sale of agricultural products grown, raised, or produced on the premises;

(D) 4-H, FFA or similar projects shall be permitted in all zoning districts.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.032.030 - Animal Raising—Personal.

"Animal raising—personal" means the raising of hen chickens or rabbits for personal use on parcels forty thousand (40,000) square feet or less in size in accordance with the following criteria:

(A) No more than six (6) of any one (1) or combination of such animals on the lot;

(B) Maintained in coops or pens located at a distance of fifty (50) feet or more from buildings used for human habitation;

(C) Coops or pens shall be located only on the rear one-third (⅓) of the lot;

(D) Coops or pens shall be located no closer than five (5) feet from the side or rear property line.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.032.035 - Animal Waste Processing.

"Animal waste processing" means processing of animal waste and byproducts, including but not limited to animal manure, animal bedding waste, and similar byproducts of an animal raising agricultural operation, for use as a commercial fertilizer or soil amendment and including composting operations.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.032.040 - Packing and Processing.

"Packing and processing" means packing or processing of agricultural crops, animals and their byproducts which entails more than picking, cutting, sorting and boxing or crating, but does not include rendering, tanning, or reduction of meat. The following are packing and processing use types:

(A) **Packing and Processing—Limited.** Packing or processing of crops grown on the premises;

(B) **Packing and Processing—Winery.** Crushing of grapes and fermentation, storage, and bottling of wine from grapes grown on or off the premises. Said use type also includes tasting rooms in conjunction with a winery and breweries provided said tasting room occupies less than twenty-five percent (25%) of the floor space of the winery;

(C) **Packing and Processing—General.** Packing or processing of crops, mineral water, animals or their byproducts regardless of where they were grown or found. Includes mineral water bottling plants;

(D) **Packing and Processing—Commercial Cooperage.** Manufacture of wood vessels, such as barrels for storing and maturing wine, beer or other beverages, regardless whether the agricultural products stored are grown on or off the premises if it is established in connection with a winery operation on the premises.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 3972 (part), adopted 1997)

Sec. 20.032.045 - Forest Production and Processing.

"Forest production and processing" refers to the production and byproduct process from growing to milling to sales of forest products. The following are forest production and processing use types:

(A) **Forest Production and Processing—Limited.** Refers to the growing, harvesting, curing, milling, packaging, packing, shipping and selling of forest products, produced on the premises.

(B) **Forest Production and Processing—General.** Refers to the growing, harvesting, curing, milling, packaging, packing, shipping, and selling of forest products regardless of where they are grown.

(C) **Forest Production and Processing—Commercial Woodlots.** Refers to open or closed storage of firewood for wholesale or retail sales, regardless of where the firewood products are produced.

(D) **Forest Production and Processing—Portable Sawmills.** Refers to the operation of small portable milling machines for production of rough-sawed lumber subject to the following limitations:

(1) Logs or other material to be sawed may come from timber produced on the premises or imported from off-site sources;

(2) Combined horsepower of all engines or motors used in the milling process shall not exceed seventy-five (75);

(3) Planing or other remanufacturing of lumber shall not be allowed.

(4) A maximum of three (3) workers/employees including the owner/operator;

(5) Production shall not exceed three thousand (3,000) board feet in any day or thirty thousand (30,000) board feet in any month;

(6) Milling machinery shall not be located closer than two hundred (200) feet from the nearest property line;

(7) Log/lumber storage and similar uses accessory to the milling operation shall not be located closer than fifty (50) feet from the nearest property line;

(8) All equipment and materials associated with the milling operation shall not be located closer than one hundred (100) feet from any Class I or Class II stream, and shall not be located within a one hundred-year (100-year) flood plain;

(9) Minimum parcel size shall be ten (10) acres;

(10) Maximum area encompassed by operation shall not exceed one (1) acre;

(11) Maximum building area shall not exceed 5,000 square feet if the structure is pre-existing, and that any new building area shall be limited to 2,000 square feet as per cottage industries. Pre-existing (legal) facilities must pre-date July 1, 1999;

(12) Noise created by the operation shall not exceed the levels specified in Appendix C.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 4038 (part), adopted 1999)

CHAPTER 20.036 - EXTRACTIVE USE TYPES

Footnotes:
*--- (**7**) ---*
***Editor's note—** Ord. No. 4538, § 7(Exh. A), adopted September 10, 2024, repealed Ch. 20.036 and enacted a new Ch. 20.036 as set out herein and as may later be amended. Former Ch. 20.036 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 4446, adopted December 16, 2019; and Ord. No. 4451, adopted December 16, 2019.*

Sec. 20.036.005 - General Description of Extractive Use Types.

Extractive use types include the on-site production of mineral products by extractive methods. They also include certain uses accessory to the above, as specified in Chapter 20.164, Accessory Use Regulations.

(Ord. No. 4538, § 7(Exh. A), 9-10-2024)

Sec. 20.036.010 - Mining and Processing.

The mining and processing use type refers to places or plants primarily devoted to surface or subsurface mining of metallic and nonmetallic materials, geothermal development, oil or gas together with essential processing of only nonmetallic mineral products. Except where conducted within a Mineral Processing Combining District, and subject to the requirement for a use permit, all such processing shall be of a temporary nature and carried on in conjunction with, and only for the duration of a specific construction project (except that portable screening and crushing equipment need not be related to a specific construction project). The sale of additional materials may be allowed for other off-site uses where such materials do not exceed ten (10) percent of that volume specified for the primary construction project. Typical places or uses include borrow pits, gravel bars, rock quarries, oil and gas drilling rigs, or portable crushing, screening, washing, mixing plants, and water extraction for bulk sale from either a well, spring, watercourse or any other source that is not a water district.

(Ord. No. 4538, § 7(Exh. A), 9-10-2024)

CHAPTER 20.040 - ESTABLISHMENT OF ZONING DISTRICTS

Footnotes:
*--- (**8**) ---*
***Editor's note—** Ord. No. 4538, § 8(Exh. A), adopted September 10, 2024, repealed Ch. 20.040 and enacted a new Ch. 20.040 as set out herein and as may later be amended. Former Ch. 20.040 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3804, adopted 1992; Ord. No. 4445, adopted December 16, 2019; and Ord. No. 4450, adopted December 16, 2019.*

Sec. 20.040.005 - Zoning Districts Established.

Mendocino County is divided into zoning districts to allow for orderly, planned development and to implement the General Plan. Table 20.040-A (Zoning Districts Implementing the General Plan) identifies the zoning districts established by this Division and the General Plan land use classifications the zoning districts implement. Table 20.040-A shall be utilized in determining the compatibility of zoning districts with General Plan land use classifications. The minimum parcel size allowed by zoning may not be smaller than the minimum parcel size specified by the General Plan Classification. The several classes of districts, and into which the County may be divided, are designated as follows:

S-R Suburban Residential;

R-R Rural Residential;

A-G Agricultural;

U-R Upland Residential;

R-L Rangeland;

F-L Forest Land;

TPZ Timberland Production;

R-1 Single-family Residential;

R-2 Two-family Residential;

R-3 Multiple-family Residential;

R-C Rural Community;

MU-2 General Mixed Use District;

MUNS Mixed Use North State Street;

MUBST Mixed Use Brush Street Triangle;

C-1 Limited Commercial;

C-2 General Commercial;

I-1 Limited Industrial;

I-2 General Industrial;

P-I Pinoleville Industrial;

O-S Open Space;

P-F Public Facilities.

Table 20.040-A—Zoning Districts Implementing the General Plan and Compatibility Chart		
Zoning District Symbol	Zoning District Name	General Plan Land Use Designations Implemented by Zoning District and Compatible with Zoning District
Agricultural and Resource Conservation Zoning Districts		
A-G	Agricultural District	Remote Residential; Agricultural Lands
R-L	Rangeland District	Rangelands; Remote Residential
F-L	Forest Land District	Remote Residential; Rangelands; Forest Lands; Remote Resource Lands
T-P	Timberland Production District	Remote Residential; Rangelands; Forest Lands; Remote Resource Lands
Residential Zoning Districts		
R-R	Rural Residential	Rural Residential
U-R	Upland Residential	Remote Residential

S-R	Suburban Residential	Rural Community; Suburban Residential
R-1	Single-Family Residential	Rural Community; Suburban Residential
R-2	Two-Family Residential	Rural Community; Mixed-Use, Suburban Residential
R-3	Multiple-Family Residential	Rural Community; Mixed-Use; Suburban Residential
Mixed Use Zoning Districts		
MU-2	Mixed-Use 2	Mixed Use
MUNS	Mixed Use North State	Mixed Use; Mixed Use North State Street (see Ukiah Valley Area Plan)
MUBST	Mixed Use Brush Street Triangle	Mixed Use; Mixed Use Brush Street Triangle (see Ukiah Valley Area Plan)
Commercial Zoning Districts		
C-1	Limited Commercial	Suburban Residential; Commercial; Mixed Use, Rural Community
C-2	General Commercial	Rural Community; Mixed Use; Commercial
R-C	Rural Community	Rural Community
Industrial Zoning Districts		
I-1	Limited Industrial	Rural Community; Industrial
I-2	General Industrial	Rural Community; Industrial
Public/Quasi-Public Zoning Districts		
O-S	Open Space	Rural Community; Suburban Residential; Rural Residential; Remote Residential; Agricultural Lands; Rangelands; Forest Lands; Remote Resource Lands; Public Lands; Open Space; and Public Services
P-F	Public Facilities	Rural Community; Mixed-Use; Suburban Residential; Rural Residential; Remote Residential; Industrial; Commercial; Agricultural Lands; Public Lands; Public Services

(Ord. No. 4538, § 8(Exh. A), 9-10-2024)

Sec. 20.040.010 - Combining Districts.

A combining district supplements the zoning district for the purpose of establishing special use or development regulations for a particular area in addition to the provisions of the underlying zoning district. In the event of conflict between the zoning district regulations and the combining district regulations, the provisions of the combining district shall apply. In the event of conflict between multiple overlapping, combining districts, the most stringent regulations shall apply unless an applicable code section explicitly states otherwise. Combining districts may be established and designated as follows, subject to the procedures contained in Chapter 20.212:

"AZ" Airport Zone Combining District;

"C" Cluster Combining District;

"CA" Cannabis Accommodation Combining District;

"CC" Community Character Combining District;

"CP" Commercial Cannabis Prohibition Combining District;

"FP" Special Flood Plain Combining District;

"IS" Isolated Service Combining District;

"L" Special Minimum Lot Size Combining District;

"MP" Mineral Processing Combining District;

"PD" Planned Development Combining District;

"P" Plan Combining District;

"R" Commercial Resort Combining District;

"SS" Seismic Study Combining District.

(Ord. No. 4538, § 8(Exh. A), 9-10-2024)

Sec. 20.040.015 - Location and Boundaries of Districts.

The designation, location and boundaries of the aforesaid districts shall be by written description, assessors parcel or by delineation on zoning maps which may be hereafter be adopted as provided in Chapter 20.212, Amendments and Alterations. Said maps and all notations, references, data and other information shown thereon shall become a part of this Division and subject thereto, and all such written descriptions and maps shall constitute Section 20.040.020 (next section) hereof.

(Ord. No. 4538, § 8(Exh. A), 9-10-2024)

Sec. 20.040.020 - Zoning Maps of the County of Mendocino.

This Section consists of the document entitled "Computer Print Out of Zoning Designation by Assessors Parcel Number." Said document is hereby adopted and incorporated herein by reference. Copies of said document shall be maintained by the Clerk of the Board and by the Department of Planning and Building Services. Said document shall not be codified.

(Ord. No. 4538, § 8(Exh. A), 9-10-2024)

Sec. 20.040.025 - Determining Uncertain Boundaries.

The Director of the Department of Planning and Building Services shall determine the boundaries of zoning districts when there is uncertainty. The Director's determination may be appealed to the Planning Commission pursuant to Chapter 20.208. The Director shall utilize the following rules in making determinations regarding zoning district boundaries:

(A) Streets or Alleys. Where the indicated zoning boundaries are approximately street or alley lines, the center lines of such street or alley shall be construed to be the boundaries of such zone.

(B) Lot Lines. Where the zoning boundaries are not shown to be streets or alleys, and where the property has been or may hereafter be divided into blocks, lots, or assessors parcels, the zoning boundaries shall be construed to be lot lines or assessors parcels; and where the indicated boundaries are approximately lot lines or assessors parcels, said lot lines or assessors parcels shall be construed to be the boundaries of said zone, unless said boundaries are otherwise indicated.

(C) Scale of Map. Where the property is indicated on a zoning map or maps as acreage and not divided into lots, blocks, or assessors parcels or where the zone boundary lines are not approximately street, alley or lot lines, the zone boundary line shall be determined by use of the scale on the map unless dimensions are shown thereof by figures.

(D) Vacated Street or Alley. In the event a dedicated street or alley shown on the zoning map or maps is vacated by resolution or amendment of any section of this Code, the property formerly in said street or alley shall be included within the zone of the adjoining property on either side of said vacated street or alley. In the event said street or alley was a zone boundary between two (2) or more different zones, the new zone boundary shall be the former center line of the vacated street or alley.

(Ord. No. 4538, § 8(Exh. A), 9-10-2024)

CHAPTER 20.044 - "S-R" SUBURBAN RESIDENTIAL DISTRICT

Footnotes:
*--- (**9**) ---*
***Editor's note—** Ord. No. 4538, § 9(Exh. A), adopted September 10, 2024, repealed Ch. 20.044 and enacted a new Ch. 20.044 as set out herein and as may later be amended. Former Ch. 20.044 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; and Ord. No. 3867, adopted 1993.*

Sec. 20.044.005 - Intent.

This district is intended to create and enhance neighborhoods where a mixture of residential, public facilities and services and community oriented commercial uses are desired. Typically the S-R District would be one in which a few specific types of convenience commercial services would be permitted in a residential area. Commercial uses are to be subordinate to the dominant residential character of the area. Areas designated Suburban Residential should be served by a publicly-maintained road network, and should be located within public service districts or logical extensions thereof.

(Ord. No. 4538, § 9(Exh. A), 9-10-2024)

Sec. 20.044.010 - Permitted Uses.

The following use types are permitted in the S-R District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential-single-family;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

Cemetery;

Clinic services;

Community recreation;

Cultural exhibits and library services;

Essential services;

Fire and police protection services;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

(C) Agricultural Use Types (See Chapter 20.032).

Animal raising—general agriculture;

Animal raising—personal;

Forest production and processing—limited;

Horticulture;

Packing and processing—limited;

Row and field crops;

Tree crops.

(D) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 9(Exh. A), 9-10-2024)

Sec. 20.044.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the S-R District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—two-family;

Family residential—multifamily;

Family residential—dwelling group.

(B) Civic Use Types (See Chapter 20.020).

Day care facilities/small schools;

Group care.

(C) Commercial Use Types (See Chapter 20.024).

Administrative and business offices;

Cottage industries—Limited;

Medical services;

Personal services;

Redemption centers;

Repair services, consumer.

(Ord. No. 4538, § 9(Exh. A), 9-10-2024)

Sec. 20.044.020 - Uses Subject to a Use Permit.

The following use types are permitted in the S-R District upon issuance of a Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Mobile home residential.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact service and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Agricultural sales and services;

Animal sales and services—veterinary (large animals);

Animal sales and services—veterinary (small animals);

Automotive and equipment—gasoline sales;

Commercial recreation—indoor sports and recreation;

Commercial recreation—outdoor sports and recreation;

Commercial recreation—indoor entertainment;

Eating and drinking establishments;

Food and beverage retail sales;

Transient habitation—Lodging (limited).

(D) Agricultural Use Types (See Chapter 20.032).

Packing and processing winery.

(E) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 9(Exh. A), 9-10-2024)

Sec. 20.044.025 - Minimum Lot Area.

(A) For parcels within water and sewer districts:

Mobile home and manufactured home subdivisions: 4,000 square feet;

Single-family residential or other uses: 6,000 square feet.

(B) For parcels within water or sewer districts: 12,000 square feet.

(C) For parcels not in a water or sewer district: 40,000 square feet.

(Ord. No. 4538, § 9(Exh. A), 9-10-2024)

Sec. 20.044.030 - Maximum dwelling density.

One (1) single-family per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group use type and shall be consistent with the below density standards. The following density standards apply where there is adequate lot area to accommodate higher density:

(A) For parcels within water and sewer districts:

Single-family; one (1) unit per six thousand (6,000) square feet.

Two-family, multifamily residential: one (1) unit per one thousand five hundred (1,500) square feet.

Mobile home park: one (1) unit per four thousand (4,000) square feet.

(B) For parcels within water or sewer district:

Single-family: one (1) unit per twelve thousand (12,000) square feet.

Two-family, multifamily residential: one (1) unit per twelve thousand (12,000) square feet.

(C) For parcels not in a water or sewer district:

Single-family: one (1) unit per forty thousand (40,000) square feet.

Multiple family dwelling units not permitted.

(Ord. No. 4538, § 9(Exh. A), 9-10-2024)

Sec. 20.044.035 - Minimum Front and Rear Yards.

Twenty (20) feet each. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 9(Exh. A), 9-10-2024)

Sec. 20.044.040 - Minimum Side Yards.

Six (6) feet each. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 9(Exh. A), 9-10-2024)

Sec. 20.044.045 - Building Height Limit.

Thirty-five (35) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 9(Exh. A), 9-10-2024)

CHAPTER 20.048 - "R-R" RURAL RESIDENTIAL DISTRICT

Footnotes:
*--- (**10**) ---*
***Editor's note—** Ord. No. 4538, § 10(Exh. A), adopted September 10, 2024, repealed Ch. 20.048 and enacted a new Ch. 20.048 as set out herein and as may later be amended. Former Ch. 20.048 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.048.005 - Intent.

This district is intended to create and enhance residential areas where agricultural use compatible with a permanent residential use is desired. Typically the "R-R" District would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.010 - Permitted Uses.

The following use types are permitted in the RR District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family.

(B) Civic Use Types (See Chapter 20.020).

Cemetery;

Community recreation;

Cultural exhibits and library services;

Essential services;

Fire and police protection services;

Minor impact utilities.

(C) Agricultural Use Types (See Chapter 20.032).

Animal raising—general agriculture;

Animal raising—personal;

Forest production and processing—limited;

Horticulture;

Packing and processing—limited;

Row and field crops;

Tree crops.

(D) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the R-R District upon issuance of an Administrative Permit.

(A) Residential Use Types (See Chapter 20.016).

Family residential—dwelling groups;

Low Barrier Navigation Center Supportive Housing;

Transitional Housing.

(B) Civic Use Types (see Chapter 20.020).

Administrative services, government;

Ambulance services;

Clinic services;

Day care facilities/small schools;

Group care;

Lodge, fraternal and civic assembly;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and service—auctioning;

Animal sales and service—horse stables;

Animal sales and service—kennels;

Animal sales and service—veterinary (all types);

Cottage industries—limited (R-R:L-1; R-R:L-2);

Cottage industries—general (R-R:L-5; R-R:L-10).

(D) Agricultural Use Type (See Chapter 20.032).

Forest production and processing—commercial woodlots.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.020 - Uses Subject to a Use Permit.

The following use types are permitted in the R-R District upon issuance of a Use Permit.

(A) Residential Use Types (See Chapter 20.016).

Family residential—cluster development.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Commercial recreation—outdoor sports and recreation;

Transient habitation—lodging (limited).

(D) Agricultural Use Types (See Chapter 20.032).

Packing and processing—winery.

(E) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.025 - Minimum Lot Area.

(A) R-R:L-1: forty thousand (40,000) square feet;

(B) R-R:L-2: eighty thousand (80,000) square feet;

(C) R-R:L-5: five (5) acres;

(D) R-R:L-10: ten (10) acres.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.030 - Maximum Dwelling Density.

One (1) single-family per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group or Family Residential—Cluster Development use types and shall be consistent with the below density standards. The following density standards apply where there is adequate lot area to accommodate higher density:

(A) R-R:L-1: one (1) unit per forty thousand (40,000) square feet;

(B) R-R:L-2: one (1) unit per eighty thousand (80,000) square feet;

(C) R-R:L-5: one (1) unit per five (5) acres;

(D) R-R:L-10: one (1) unit per ten (10) acres.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.035 - Minimum Front and Rear Yards.

(A) R-R:L-1; RR:L-2: twenty (20) feet each; See setback exceptions in section 20.048.045.

(B) R-R:L-5: thirty (30) feet each; See setback exceptions in section 20.048.045.

(C) R-R:L-10: fifty (50) feet each. See setback exceptions in section 20.048.045.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.040 - Minimum Side Yards.

(A) R-R:L-1; R-R:L-2: six (6) feet each; See setback exceptions in section 20.048.045.

(B) R-R:L-5: thirty (30) feet each; See setback exceptions in section 20.048.045.

(C) R-R:L-10: fifty (50) feet each. See setback exceptions in section 20.048.045.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.045 - Setback Exception.

Any nonconforming parcel which is less than five (5) acres and which is zoned R-R:L-5 or R-R:L-10 shall observe a minimum front, side and rear yard of twenty (20) feet. Additional setback exceptions for certain types of structures or improvements are located in section 20.152.015.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

Sec. 20.048.050 - Building Height Limit.

Thirty-five (35) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 10(Exh. A), 9-10-2024)

CHAPTER 20.052 - "A-G" AGRICULTURAL DISTRICT

Footnotes:
*--- (**11**) ---*
***Editor's note—** Ord. No. 4538, § 11(Exh. A), adopted September 10, 2024, repealed Ch. 20.052 and enacted a new Ch. 20.052 as set out herein and as may later be amended. Former Ch. 20.052 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3678, adopted 1988; Ord. 4038, adopted 1999; and Ord. 4225, adopted July 20, 2009.*

Sec. 20.052.005 - Intent.

This district is intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically the A-G District would be applied to lands subject to Agricultural Preserve contracts, land having present or future potential for significant agricultural production, and contiguous or intermixed smaller parcels on which noncompatible uses could jeopardize the agricultural use of surrounding lands.

(Ord. No. 4538, § 11(Exh. A), 9-10-2024)

Sec. 20.052.010 - Permitted Uses.

The following use types are permitted in the A-G District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family.

(B) Civic Use Type (See Chapter 20.020).

Community recreation;

Essential services;

Fire and police protection services;

Minor impact utilities.

(C) Agricultural Use Types (See Chapter 20.032).

Animal raising—general agriculture;

Animal raising—personal;

Forest production and processing—limited;

Horticulture;

Packing and processing—limited;

Packing and processing—winery;

Row and field crops;

Tree crops.

(D) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 11(Exh. A), 9-10-2024)

Sec. 20.052.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the A-G District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—dwelling group;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing;

(B) Civic Use Types (See Chapter 20.020).

Day care facilities/small schools.

(C) Commercial Use Types (See Chapter 20.024).

Agricultural sales and services;

Animal sales and services—auctioning;

Animal sales and services—horse stables;

Animal sales and services—kennels;

Animal sales and services—stockyards;

Animal sales and services—veterinary (large animals);

Cottage industries—general.

(D) Agricultural Use Types (See Chapter 20.032).

Packing and processing—general;

Forest production and processing—commercial woodlots;

Forest production and processing—portable sawmills.

(Ord. No. 4538, § 11(Exh. A), 9-10-2024)

Sec. 20.052.020 - Uses Subject to a Use Permit.

The following use types are permitted in the A-G District upon issuance of a Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—cluster development.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities; Major impact facilities;

Major impact services and utilities.

(C) Commercial Use Type (See Chapter 20.024).

Commercial recreation—outdoor sports and recreation (limited);

Transient habitation—lodging (limited).

(D) Agricultural Use Types (See Chapter 20.032).

Animal waste processing.

(E) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 11(Exh. A), 9-10-2024)

Sec. 20.052.025 - Minimum Lot Area.

Forty (40) acres.

(Ord. No. 4538, § 11(Exh. A), 9-10-2024)

Sec. 20.052.030 - Maximum Dwelling Density.

One (1) single-family dwelling per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group or Family Residential—Cluster Development use types and shall be consistent with the following density standard: One (1) unit per forty (40) acres.

(Ord. No. 4538, § 11(Exh. A), 9-10-2024)

Sec. 20.052.035 - Minimum Front and Rear Yards.

Fifty (50) feet each. See setback exceptions in section 20.052.045.

(Ord. No. 4538, § 11(Exh. A), 9-10-2024)

Sec. 20.052.040 - Minimum Side Yards.

Fifty (50) feet each. See setback exceptions in section 20.052.045.

(Ord. No. 4538, § 11(Exh. A), 9-10-2024)

Sec. 20.052.045 - Setback Exceptions.

Any nonconforming parcel which is less than five (5) acres shall observe a minimum front, side and rear yard of twenty (20) feet. Additional setback exceptions for certain types of structures or improvements are located in section 20.152.015.

(Ord. No. 4538, § 11(Exh. A), 9-10-2024)

Sec. 20.052.050 - Building Height Limit.

Fifty (50) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 11(Exh. A), 9-10-2024)

Sec. 20.052.055 - Lot Splits in Agricultural Preserves for Farmworker Housing.

(A) In compliance with Government Code 51230.2, a two-way division of a parcel of land that is currently subject to a Williamson Act contract may be allowed, if all of the following apply:

(B) The resulting parcel is to be sold or leased for agricultural employee ("farmworker") housing, and is not more than five (5) acres in size. For the purposes of this section, "agricultural employee" shall have the same meaning as defined by subdivision (b) of Section 1140.4 of the Labor Code.

(C) The parcel shall be sold or leased to a nonprofit organization, a city, a county, a housing authority, or a state agency, for the sole purpose of the provision and operation of farmworker housing. A lessee that is a nonprofit organization shall not sublease that parcel without the written consent of the landowner, and shall notify the county of such sublease.

(D) The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to farmworker housing facilities for not less than thirty (30) years. The deed restriction shall also provide, through reversionary or similar provision, that the parcel shall automatically revert to and be merged with the parcel from which it was subdivided when the parcel ceases to be used for farmworker housing for a period of more than one (1) year. The deed restriction shall be in a form satisfactory to county counsel.

(E) There is a written agreement between the parties to the sale or lease of the parcel and their successors to operate the parcel to be sold or leased under joint management of the parties, subject to the terms and conditions and for the duration of the Williamson Act contract.

(F) The parcel to be sold or leased is contiguous to one (1) or more parcels that are located within a designated urban service area, and which are zoned for and developed with urban residential, commercial, or industrial land uses.

(G) The farmworker housing project shall include provisions designed to minimize potential impacts on surrounding agricultural and rural residential land uses.

A subdivision of land pursuant to this section shall not affect any Williamson Act contract executed pursuant to Article 3 (commencing with Section 51240) of the Government Code, and the parcel to be sold or leased shall remain subject to that contract.

(Ord. No. 4538, § 11(Exh. A), 9-10-2024)

CHAPTER 20.056 - U-R UPLAND RESIDENTIAL DISTRICT

Footnotes:
*--- (**12**) ---*
***Editor's note—** Ord. No. 4538, § 12(Exh. A), adopted September 10, 2024, repealed Ch. 20.056 and enacted a new Ch. 20.056 as set out herein and as may later be amended. Former Ch. 20.056 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; and Ord. 4038, adopted 1999.*

Sec. 20.056.005 - Intent.

This district is intended to create and enhance farming and low-density agricultural/residential uses.

Typically the U-R District would be applied to nonprime production lands which have constraints to commercial agriculture, timber production or grazing but which are absent of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource lands.

(Ord. No. 4538, § 12(Exh. A), 9-10-2024)

Sec. 20.056.010 - Permitted Uses.

The following use types are permitted in a U-R District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family.

(B) Civic Use Types (See Chapter 20.020).

Cemetery;

Community recreation;

Essential services;

Fire and police protection services;

Minor impact utilities.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and services—stables;

(D) Agricultural Use Types (See Chapter 20.032).

Animal raising—general agriculture;

Forest production and processing—limited;

Horticulture;

Packing and processing—limited;

Row and field crops;

Tree crops.

(E) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 12(Exh. A), 9-10-2024)

Sec. 20.056.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the U-R District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—dwelling group;

Low Barrier Navigation Centers;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Day care facilities/small school;

Group care;

Lodge, fraternal and civic assembly;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and services—auction;

Animal sales and services—kennel;

Animal sales and services—veterinary (large animals);

Cottage industries—general.

(D) Agricultural Use Types (See Chapter 20.032).

Forest production and processing—portable sawmills.

(Ord. No. 4538, § 12(Exh. A), 9-10-2024)

Sec. 20.056.020 - Uses Subject to a Use Permit.

The following use types are permitted in the U-R District upon issuance of a Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—cluster development.

(B)

Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Transient habitation—campground;

Transient habitation—lodging (limited);

Transient habitation—resort and recreational facilities.

(D) Agricultural Use Types (See Chapter 20.032).

Animal waste processing;

Packing and processing—winery.

(E) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 12(Exh. A), 9-10-2024)

Sec. 20.056.025 - Minimum Lot Area.

(A) U-R:L-20: twenty (20) acres.

(B) U-R:L-40: forty (40) acres.

(Ord. No. 4538, § 12(Exh. A), 9-10-2024)

Sec. 20.056.030 - Maximum Dwelling Density.

One (1) single-family per legally created parcel, except as provided for below. Construction of more than one single-family dwelling may be permissible as the Family Residential—Dwelling Group or Family Residential—Cluster Development use types and shall be consistent with the below density standards. The following density standards apply where there is adequate lot area to accommodate higher density:

(A) U-R:L-20: one (1) unit per twenty (20) acres.

(B) U-R:L-40: one (1) unit per forty (40) acres.

(Ord. No. 4538, § 12(Exh. A), 9-10-2024)

Sec. 20.056.035 - Minimum Front and Rear Yards.

Fifty (50) feet each. See setback exceptions in section 20.056.045.

(Ord. No. 4538, § 12(Exh. A), 9-10-2024)

Sec. 20.056.040 - Minimum Side Yards.

Fifty (50) feet each. See setback exceptions in section 20.056.045.

(Ord. No. 4538, § 12(Exh. A), 9-10-2024)

Sec. 20.056.045 - Setback Exception.

Any nonconforming parcel which is less than five (5) acres shall observe a minimum front, side and rear yard of twenty (20) feet. Additional setback exceptions for certain types of structures or improvements are located in section 20.152.015.

(Ord. No. 4538, § 12(Exh. A), 9-10-2024)

Sec. 20.056.050 - Building Height Limit.

Thirty-five (35) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 12(Exh. A), 9-10-2024)

CHAPTER 20.060 - R-L RANGELAND DISTRICT

Footnotes:
*--- (**13**) ---*
***Editor's note—** Ord. No. 4538, § 13(Exh. A), adopted September 10, 2024, repealed Ch. 20.060 and enacted a new Ch. 20.060 as set out herein and as may later be amended. Former Ch. 20.060 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3972, adopted 1997; and Ord. 4038, adopted 1999; and Ord. No. 4225, adopted July 20, 2009.*

Sec. 20.060.005 - Intent.

This district is intended to create and preserve areas for (A) the grazing of livestock, (B) the production and harvest of natural resources, and (C) the protection of such natural resources as watershed lands from fire, pollution, erosion, and other detrimental effects. Processing of products produced on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically the R-L District would be applied to lands for incorporation into Type H Agricultural Preserves, other lands generally in range use, and intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of rangelands.

(Ord. No. 4538, § 13(Exh. A), 9-10-2024)

Sec. 20.060.010 - Permitted Uses.

The following use types are permitted in the R-L District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family.

(B) Civic Use Types (See Chapter 20.020).

Cemetery;

Community recreation;

Essential services;

Fire and police protection services;

Minor impact utilities.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and services—horse stables;

Animal sales and services—kennels;

Animal sales and services—stockyards.

(D) Agricultural Use Types (See Chapter 20.032).

Animal raising—general agriculture;

Animal raising—personal;

Animal waste processing;

Forest production and processing—limited;

Forest production and processing—portable sawmills;

Horticulture;

Packing and processing—limited;

Packing and processing—winery;

Row and field crops;

Tree crops.

(E) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 13(Exh. A), 9-10-2024)

Sec. 20.060.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the R-L District upon issuance of an Administrative Permit:

(A) Residential Use Type (See Chapter 20.016).

Family residential—dwelling groups;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Day care facilities/small schools

(C) Commercial Use Types (See Chapter 20.024).

Agricultural sales and services;

Animal sales and services—auctioning;

Animal sales and services—veterinary (large animals);

Cottage industries—general.

(D) Agricultural Use Types (See Chapter 20.032).

Packing and processing—general.

(Ord. No. 4538, § 13(Exh. A), 9-10-2024)

Sec. 20.060.020 - Uses Subject to a Use Permit.

The following use types are permitted in the R-L District upon issuance of a Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—cluster development.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities;

Lodge, fraternal and civic assembly;

Major impact services and utilities;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Commercial recreation—outdoor sports and recreation;

Commercial recreation—outdoor entertainment;

Transient habitation—campground;

Transient habitation—lodging (limited);

Transient habitation—resort and recreational facilities.

(D) Agricultural Use Types (See Chapter 20.032).

Packing and processing—commercial cooperage.

(E) Extractive Use Types (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 13(Exh. A), 9-10-2024)

Sec. 20.060.025 - Minimum Lot Area.

One hundred sixty (160) acres.

(Ord. No. 4538, § 13(Exh. A), 9-10-2024)

Sec. 20.060.030 - Maximum Dwelling Density.

One (1) single-family dwelling per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group or Family Residential—Cluster Development use types and shall be consistent with the following density standard: One (1) unit per one hundred sixty (160) acres.

(Ord. No. 4538, § 13(Exh. A), 9-10-2024)

Sec. 20.060.035 - Minimum Front and Rear Yards.

Fifty (50) feet each. See setback exceptions in section 20.060.045.

(Ord. No. 4538, § 13(Exh. A), 9-10-2024)

Sec. 20.060.040 - Minimum Side Yards.

Fifty (50) feet each. See setback exceptions in section 20.060.045.

(Ord. No. 4538, § 13(Exh. A), 9-10-2024)

Sec. 20.060.045 - Setback Exception.

Any nonconforming parcel which is less than five (5) acres shall observe a minimum front, side and rear yard of twenty (20) feet. Additional setback exceptions for certain types of structures or improvements are located in section 20.152.015.

(Ord. No. 4538, § 13(Exh. A), 9-10-2024)

Sec. 20.060.050 - Building Height Limit.

Thirty-five (35) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 13(Exh. A), 9-10-2024)

Sec. 20.060.055 - Lot Splits in Agricultural Preserves for Farmworker Housing.

In compliance with Government Code 51230.2, a two-way division of a parcel of land that is currently subject to a Williamson Act contract may be allowed, if all of the following apply:

(A) The resulting parcel is to be sold or leased for agricultural employee ("farmworker") housing, and is not more than five (5) acres in size. For the purposes of this section, "agricultural employee" shall have the same meaning as defined by subdivision (b) of Section 1140.4 of the Labor Code.

(B) The parcel shall be sold or leased to a nonprofit organization, a city, a county, a housing authority, or a state agency, for the sole purpose of the provision and operation of farmworker housing. A lessee that is a nonprofit organization shall not sublease that parcel without the written consent of the landowner, and shall notify the county of such sublease.

(C) The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to farmworker housing facilities for not less than thirty (30) years. The deed restriction shall also provide, through reversionary or similar provision, that the parcel shall automatically revert to and be merged with the parcel from which it was subdivided when the parcel ceases to be used for farmworker housing for a period of more than one (1) year. The deed restriction shall be in a form satisfactory to county counsel.

(D) There is a written agreement between the parties to the sale or lease of the parcel and their successors to operate the parcel to be sold or leased under joint management of the parties, subject to the terms and conditions and for the duration of the Williamson Act contract.

(E) The parcel to be sold or leased is contiguous to one (1) or more parcels that are located within a designated urban service area, and which are zoned for and developed with urban residential, commercial, or industrial land uses.

(F) The farmworker housing project shall include provisions designed to minimize potential impacts on surrounding agricultural and rural residential land uses.

A subdivision of land pursuant to this section shall not affect any Williamson Act contract executed pursuant to Article 3 (commencing with Section 51240) of the Government Code, and the parcel to be sold or leased shall remain subject to that contract.

(Ord. No. 4538, § 13(Exh. A), 9-10-2024)

CHAPTER 20.064 - F-L FOREST LAND DISTRICT

Footnotes:
*--- (**14**) ---*
***Editor's note—** Ord. No. 4538, § 14(Exh. A), adopted September 10, 2024, repealed Ch. 20.064 and enacted a new Ch. 20.064 as set out herein and as may later be amended. Former Ch. 20.064 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. 4038, adopted 1999; and Ord. No. 4225, adopted July 20, 2009.*

Sec. 20.064.005 - Intent.

This district is intended to create and preserve areas suited for the growing, harvesting and production of timber and timber-related products. Processing of products produced on the premises would be permitted as would certain commercial activities associated with timber production and the raising of livestock. Typically the F-L District would be applied to lands not zoned Timberland Production but which have the present or future potential for timber production, intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection of efficient management of timber resource lands.

(Ord. No. 4538, § 14(Exh. A), 9-10-2024)

Sec. 20.064.010 - Permitted Uses.

The following use types are permitted in the F-L District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family.

(B) Civic Use Types (See Chapter 20.020).

Cemetery;

Community recreation;

Essential services;

Fire and police protection services;

Minor impact utilities.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and services—horse stables;

Animal sales and services—kennels.

(D)

Agricultural Use Types (See Chapter 20.032).

Animal raising—personal;

Animal raising—general agriculture;

Animal waste processing;

Forest production and processing—limited;

Forest production and processing—portable sawmills;

Horticulture;

Packing and processing—limited;

Packing and processing—winery;

Row and field crops;

Tree crops.

(E) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 14(Exh. A), 9-10-2024)

Sec. 20.064.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the F-L District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—dwelling Groups;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020)

Day care facilities/small schools.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and services—auctioning;

Animal sales and services—stockyard;

Cottage industries—general.

(D) Agricultural Use Types (See Chapter 20.032).

Forest production and processing—general;

Forest production and processing—commercial woodlots;

Packing and processing—general.

(Ord. No. 4538, § 14(Exh. A), 9-10-2024)

Sec. 20.064.020 - Uses Subject to a Use Permit.

The following use types are permitted in the F-L District upon issuance of a Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—cluster development.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities;

Lodge, fraternal and civic assembly;

Major impact services and utilities;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Commercial recreation—outdoor sports and recreation

Commercial recreation—outdoor entertainment;

Transient habitation—campground;

Transient habitation—lodging (limited);

Transient habitation—resort and recreational facilities.

(D) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 14(Exh. A), 9-10-2024)

Sec. 20.064.025 - Minimum Lot Area.

One hundred sixty (160) acres.

(Ord. No. 4538, § 14(Exh. A), 9-10-2024)

Sec. 20.064.030 - Maximum Dwelling Density.

One (1) single-family dwelling per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group or Family Residential—Cluster Development use types and shall be consistent with the following density standard: One (1) unit per one hundred sixty (160) acres.

(Ord. No. 4538, § 14(Exh. A), 9-10-2024)

Sec. 20.064.035 - Minimum Front and Rear Yards.

Fifty (50) feet each. See setback exceptions in section 20.064.045.

(Ord. No. 4538, § 14(Exh. A), 9-10-2024)

Sec. 20.064.040 - Minimum Side Yards.

Fifty (50) feet each. See setback exceptions in section 20.064.045.

(Ord. No. 4538, § 14(Exh. A), 9-10-2024)

Sec. 20.064.045 - Setback Exceptions.

Any nonconforming parcel which is less than five (5) acres shall observe a minimum front, side and rear yard of twenty (20) feet. Additional setback exceptions for certain types of structures or improvements are located in section 20.152.015.

(Ord. No. 4538, § 14(Exh. A), 9-10-2024)

Sec. 20.064.050 - Building Height Limit.

Thirty-five (35) feet.

(Ord. No. 4538, § 14(Exh. A), 9-10-2024)

Sec. 20.064.055 - Lot Splits in Agricultural Preserves for Farmworker Housing.

In compliance with Government Code 51230.2, a two-way division of a parcel of land that is currently subject to a Williamson Act contract may be allowed, if all of the following apply:

(A) The resulting parcel is to be sold or leased for agricultural employee ("farmworker") housing, and is not more than five (5) acres in size. For the purposes of this section, "agricultural employee" shall have the same meaning as defined by subdivision (b) of Section 1140.4 of the Labor Code.

(B) The parcel shall be sold or leased to a nonprofit organization, a city, a county, a housing authority, or a state agency, for the sole purpose of the provision and operation of farmworker housing. A lessee that is a nonprofit organization shall not sublease that parcel without the written consent of the landowner, and shall notify the county of such sublease.

(C) The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to farmworker housing facilities for not less than thirty (30) years. The deed restriction shall also provide, through reversionary or similar provision, that the parcel shall automatically revert to and be merged with the parcel from which it was subdivided when the parcel ceases to be used for farmworker housing for a period of more than one (1) year. The deed restriction shall be in a form satisfactory to county counsel.

(D) There is a written agreement between the parties to the sale or lease of the parcel and their successors to operate the parcel to be sold or leased under joint management of the parties, subject to the terms and conditions and for the duration of the Williamson Act contract.

(E) The parcel to be sold or leased is contiguous to one (1) or more parcels that are located within a designated urban service area, and which are zoned for and developed with urban residential, commercial, or industrial land uses.

(F) The farmworker housing project shall include provisions designed to minimize potential impacts on surrounding agricultural and rural residential land uses.

A subdivision of land pursuant to this section shall not affect any Williamson Act contract executed pursuant to Article 3 (commencing with Section 51240) of the Government Code, and the parcel to be sold or leased shall remain subject to that contract.

(Ord. No. 4538, § 14(Exh. A), 9-10-2024)

CHAPTER 20.068 - TPZ TIMBERLAND PRODUCTION ZONING DISTRICT

Footnotes:
*--- (**15**) ---*

Editor's note— *Ord. No. 4538, § 15(Exh. A), adopted September 10, 2024, repealed Ch. 20.068 and enacted a new Ch. 20.068 as set out herein and as may later be amended. Former Ch. 20.068 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.068.005 - Intent.

This district is intended to be applied to areas of the County which because of their general soil types, location and timber growing capabilities are suited for and should be devoted to the growing, harvesting, and production of timber and timber related products and are taxed as such.

(Ord. No. 4538, § 15(Exh. A), 9-10-2024)

Sec. 20.068.010 - Permitted Uses.

The following compatible use types are permitted in the TPZ District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family.

(B) Civic Use Types (See Chapter 20.020).

Community recreation;

Essential services;

Fire and police protection services;

Minor impact utilities.

(C) Agricultural Use Types (See Chapter 20.032).

Animal raising—personal;

Animal raising—general agriculture;

Forest production and processing—all types;

Horticulture;

Packing and processing—limited;

Row and field crops;

Tree crops.

(D) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 15(Exh. A), 9-10-2024)

Sec. 20.068.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the TPZ District upon issuance of an Administrative Permit:

(A) Residential Use Type (See Chapter 20.016).

Family residential—dwellings groups;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Commercial Use Types (See Chapter 20.024).

Cottage industries—general.

(Ord. No. 4538, § 15(Exh. A), 9-10-2024)

Sec. 20.068.020 - Uses Subject to a Use Permit.

The following use types are permitted in the TPZ District upon the issuance of a Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—cluster development.

(B) Civic Use Types (See Chapter 20.020).

Major impact services and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Transient habitation—campground;

Transient habitation—lodging (limited).

(D) Agricultural Use Type (See Chapter 20.032).

Animal waste processing.

(E) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 15(Exh. A), 9-10-2024)

Sec. 20.068.025 - Special Provisions.

No use permit shall be granted in a TPZ District until a specific finding has been made that the proposed use is compatible with the growing and harvesting of timber and timber products.

(Ord. No. 4538, § 15(Exh. A), 9-10-2024)

Sec. 20.068.030 - Minimum Lot Area.

One hundred sixty (160) acres.

(Ord. No. 4538, § 15(Exh. A), 9-10-2024)

Sec. 20.068.035 - Maximum Dwelling Density.

One (1) single-family dwelling per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group or Family Residential—Cluster Development use types and shall be consistent with the following density standard: One (1) unit per one hundred sixty (160) acres.

(Ord. No. 4538, § 15(Exh. A), 9-10-2024)

Sec. 20.068.040 - Minimum Front and Rear Yards.

Fifty (50) feet each. See setback exceptions in section 20.068.050.

(Ord. No. 4538, § 15(Exh. A), 9-10-2024)

Sec. 20.068.045 - Minimum Side Yards.

Fifty (50) feet each. See setback exceptions in section 20.068.050.

(Ord. No. 4538, § 15(Exh. A), 9-10-2024)

Sec. 20.068.050 - Setback Exception.

Any nonconforming parcel which is less than five (5) acres shall observe a minimum front, side and rear yard of twenty (20) feet. Additional setback exceptions for certain types of structures or improvements are located in section 20.152.015.

(Ord. No. 4538, § 15(Exh. A), 9-10-2024)

Sec. 20.068.055 - Building Height Limit.

Thirty-five (35) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 15(Exh. A), 9-10-2024)

CHAPTER 20.072 - R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Footnotes:
*--- (**16**) ---*
***Editor's note—** Ord. No. 4538, § 16(Exh. A), adopted September 10, 2024, repealed Ch. 20.072 and enacted a new Ch. 20.072 as set out herein and as may later be amended. Former Ch. 20.072 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; and Ord. No. 4225, adopted July 20, 2009.*

Sec. 20.072.005 - Intent.

This district is intended to create and enhance neighborhoods where a topography, access, utilities and public services make the land suitable and desirable for single-family home development and community services appurtenant thereto.

(Ord. No. 4538, § 16(Exh. A), 9-10-2024)

Sec. 20.072.010 - Permitted Uses.

The following use types are permitted in the R-1 District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family.

(B) Civic Use Types (See Chapter 20.020).

Community recreation;

Essential services;

Fire and police protection services;

Minor impact utilities.

(C) Agricultural Use Types (See Chapter 20.032).

Animal raising—personal;

Forest production and processing—limited;

Horticulture;

Packing and processing—limited;

Row and field crops;

Tree crops.

(D) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 16(Exh. A), 9-10-2024)

Sec. 20.072.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the R-1 District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—dwelling groups;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Cemetery;

Day care facilities/small schools;

Group care;

Lodge, fraternal and civic assembly;

Religious assembly.

(Ord. No. 4538, § 16(Exh. A), 9-10-2024)

Sec. 20.072.020 - Uses Subject to a Use Permit.

The following use types are permitted in the R-1 District upon issuance of a Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Mobile Home Park.

(B) Civic Use Types (See Chapter 20.020).

Major impact services and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Commercial recreation—outdoor sports and recreation;

Transient habitation—lodging (limited).

(D) Extractive Use Types (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 16(Exh. A), 9-10-2024)

Sec. 20.072.025 - Minimum Lot Area.

(A) For parcels within water and sewer districts:

Four thousand (4,000) square feet for mobile home parks;

Six thousand (6,000) square feet for single-family residential use.

(B) For parcels within water or sewer districts: twelve thousand (12,000) square feet.

(C) For parcels not in a water or sewer district: forty thousand (40,000) square feet.

(Ord. No. 4538, § 16(Exh. A), 9-10-2024)

Sec. 20.072.030 - Maximum Dwelling Density.

One (1) single-family dwelling per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group use type and shall be consistent with the following density standards:

(A) For parcels within water and sewer districts:

One (1) single family dwelling per four thousand (4,000) square feet of lot area in mobile home parks;

One (1) single family dwelling per six thousand (6,000) square feet of lot area.

(B) For parcels within water or sewer districts:

One (1) single-family dwelling per twelve thousand (12,000) square feet of lot area.

(C) For parcels not in a water or sewer district:

One (1) single family dwelling per forty thousand (40,000) square feet of lot area.

(Ord. No. 4538, § 16(Exh. A), 9-10-2024)

Sec. 20.072.035 - Minimum Front and Rear Yards.

Twenty (20) feet. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 16(Exh. A), 9-10-2024)

Sec. 20.072.040 - Minimum Side Yards.

Six (6) feet each. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 16(Exh. A), 9-10-2024)

Sec. 20.072.045 - Building Height Limit.

Thirty-five (35) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 16(Exh. A), 9-10-2024)

CHAPTER 20.076 - R-2 TWO-FAMILY RESIDENTIAL DISTRICT

Footnotes:
*--- (**17**) ---*
***Editor's note—** Ord. No. 4538, § 17(Exh. A), adopted September 10, 2024, repealed Ch. 20.076 and enacted a new Ch. 20.076 as set out herein and as may later be amended. Former Ch. 20.076 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3717, adopted 1989; and Ord. No. 4225, adopted July 20, 2009.*

Sec. 20.076.005 - Intent.

This district is intended to create and enhance certain medium-density residential areas, where a compatible mingling of single-family units, dual-unit dwellings and community services appurtenant thereto are likely to occur.

(Ord. No. 4538, § 17(Exh. A), 9-10-2024)

Sec. 20.076.010 - Permitted Uses.

The following use types are permitted in the R-2 District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family;

Family residential—two-family;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Community recreation;

Essential services;

Fire and police protection services;

Minor impact utilities.

(C) Agricultural Use Types (See Chapter 20.032).

Animal raising—personal;

Forest production and processing—limited;

Horticulture;

Packing and processing—limited;

Row and field crops;

Tree crops.

(D) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 17(Exh. A), 9-10-2024)

Sec. 20.076.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the R-2 District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016)

Family residential—dwelling groups.

(B) Civic Use Types (See Chapter 20.020)

Cemetery;

Day care facilities/small schools;

Group care;

Lodge, fraternal and civic assembly;

Religious assembly.

(Ord. No. 4538, § 17(Exh. A), 9-10-2024)

Sec. 20.076.020 - Uses Subject to a Use Permit.

The following use types are permitted in the R-2 District upon issuance of a Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Mobile Home Park.

(B) Civic Use Types (See Chapter 20.020).

Major impact services and utilities;

(C) Commercial Use Types (See Chapter 20.024).

Commercial recreation—outdoor sports and recreation;

Transient habitation—lodging (limited).

(D) Extractive Use Types (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 17(Exh. A), 9-10-2024)

Sec. 20.076.025 - Minimum Lot Area.

(A) For parcels within water and sewer districts:

Four thousand (4,000) square feet for mobile home parks;

Six thousand (6,000) square feet for single-family or two-family residential use.

(B) For parcels within water or sewer districts: twelve thousand (12,000) square feet.

(C) For parcels not in a water or sewer district: forty thousand (40,000) square feet.

(Ord. No. 4538, § 17(Exh. A), 9-10-2024)

Sec. 20.076.030 - Maximum Dwelling Density.

One (1) single-family per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group use type and shall be consistent with the below density standards. The following density standards apply where there is adequate lot area to accommodate higher density:

(A) For parcels within water and sewer districts:

Single-family: one (1) unit per six thousand (6,000) square feet.

Two-family: one (1) two-family unit per six thousand (6,000) square feet.

Mobile home park: one (1) unit per four thousand (4,000) square feet.

(B) For parcels within water or sewer districts:

Single-family: one (1) unit per twelve-thousand (12,000) square feet.

Two-family: one (1) two-family unit per twelve-thousand (12,000) square feet.

(C) For parcels not in a water or sewer district:

Single-family: one (1) unit per forty thousand (40,000) square feet.

Two-family: one (1) two-family unit per forty thousand (40,000) square feet.

(Ord. No. 4538, § 17(Exh. A), 9-10-2024)

Sec. 20.076.035 - Minimum Front and Rear Yards.

Twenty (20) feet each. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 17(Exh. A), 9-10-2024)

Sec. 20.076.040 - Minimum Side Yards.

Six (6) feet each. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 17(Exh. A), 9-10-2024)

Sec. 20.076.045 - Building Height Limit.

Thirty-five (35) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 17(Exh. A), 9-10-2024)

CHAPTER 20.080 - R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Footnotes:
*--- (**18**) ---*
***Editor's note—** Ord. No. 4538, § 18(Exh. A), adopted September 10, 2024, repealed Ch. 20.080 and enacted a new Ch. 20.080 as set out herein and as may later be amended. Former Ch. 20.080 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; and Ord. No. 4225, adopted July 20, 2009.*

Sec. 20.080.005 - Intent.

This district is intended to create and enhance areas suitable for higher density residential uses, and for professional offices and institutional uses.

(Ord. No. 4538, § 18(Exh. A), 9-10-2024)

Sec. 20.080.010 - Permitted Uses.

The following use types are permitted in the R-3 District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—multi-family;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

Clinic services;

Community recreation;

Cultural exhibits and library services;

Day care facilities/small schools;

Essential services;

Fire and police protection services;

Group care;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Administrative and business offices;

Community recreation—outdoor sports and recreation;

Medical services;

Personal services.

(D) Agricultural Use Types (See Chapter 20.032).

Animal raising—personal;

Forest production and processing—limited;

Horticulture;

Packing and processing—limited;

Row and field crops;

Tree crops.

(E) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 18(Exh. A), 9-10-2024)

Sec. 20.080.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the R-3 District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—single family;

Family residential—two-family;

Family residential—dwelling groups.

(B) Civic Use Types (See Chapter 20.020).

Cemetery.

(C) Commercial Use Types (See Chapter 20.024).

Automotive and equipment—parking.

(Ord. No. 4538, § 18(Exh. A), 9-10-2024)

Sec. 20.080.020 - Uses Subject to a Use Permit.

The following use types are permitted in the R-3 District upon issuance of a use permit:

(A) Residential Use Types (See Chapter 20.016).

Mobile home park.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Commercial recreation—indoor entertainment;

Transient habitation—campground;

Transient habitation—lodging (limited).

(D) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 18(Exh. A), 9-10-2024)

Sec. 20.080.025 - Minimum Lot Area.

(A) For parcels within water and sewer districts: four thousand (4,000) square feet for mobile home parks; six thousand (6,000) square feet for all other residential use.

(B) For parcels within water or sewer districts: twelve thousand (12,000) square feet.

(C) For parcels not in a water or sewer district: forty thousand (40,000) square feet.

(Ord. No. 4538, § 18(Exh. A), 9-10-2024)

Sec. 20.080.030 - Maximum Dwelling Density.

(A) For parcels within water and sewer districts:

Single-family and Mobile Home Parks: one (1) unit per four thousand (4,000) square feet.

Two-family; multi-family: one (1) unit per one thousand five hundred (1,500) square feet.

(B) For parcels within water or sewer districts:

Single-family: one (1) unit per twelve-thousand (12,000) square feet.

Two-family; Multi-family: one (1) units per twelve-thousand (12,000) square feet.

(C) For parcels not in a water or sewer district:

Single-family: one (1) unit per 40,000 square feet.

Two-family; Multi-family: not permitted.

(Ord. No. 4538, § 18(Exh. A), 9-10-2024)

Sec. 20.080.035 - Minimum Front and Rear Yards.

Twenty (20) feet each. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 18(Exh. A), 9-10-2024)

Sec. 20.080.040 - Minimum Side Yards.

Six (6) feet each. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 18(Exh. A), 9-10-2024)

Sec. 20.080.045 - Building Height Limit.

Fifty (50) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 18(Exh. A), 9-10-2024)

CHAPTER 20.084 - R-C RURAL COMMUNITY DISTRICT

Footnotes:
*--- (**19**) ---*
***Editor's note—** Ord. No. 4538, § 19(Exh. A), adopted September 10, 2024, repealed Ch. 20.084 and enacted a new Ch. 20.084 as set out herein and as may later be amended. Former Ch. 20.084 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; and Ord. No. 3867, adopted 1993; Ord. No. 4017, adopted 1998.*

Sec. 20.084.005 - Intent.

This district is intended to maintain and enhance existing rural communities where a mixture of residential, commercial, and limited industrial uses are desired. Such a mixture may include commercial uses occupying the ground floor with residential uses above, or limited industrial uses abutting commercial uses with appropriate buffering to achieve compatibility with adjacent uses. The regulations of this Chapter are intended to insure that new developments, particularly commercial and limited industrial uses, are compatible in scale, function and character in those communities where this district is applied.

(Ord. No. 4538, § 19(Exh. A), 9-10-2024)

Sec. 20.084.010 - Permitted Uses.

The following uses types are permitted in the R-C Districts:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

Cemetery;

Clinic services;

Community recreation;

Cultural exhibits and library services;

Essential services;

Fire and police protection services;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

(C) Agricultural Use Types (See Chapter 20.032).

Animal raising—general agriculture;

Animal raising—personal;

Forest production and processing—limited;

Horticulture;

Packing and processing—limited;

Row and field crops;

Tree crops.

(D) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 19(Exh. A), 9-10-2024)

Sec. 20.084.015 - Uses Subject to an Administrative Permit.

The following uses are permitted in the R-C District upon issuance of an Administrative permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—two-family;

Family residential—multifamily;

Family residential—dwelling groups.

(B) Civic Use Types (See Chapter 20.020).

Day care facilities/small schools;

Group care.

(C) Commercial Use Types (See Chapter 20.024).

Agricultural sales and services;

Animal sales and services—all types;

Automotive and equipment—all types;

Building maintenance services;

Business equipment sales and services;

Communication services;

Construction sales and services;

Cottage industries—limited;

Eating and drinking establishments;

Financial services;

Food and beverage retail sales;

Funeral and interment services;

Laundry services;

Mail order businesses;

Medical services;

Personal services;

Recycling centers;

Redemption centers;

Repair services, consumer;

Research services;

Retail sales, general;

Swap meets;

Wholesaling, storage and distribution—all types.

(Ord. No. 4538, § 19(Exh. A), 9-10-2024)

Sec. 20.084.020 - Uses Subject to a Use Permit.

The following use types are permitted in the R-C District upon securing a Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Mobile home residential.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Commercial recreation (all types);

Scrap operations;

Transient habitation—all types.

(D) Industrial Use Types (See Chapter 20.028).

Custom manufacturing.

(E) Agricultural Use Types (See Chapter 20.032).

Packing and processing—winery;

Packing and processing—general;

Forest production and processing—commercial woodlots;

Forest production and processing—general.

(F) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 19(Exh. A), 9-10-2024)

Sec. 20.084.025 - Minimum Lot Area.

(A) For parcels within water and sewer districts:

Commercial Use: None.

Mobile Home Parks: four thousand (4,000) square feet.

Residential: six thousand (6,000) square feet.

(B) For parcels within water or sewer districts: twelve thousand (12,000) square feet

(C) For parcels not in a water or sewer district: forty thousand (40,000) square feet.

(Ord. No. 4538, § 19(Exh. A), 9-10-2024)

Sec. 20.084.030 - Maximum Dwelling Density.

One (1) single-family dwelling per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group use type and shall be consistent with the below density standards. The following density standards apply where there is adequate lot area to accommodate higher density:

(A) For parcels within water and sewer districts:

Single-family: one (1) unit per six thousand (6,000) square feet.

Two-family; Mobile Home Residential: one (1) unit per four thousand (4,000) square feet.

Multi-family: one (1) unit per one thousand five hundred (1,500) square feet.

(B) For parcels within water or sewer district:

Single-family; Two-family; Multi-family: one (1) unit per twelve thousand (12,000) square feet.

(C) For parcels not in a water or sewer district:

Single-family: one (1) unit per forty thousand (40,000) square feet.

Two-family; Multi-family: not permitted.

(Ord. No. 4538, § 19(Exh. A), 9-10-2024)

Sec. 20.084.035 - Minimum Front and Rear Yard.

Twenty (20) feet each. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 19(Exh. A), 9-10-2024)

Sec. 20.084.040 - Minimum Side Yards.

Six (6) feet each. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 19(Exh. A), 9-10-2024)

Sec. 20.084.045 - Building Height Limit.

Thirty-five (35) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 19(Exh. A), 9-10-2024)

CHAPTER 20.085 - MU-2 GENERAL MIXED USE DISTRICT

Footnotes:
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***Editor's note—** Ord. No. 4538, § 20(Exh. A), adopted September 10, 2024, repealed Ch. 20.085 and enacted a new Ch. 20.085 as set out herein and as may later be amended. Former Ch. 20.085 pertained to similar subject matter and derived from Ord. No. 4329, adopted July 22, 2014.*

Sec. 20.085.005 - Intent.

The intent of the Mixed Use General zoning district is to promote greater efficiency and economy in providing public services, conserve agriculture and resource lands, preserve the rural character of the County, and provide more opportunities for affordable housing. It will also encourage more walking and biking, benefiting community health. This zoning district implements the mixed use land use classification contained in both the General Plan and Ukiah Valley Area Plan and is intended to accomplish the following general objectives.

(A) The Mixed Use General zoning district is intended to allow multiple story mixed use developments with commercial uses encouraged at street level. Uses may be mixed vertically or horizontally (stacked or linearly) on the site.

(B) Mixed use developments should combine at least two (2) of the permitted uses listed in Section 20.085.010 and are encouraged to include public open space and facilities.

(C) Multi-family and live/work uses shall be encouraged but should be designed and sited in a manner that is compatible with and protects the ability of on-site and adjacent commercial and light industrial uses to operate and expand.

(D) Single-use residential or commercial projects shall be discouraged.

(E) Promote higher density mixed use development along the State Street Corridor to support public transit.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.006 - Definitions.

See definitions for "Community Design Guidelines," "Floor area ratio," "Live-work use," "Mixed-Use" and "Preliminary Development Plan" in Chapter 20.008.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.010 - Permitted Uses.

The following use types are permitted uses provided the development of any permitted residential use occurs in conjunction with at least one (1) different permitted commercial or civic use type on the same property, as a live-work use, or is part of a mixed use project:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family Residential—single-family;

Family Residential—two-family;

Family residential—multifamily;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

Clinic services;

Cultural exhibits and library services;

Day care facilities/small schools;

Essential services;

Group care;

Lodge, fraternal and civic assembly;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Administrative & Business Offices;

Communication Services;

Eating and Drinking Establishments;

Food and Beverage Retail Sales;

Medical Services;

Personal Services;

Repair Services, Consumer;

Retail Sales, General.

(D) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.015 - Uses Subject to an Administrative Permit.

The following uses are permitted in a mixed use project upon issuance of an Administrative Permit:

(A) Agricultural Use Types (See Chapter 20.032).

Animal Raising—Personal.

(B) Civic Use Types (See Chapter 20.020).

Ambulance services;

Fire and police protection services;

Minor impact utilities;

Community Recreation.

(C) Commercial Use Types (See Chapter 20.024).

Laundry services;

Redemption Centers.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.020 - Uses Subject to a Use Permit.

The following use types are permitted in a mixed use project upon securing a Use Permit:

(A) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(B) Industrial Use Types (See Chapter 20.028).

Custom manufacturing.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.025 - Minimum Lot Area.

Twelve thousand (12,000) square feet, except smaller lot sizes may be permitted upon approval of a mixed use site development plan.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.030 - Maximum Dwelling Density.

Residential Use: one (1) unit per one thousand five hundred (1,500) square feet, except that a density bonus may be granted for the provision of affordable housing in accordance with Chapter 20.234.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.035 - Minimum Front and Rear Yard.

(A) Residential Use: Twenty (20) feet.

(B) Non-Residential Use: None, except that a rear yard contiguous with a residential zoning district shall not be less than twenty (20) feet.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.040 - Minimum Side Yard.

(A) Residential Use: Six (6) feet.

(B) Non-Residential Use: None, except that a five (5) foot side yard is required adjoining any district other than commercial or industrial.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.045 - Building Height Limit.

Fifty (50) feet.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.050 - Building Floor Area Ratio.

(A) Residential Use: None.

(B) Non-Residential Use: Three-tenths (0.3) minimum; One (1.0) maximum.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.055 - Mixed Use Compatibility Standards.

All permitted mixed use projects shall be consistent with the Mixed Use Compatibility Standards and are encouraged to incorporate design principles and examples contained in the Community Design Guidelines to the extent feasible. Any permitted mixed use project determined to be inconsistent with these standards shall be subject to a discretionary permit as described in Section 20.085.060, Mixed Use Development Review.

(A) Land Use: Structures and site improvements associated with mixed use projects shall be developed and operated according to the following land use standards.

(1) Site Improvements: Building siting and orientation, and landscape improvements shall integrate pedestrian circulation. Site and landscape improvements shall incorporate outdoor pedestrian use areas such as courtyards and plazas (which could include amenities such as trellises, raised planters, and landscaped berms) and other structures that create semi-protected outdoor spaces. Pedestrian use areas shall be visible from street corridors and pedestrian access routes.

(2) Separation: Separation between use types, whether the uses are located on the same parcel or not, shall apply in addition to minimum side and rear yards specified in this chapter.

a) Residential uses shall be separated from non-residential uses as follows:

- No less than three hundred (300) feet from any industrial use on the same site or from an industrial zoning district.
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No less than eleven (11) feet from any commercial or civic use on the same site, except that a residential use may be located in the same or abutting structure containing a commercial and/or civic use.

b) Where residential and non-residential separation is required, landscape areas shall be provided in the separation area (including property lines setbacks) to prevent noise, lighting, and privacy intrusion. Pedestrian activity areas and circulation improvements are allowed; trash enclosures are prohibited.

c) Notwithstanding the minimum side and rear yard setbacks of this chapter, a fifty-foot setback and a fence or wall no less than six (6) feet high is required along a side or rear property line of an adjacent parcel within Agricultural Land, as defined by Section 10A.13.010 of the Mendocino County Code, or a parcel developed with an Agricultural Use Type (Chapter 20.032) exceeding one (1) acre in size.

d) No portion of a wall or fence should be used for advertising or display. No barbed wire or concertina wire may be used as fencing material.

(3) Utilities:

a) All utilities including but not limited to electrical power, telecommunications, and cable television shall be placed underground to the extent practicable, taking into account economic and environmental factors.

b) If utilities, communications towers, and devices must be above ground they shall be designed and located to minimize visual impact and clutter, using techniques such as screening and shared use of facilities.

c) When available, connection to public water and sewer services is required for development.

(4) Land Use Limitations:

a) All outdoor industrial use operations, excluding delivery docks, shall be enclosed within a building.

b) Commercial loading areas, trash enclosures, utility meters, and mechanical and electrical equipment shall be located as far as possible from residential uses and shall be screened from view from the residential portion of the project and any adjoining residential use.

c) Non-residential uses shall not be open to the public between the hours of 11:00 p.m. and 6:00 a.m.

d) All new uses shall comply with General Plan Noise Policy (Development Element, Chapter 3, DE-93 to DE-110).

(B) Parking: Notwithstanding the applicable provisions of Chapter 20.180 Off-Street Parking, the following additional off-street parking and circulation requirements shall apply.

(1) On-site circulation and parking shall be provided and continuously maintained according to an approved parking plan illustrating the location, number and configuration of parking spaces for vehicles and bicycles, vehicle and pedestrian circulation improvements, truck loading areas and travel path, and emergency vehicle access, public transit stops, and public areas.

(2) The number and configuration of parking and circulation shall be consistent with parking standards (Chapter 20.180 Off-Street Parking) except that a reduction in the number of off-street parking spaces, consistent with Section 20.180.010 of the County Code, may be granted when the project includes shared parking facilities, affordable housing, and transit improvements.

(3) Shared driveway access between neighboring uses and parcels shall be encouraged. Wherever possible, driveway access shall be provided at the property boundary to permit future negotiations of shared access agreements when adjoining parcels are developed.

Where shared access is provided, a ten (10) percent reduction in the required parking spaces for all commercial uses shall be permitted for each participating parcel.

(4) Instead of locating a single parking lot on the street frontage, separate parking areas shall be established throughout the mixed use project, away from the street frontage and, to the extent possible, not located between building groups. When feasible, parking within or under buildings is encouraged.

(5) All new development shall be required to provide sidewalks along any street frontage and shall provide on-site pedestrian walkways that directly link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way. The walkway shall be a minimum of five (5) feet in width and shall be constructed of concrete, pavers, or similar sidewalk material that is firm, stable, and slip-resistant walkways may be located within the landscaping/walkway corridors of the public rights-of-way. The specific location of pedestrian walkways shall be determined by each property owner. However, narrow linear strips of landscaping between walkways and streets shall be discouraged. Required walkways shall connect to existing walkways on adjacent properties, and where such adjacent walkways have not been developed, the required walkways shall be located in areas where the future continuation of the walkway across adjoining properties is feasible.

(C) Landscape: Utilizing climate adapted plants supported by low volume irrigation systems, landscape improvements shall be provided and continuously maintained throughout and along the perimeter of the mixed use development site, subject to State of California Water Conservation in Landscape Act of 1990 and the following standards.

(1) No less than ten (10) percent of the gross parking and circulation area shall be dedicated to and continuously maintained as landscape areas.

(2) Parking lot shade trees, selected from the Mixed Use Design Guideline Master Tree List, shall be provided and continuously maintained at a minimum rate of one (1) tree per five (5) parking spaces.

(3) Drainage swales and similar stormwater retention features shall be integrated with the design and location of landscape improvements.

(4) Planting areas, no less than ten (10) feet wide, shall separate parking lots from property lines and buildings.

(5) A landscape improvement bond or another form of surety acceptable to the Planning Director shall be offered prior to the issuance of a building permit to commence construction of the project and will be released three (3) years after the completion of the landscape installation upon demonstrating the landscaping is established and maintained according to the approved landscape improvement plan.

(D) Lighting: The location, intensity, and shielding of all exterior lighting for buildings, businesses, landscaping, streets and parking lots, and recreational and public areas shall be downward shielded and employ approved "Dark Sky Friendly Fixtures" (www.darksky.org) that are operated on a limited night schedule so as to avoid or prevent the illumination of adjoining uses or areas or the night sky.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

Sec. 20.085.060 - Mixed Use Development Review.

The Mixed Use Development Review will implement the goals and policies of the Ukiah Valley Area Plan by providing site planning, architectural design guidance, and criteria for commercial uses in mixed use projects. The intent of this process is to develop aesthetically appealing urban form, which reflects the rural, small town character of the Ukiah Valley, protect and enhance the natural beauty and scenic view sheds, and reinforce the uniqueness of existing communities.

(A) Development Review. All development within the MU-2 is subject to one (1) of the following review processes unless the development is: (1) A façade improvement; (2) A one-time addition/expansion of an existing structure(s) not to exceed five hundred (500) square feet per site; and (3) Minor amendments to previously approved plans, or a change in use of existing structure(s) that do not require additional parking, and will not generate substantial amounts of additional traffic, noise, or other potential nuisances.

(1)

Zoning Clearance. A mixed use project shall be eligible for zoning clearance through the building permit process when the project includes only permitted uses listed in Section 20.085.010, and is consistent with the Mixed Use Compatibility Standards contained in Section 20.085.055, and will develop a site not to exceed forty thousand (40,000) square feet.

(2) Administrative Permit. A mixed use project shall be subject to an administrative permit in accordance with Chapter 20.192 when the project only includes permitted uses listed in Section 20.085.010, is consistent with the Mixed Use Compatibility Standards contained in Section 20.085.055, and will develop a site exceeding forty thousand (40,000) square feet. In addition, a mixed use project shall be subject to an administrative permit when any of the following apply:

a) A single use project other than those uses subject to a use permit.

b) The project includes permitted uses listed in Section 20.085.010 Permitted Uses and will require an exception from the Mixed Use Compatibility Standards in Section 20.085.055.

c) The project includes uses listed in Section 20.085.015, Uses Subject to an Administrative Permit.

(3) Use Permit. A mixed use shall be subject to a use permit under the original jurisdiction of the Planning Commission, in accordance with Chapter 20.196, and is subject to CEQA review when the project includes any use listed in Section 20.085.020, Uses Subject to a Use Permit, including a project that requires an exception to the Mixed Use Compatibility Standards contained in Section 20.085.055.

(B) Submittal Requirement. The following submittal requirements govern the submittal, review, and action on the Mixed Use Development Plan, when it is required.

(1) General: A Mixed Use Development Plan shall be submitted for any mixed use project subject to an administrative permit or use permit as specified by section 20.085.060(A).

(2) Mixed Use Development Plan Requirement: In addition to the information and plans otherwise required for an administrative permit or use permit, a Mixed Use Development Plan is required and shall include, but is not limited to, the following information:

a) A detailed site plan at a scale that is sufficient to fully illustrate proposed uses and site improvements as well as a Preliminary Development Plan, as defined in this Chapter.

b) Building elevation drawings of all proposed structures showing exterior wall color and material, and exterior lighting of proposed and existing development on all sides of the structure. The Community Design Guidelines shall be applied to all mixed use projects subject to Mixed Use Development Review.

c) A building floor plan of the proposed structure delineating each building or portion thereof by use type.

d) A landscaping plan detailing all new and existing landscaping to be incorporated into the design of the project including pedestrian walkway improvements, location of existing and proposed vegetation, including removed vegetation and trees, public amenities, landscape lighting, fencing, and irrigation improvements. The landscape plan must include a planting and lighting schedule noting the size, number, and type of plant materials and light fixtures.

e) A parking and circulation plan showing the location of and access to parking spaces, loading zones, delivery docks, transit improvements, bicycle parking, parking lot landscape areas (detailed by the landscape plan), and lighting. The parking and circulation plan shall include a schedule showing the number and size of required off-street parking based the County's parking requirements.

(C) Supplemental Findings. The Zoning Administrator and/or Planning Commission shall make the following supplemental findings when acting to approve any discretionary project (i.e., administrative permit or use permit) within the Mixed Use zoning district. The findings shall not be vague and conclusory. The findings shall be sufficiently detailed to inform a reviewing court of the basis of the action by bridging the gap between the evidence and the

decision-maker's conclusions, and shall be based upon evidence contained in the administrative record. Failure to make findings that support the following determinations shall result in a denial of the Mixed Use Development Plan application.

The proposed mixed use project, including an exception from the Mixed Use Compatibility Standards, will substantially fulfill the intent and purpose of the Mixed Use General zoning district and Community Design Guidelines, by accomplishing the following.

1. Land Use: The project will—
   a) Preserve the character of the neighborhood; will protect the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public
   b) Include appropriate use of materials, textures, and colors, which will remain aesthetically appealing and appropriately maintained; and will locate and orient windows, doorways, and outdoor use areas to minimize the potential impacts from heat, glare, noise, or other disturbances caused by on-site or off-site sources.
   c) Locate structure(s) on the parcel which are compatible with the location and orientation of other structures in the immediate neighborhood that conform to applicable setback requirements.
   d) Be compatible with other uses on the property.
2. Parking: The project will—
   a) Provide adequate ingress, egress, parking for vehicles and bicycles, and internal circulation for vehicles, bicycles, pedestrians, and delivery vehicles designed to promote safety and convenience.
   b) Not create potential hazards to vehicular, pedestrian, or bicycle traffic, or cause a distraction for motorists.
   c) Provide shade for parking spaces to the extent practical.
3. Landscape: The project will—
   a) Include provisions to ensure maintenance of all approved landscaping.
   b) Include landscaping as an integral part of the project design and enhance the appearance of the development.
   c) Ensure protection of existing and desirable mature trees when feasible.
   d) Utilize irrigation systems which provide for the efficient use of water.
4. Lighting: The project will—
   a) Provide adequate lighting to all pedestrian and building access areas to provide safety, security and enhance aesthetic quality.
   b) Provide lighting that is appropriate in scale, intensity, and height
   c) Provide lighting that is energy efficient and shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site.

(D) Conditions of Approval. Conditions of project approval may be imposed on a Mixed Use Development Plan.

(1) In approving a Mixed Use Development Plan, the Zoning Administrator or Planning Commission may include such conditions as are deemed reasonable and necessary to maintain or assure (1) compliance with the standards/criteria listed in Section 20.085.055, Mixed Use Compatibility Standards; and (2) the mitigation of any "significant adverse environmental impacts" of the development as may be required by the California Environment Quality Act. Nothing in this Section shall be construed to limit the discretion of the authority of the Zoning Administrator or Planning Commission to require conditions.

(2) The Zoning Administrator or Planning Commission may condition a Mixed Use Development Plan to prohibit occupancy of a project building until an inspection has been made which finds that the project building, landscaping and other required improvements have been completed, and the project complies with all conditions

specifically required to be completed prior to occupancy. If a Mixed Use Development Plan is so conditioned, the Planning Director shall notify the County Building Official of such conditions. If a building permit is issued for a building or structure which is subject to a Mixed Use Development Plan so conditioned, the Building Official shall not approve a final inspection of such building or structure until the conditions have been satisfied. The Planning Commission or the Zoning Administrator may also require conditions be completed prior to the issuance of building permits.

(Ord. No. 4538, § 20(Exh. A), 9-10-2024)

CHAPTER 20.086 - MUNS MIXED USE NORTH STATE DISTRICT

Sec. 20.086.005 - Intent.

The intent of the Mixed-Use North State (MUNS) zoning district is intended to encourage mixed-use development with commercial uses encouraged at street level, retail and service businesses, residential uses, processing, manufacturing, and assembly. Mixed-use development shall combine two (2) or more of the permitted uses listed in this Chapter along with some form of public open space. Single-use development is discouraged.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

Sec. 20.086.010 - Permitted Uses.

The following use types are permitted uses provided the development of any permitted residential use occurs in conjunction with at least one (1) different permitted commercial or civic use type on the same property, as a live-work use, or is part of a mixed use project: Definitions for live-work use and mixed use are contained in Chapter 20.008 Definitions.

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family Residential—single-family;

Family Residential—two-family;

Family Residential—multifamily;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

Clinic services;

Cultural exhibits and library services;

Essential services;

Group care;

Lodge, fraternal and civic assembly;

Religious assembly;

Day Care Facilities/small schools.

(C) Commercial Use Types (See Chapter 20.024).

Administrative & Business Offices;

Communication Services;

Eating and Drinking Establishments;

Food and Beverage Retail Sales;

Medical Services;

Personal Services;

Repair Services, Consumer;

Retail Sales, General.

(D) Industrial Use Types (See Chapter 20.028).

Custom Manufacturing

(E) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

Sec. 20.086.015 - Uses Subject to an Administrative Permit.

The following uses are permitted in a mixed use project upon issuance of an Administrative Permit:

(A) Agricultural Use Types (See Chapter 20.032).

Animal Raising—Personal.

(B) Civic Use Types (See Chapter 20.020).

Ambulance services;

Fire and police protection services;

Minor impact utilities;

Community Recreation.

(C) Commercial Use Types (See Chapter 20.024).

Laundry services;

Redemption Centers.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

Sec. 20.086.020 - Uses Subject to a Use Permit.

The following use types are permitted in a mixed use project upon securing a Use Permit:

(A) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

Sec. 20.086.025 - Minimum Lot Area.

There is no minimum lot area.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

Sec. 20.086.030 - Maximum Dwelling Density.

Single Family Residential: one (1) unit per seven thousand (7,000) square feet.

Multi-Family Residential: one (1) unit per one thousand five hundred (1,500) square feet.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

Sec. 20.086.035 - Minimum Front and Rear Yard.

(A) Residential Use: Twenty (20) feet.

(B) Non-Residential Use: None, except that a twenty-foot rear yard is required adjoining any district other than MU-2, MUBST, commercial, or industrial.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

Sec. 20.086.040 - Minimum Side Yard.

(A) Residential Use: Six (6) feet.

(B) Non-Residential Use: None, except that a five-foot side yard is required adjoining any district other than commercial or industrial.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

Sec. 20.086.045 - Building Height Limit.

Fifty (50) feet.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

Sec. 20.086.050 - Building Floor Area Ratio.

(A) Residential Use: None.

(B) Non-Residential Use: Three-tenths (0.3) minimum; One (1.0) maximum.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

Sec. 20.086.055 - Mixed Use Compatibility Standards.

All permitted mixed use projects shall be consistent with the Mixed Use Compatibility Standards stated in this section and are encouraged to incorporate design principles and examples contained in the Community Design Guidelines to the extent feasible. Any permitted mixed use project determined to be inconsistent with these standards shall be subject to a discretionary permit as described in Section 20.086.060, Mixed Use Development Review.

(A) Land Use: Structures and site improvements associated with mixed use projects shall be developed and operated according to the following land use standards.

(1) Site Improvements: Building siting and orientation, and landscape improvements shall integrate pedestrian circulation. Site and landscape improvements shall incorporate outdoor pedestrian use areas such as courtyards and plazas (which could include amenities such as trellises, raised planters, and landscaped berms) and other structures that create semi-protected outdoor spaces. Pedestrian use areas shall be visible from street corridors and pedestrian access routes.

(2) Separation: Separation between use types, whether the uses are located on the same parcel or not, shall be required as stated below, in addition to minimum side and rear yards specified in this chapter.

(a) Residential uses shall be separated from non-residential uses as follows:

- No less than three hundred (300) feet from any industrial use on the same site or from an industrial zoning district.
- No less than eleven (11) feet from any commercial or civic use on the same site, except that a residential use may be located in the same or abutting structure containing a commercial and/or civic use.

(b) Where residential and non-residential separation is required, landscape areas shall be provided in the separation area (including property lines setbacks) to prevent noise, lighting, and privacy intrusion. Pedestrian activity areas and circulation improvements are allowed in the separation area; trash enclosures are prohibited.

(c) Notwithstanding the minimum side and rear yard setbacks of this chapter, a fifty-foot setback and a fence or wall no less than six (6) feet high is required along a side or rear property line of an adjacent parcel within Agricultural Land, as defined by Section 10A.13.010 of the Mendocino County Code, or a parcel developed with an Agricultural Use Type (Chapter 20.032) exceeding one (1) acre in size.

(d) No portion of a wall or fence shall be used for advertising or display. No barbed wire or concertina wire may be used as fencing material.

(3) Utilities:

(a) All utilities including but not limited to electrical power, telecommunications, and cable television shall be placed underground to the extent practicable, taking into account economic and environmental factors.

(b) If utilities, communications towers, and devices must be above ground they shall be designed and located to minimize visual impact and clutter, using techniques such as screening and shared use of facilities.

(c) When available, connection to public water and sewer services is required for development.

(4) Land Use Limitations:

(a) All industrial use operations, excluding delivery docks, shall be enclosed within a building.

(b) Commercial and industrial loading areas, trash enclosures, utility meters, and mechanical and electrical equipment shall be located as far as possible from residential uses and shall be screened from view from the residential portion of the project and any adjoining residential use.

(c) Non-residential uses shall not be open to the public between the hours of 11:00 p.m. and 6:00 a.m.

(d)

All new uses shall comply with the General Plan Noise Policies (Development Element, Chapter 3, DE-93 to DE-110).

(B) Parking: Notwithstanding the applicable provisions of Chapter 20.180 Off-Street Parking, the following additional off-street parking and circulation requirements shall apply.

(1) On-site circulation and parking shall be provided and continuously maintained according to an approved parking plan illustrating the location, number and configuration of parking spaces for vehicles and bicycles, vehicle and pedestrian circulation improvements, truck loading areas and travel path, and emergency vehicle access, public transit stops, and public areas.

(2) The number and configuration of parking and circulation shall be consistent with parking standards (Chapter 20.180 Off-Street Parking) except that a reduction in the number of off-street parking spaces, consistent with Section 20.180.010 of the County Code, may be granted when the project includes shared parking facilities, affordable housing, and transit improvements.

(3) Shared driveway access between neighboring uses and parcels shall be encouraged. Wherever possible, driveway access shall be provided at the property boundary to permit future negotiations of shared access agreements when adjoining parcels are developed. Where shared access is provided, a twenty-five (25) percent reduction in the required parking spaces for all commercial uses shall be permitted for each participating parcel.

(4) Instead of locating a single parking lot on the street frontage, separate parking areas shall be established throughout the mixed use project, away from the street frontage and, to the extent possible, not located between building groups. When feasible, parking within or under buildings is encouraged.

(5) All new development shall be required to provide sidewalks along any street frontage and shall provide on-site pedestrian walkways that directly link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way. The walkway shall be a minimum of five (5) feet in width and shall be constructed of concrete, pavers, or similar sidewalk material that is firm, stable, and slip-resistant. Walkways may be located within the landscaping/walkway corridors of the public rights-of-way. The specific location of pedestrian walkways shall be determined by each property owner. However, narrow linear strips of landscaping between walkways and streets shall be discouraged. Required walkways shall connect to existing walkways on adjacent properties, and where such adjacent walkways have not been developed, the required walkways shall be located in areas where the future continuation of the walkway across adjoining properties is feasible.

(C) Landscape: Utilizing climate adapted plants supported by low volume irrigation systems, landscape improvements shall be provided and continuously maintained throughout and along the perimeter of the mixed use development site, subject to State of California Water Conservation in Landscape Act of 1990 and the following standards.

(1) No less than ten (10) percent of the gross parking and circulation area shall be dedicated to and continuously maintained as landscape areas.

(2) Parking lot shade trees, selected from the Mixed Use Design Guideline Master Tree List, shall be provided and continuously maintained at a minimum rate of one (1) tree per five (5) parking spaces.

(3) Drainage swales and similar stormwater retention features shall be integrated with the design and location of landscape improvements.

(4) Planting areas, no less than ten (10) feet wide, shall separate parking lots from property lines and buildings.

(5) A landscape improvement bond or another form of surety acceptable to the Planning Director shall be offered prior to the issuance of a building permit to commence construction of the project and will be released three (3) years after the completion of the landscape installation upon demonstrating the landscaping is established and maintained according to the approved landscape improvement plan.

(D)

Lighting: The location, intensity, and shielding of all exterior lighting for buildings, businesses, landscaping, streets and parking lots, and recreational and public areas shall be downward shielded and that are operated on a limited night schedule so as to avoid or prevent the illumination of adjoining uses or areas or the night sky.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

Sec. 20.086.060 - Mixed Use Development Review.

This section will implement the goals and policies of the Ukiah Valley Area Plan by providing site planning, architectural design guidance, and criteria for commercial uses in mixed use projects. The intent of this process is to develop aesthetically appealing urban form, which reflects the rural, small town character of the Ukiah Valley, protect and enhance the natural beauty and scenic view sheds, and reinforce the uniqueness of existing communities.

(A) Development Review. All development within the MUNS is subject to one (1) of the following review processes unless the development is: (1) a façade improvement; (2) A one-time addition/expansion of an existing structure(s) not to exceed five hundred (500) square feet per site; and (3) minor amendments to previously approved plans, or a change in use of existing structure(s) that do not require additional parking, and will not generate substantial amounts of additional traffic, noise, or other potential nuisances.

(1) Zoning Clearance. A project shall be eligible for zoning clearance through the building permit process when it is a mixed use project, includes only permitted uses listed in Section 20.086.010, and is consistent with the Mixed Use Compatibility Standards contained in Section 20.086.055, and will develop a site not to exceed forty thousand (40,000) square feet.

(2) Administrative Permit. A project shall be subject to an administrative permit in accordance with Chapter 20.192 when the project only includes permitted uses listed in Section 20.086.010, is consistent with the Mixed Use Compatibility Standards contained in Section 20.086.055, and will develop a site exceeding forty thousand (40,000) square feet. In addition, a project shall be subject to an administrative permit when any of the following apply:

(a) The project contains only a single permitted use.

(b) The project includes permitted uses listed in Section 20.086.010 Permitted Uses and will require an exception from the Mixed Use Compatibility Standards in Section 20.086.055.

(c) The project includes uses listed in Section 20.086.015, Uses Subject to an Administrative Permit.

(3) Use Permit. A project shall be subject to a use permit under the original jurisdiction of the Planning Commission, in accordance with Chapter 20.196, and is subject to CEQA review when the project includes any use listed in Section 20.086.020, Uses Subject to a Use Permit, including a project that requires an exception to the Mixed Use Compatibility Standards contained in Section 20.086.055.

(B) Submittal Requirement. The following submittal requirements govern the submittal, review, and action on the Mixed Use Development Plan, when it is required.

(1) General: A Mixed Use Development Plan shall be submitted for any mixed use project subject to an administrative permit or use permit as specified by section 20.086.060(A).

(2) Mixed Use Development Plan Required Elements: In addition to the information and plans otherwise required for an administrative permit or use permit, a Mixed Use Development Plan is required and shall include, but is not limited to, the following information:

(a) A detailed site plan at a scale that is sufficient to fully illustrate proposed uses and site improvements as well as a Preliminary Development Plan, as defined in Chapter 20.008.

(b)

Building elevation drawings of all proposed structures showing exterior wall color and material, and exterior lighting of proposed and existing development on all sides of the structure. The Community Design Guidelines shall be applied to all mixed use projects subject to Mixed Use Development Review.

(c) A building floor plan of the proposed structure delineating each building or portion thereof by use type.

(d) A landscaping plan detailing all new and existing landscaping to be incorporated into the design of the project including pedestrian walkway improvements, location of existing and proposed vegetation, including removed vegetation and trees, public amenities, landscape lighting, fencing, and irrigation improvements. The landscape plan must include a planting and lighting schedule noting the size, number, and type of plant materials and light fixtures.

(e) A parking and circulation plan showing the location of and access to parking spaces, loading zones, delivery docks, transit improvements, bicycle parking, parking lot landscape areas (detailed by the landscape plan), and lighting. The parking and circulation plan shall include a schedule showing the number and size of required off-street parking based the County's parking requirements.

(C) Supplemental Findings. The Zoning Administrator and/or Planning Commission shall make the following supplemental findings when acting to approve any discretionary project (i.e., administrative permit or use permit) within the MUNS zoning district. The findings shall not be vague and conclusory. The findings shall be sufficiently detailed to inform a reviewing court of the basis of the action by bridging the gap between the evidence and the decision-maker's conclusions, and shall be based upon evidence contained in the administrative record. Failure to make findings that support the following determinations shall result in a denial of the Mixed Use Development Plan application.

The proposed mixed use project, including one needing an exception from the Mixed Use Compatibility Standards, will substantially fulfill the intent and purpose of the MUNS zoning district and Community Design Guidelines, by accomplishing the following.

(1) Land Use: The project will—

(a) Preserve the character of the neighborhood; will protect the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public

(b) Include appropriate use of materials, textures, and colors, which will remain aesthetically appealing and appropriately maintained; and will locate and orient windows, doorways, and outdoor use areas to minimize the potential impacts from heat, glare, noise, or other disturbances caused by on-site or off-site sources.

(c) Locate structure(s) on the parcel which are compatible with the location and orientation of other structures in the immediate neighborhood that conform to applicable setback requirements.

(d) Be compatible with other uses on the property.

(2) Parking: The project will—

(a) Provide adequate ingress, egress, parking for vehicles and bicycles, and internal circulation for vehicles, bicycles, pedestrians, and delivery vehicles designed to promote safety and convenience.

(b) Not create potential hazards to vehicular, pedestrian, or bicycle traffic, or cause a distraction for motorists.

(c) Provide shade for parking spaces to the extent practical.

(3) Landscape: The project will—

(a) Include provisions to ensure maintenance of all approved landscaping.

(b) Include landscaping as an integral part of the project design and enhance the appearance of the development.

(c) Ensure protection of existing and desirable mature trees when feasible.

(d) Utilize irrigation systems which provide for the efficient use of water.

(4) Lighting: The project will—

(a) Provide adequate lighting to all pedestrian and building access areas to provide safety, security and enhance aesthetic quality.

(b) Provide lighting that is appropriate in scale, intensity, and height.

(c) Provide lighting that is energy efficient and shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site.

(D) Conditions of Approval. Conditions of project approval may be imposed on a Mixed Use Development Plan.

(1) In approving a Mixed Use Development Plan, the Zoning Administrator or Planning Commission may include such conditions as are deemed reasonable and necessary to maintain or assure (1) compliance with the standards/criteria listed in Section 20.086.055, Mixed Use Compatibility Standards; and (2) the mitigation of any "significant adverse environmental impacts" of the development as may be required by the California Environment Quality Act. Nothing in this Section shall be construed to limit the discretion of the authority of the Zoning Administrator or Planning Commission to require conditions.

(2) The Zoning Administrator or Planning Commission may condition a Mixed Use Development Plan to prohibit occupancy of a project building until an inspection has been made which finds that the project building, landscaping and other required improvements have been completed, and the project complies with all conditions specifically required to be completed prior to occupancy. If a Mixed Use Development Plan is so conditioned, the Planning Director shall notify the County Building Official of such conditions. If a building permit is issued for a building or structure which is subject to a Mixed Use Development Plan so conditioned, the Building Official shall not approve a final inspection of such building or structure until the conditions have been satisfied. The Planning Commission or the Zoning Administrator may also require conditions be completed prior to the issuance of building permits.

(Ord. No. 4538, § 21(Exh. A), 9-10-2024)

CHAPTER 20.087 - MUBST MIXED USE BRUSH STREET TRIANGLE DISTRICT

Sec. 20.087.005 - Intent.

The intent of the Mixed-Use Brush Street Triangle (MUBST) zoning district is to promote greater efficiency by encouraging mixed-use development that preserves and expands options for housing and provides for live-work opportunities. It also aims to enhance community health by promoting active transportation and to support local businesses by providing a variety of commercial and residential uses in a compact and accessible area within the Mixed-Use Brush Street Triangle (MUBST) area as defined in the Ukiah Valley Area Plan.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

Sec. 20.087.010 - Permitted Uses.

The following use types are permitted uses provided the development of any permitted residential use occurs in conjunction with at least one (1) different permitted commercial or civic use type on the same property, as a live-work use, or is part of a mixed use project: Definitions for live-work use and mixed use are contained in Chapter 20.008 Definitions.

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family Residential—single-family;

Family Residential—two-family;

Family Residential—multifamily;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

Clinic services;

Community Recreation;

Cultural exhibits and library services;

Education facilities;

Essential services;

Group care;

Lodge, fraternal and civic assembly;

Religious assembly;

Day Care Facilities/small schools.

(C) Commercial Use Types (See Chapter 20.024).

Administrative & Business Offices;

Communication Services;

Eating and Drinking Establishments;

Food and Beverage Retail Sales;

Medical Services;

Personal Services;

Repair Services, Consumer;

Retail Sales, General.

(D) Industrial Use Types (See Chapter 20.028).

Custom Manufacturing.

(E) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

Sec. 20.087.015 - Uses Subject to an Administrative Permit.

The following uses are permitted in a mixed use project upon issuance of an Administrative Permit:

(A) Agricultural Use Types (See Chapter 20.032).

Animal Raising—Personal.

(B) Civic Use Types (See Chapter 20.020).

Ambulance services;

Fire and police protection services;

Minor impact utilities.

(C) Commercial Use Types (See Chapter 20.024).

Laundry services;

Redemption Centers.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

Sec. 20.087.020 - Uses Subject to a Use Permit.

The following use types are permitted in a mixed use project upon securing a Use Permit:

(A) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

Sec. 20.087.025 - Minimum Lot Area.

No Minimum.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

Sec. 20.087.030 - Maximum Dwelling Density.

Single Family Residential: one (1) unit per four thousand five hundred (4,500) square feet.

Multi-Family Residential and Mixed Use: one (1) unit per two thousand one hundred (2,100) square feet.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

Sec. 20.087.035 - Minimum Front and Rear Yard.

(A) Residential Use: Twenty (20) feet.

(B) Non-Residential Use: None, except that a twenty (20) foot rear yard is required adjoining any district other than MU-2, MUNS, commercial, or industrial.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

Sec. 20.087.040 - Minimum Side Yard.

(A) Residential Use: Six (6) feet.

(B) Non-Residential Use: None, except that a five (5) foot side yard is required adjoining any district other than commercial or industrial.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

Sec. 20.087.045 - Building Height Limit.

Fifty (50) feet.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

Sec. 20.087.050 - Building Floor Area Ratio.

(A) Residential Use: None

(B) Non-Residential Use: Three-tenths (0.3) minimum; One (1.0) maximum.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

Sec. 20.087.055 - Mixed Use Compatibility Standards.

(A) All permitted mixed use projects shall be consistent with the Mixed Use Compatibility Standards and are encouraged to incorporate design principles and examples contained in the Community Design Guidelines to the extent feasible. Any permitted mixed use project determined to be inconsistent with these standards shall be subject to a discretionary permit as described in Section 20.087.060, Mixed Use Development Review.

(1) Site Improvements: Building siting and orientation, and landscape improvements shall integrate pedestrian circulation. Site and landscape improvements shall incorporate outdoor pedestrian use areas such as courtyards and plazas (which could include amenities such as trellises, raised planters, and landscaped berms) and other structures that create semi-protected outdoor spaces. Pedestrian use areas shall be visible from street corridors and pedestrian access routes.

(2) Separation: Separation between use types, whether the uses are located on the same parcel or not, shall be required as stated below, in addition to minimum side and rear yards specified in this chapter.

(a) Residential uses shall be separated from non-residential uses as follows:

- No less than three hundred (300) feet from any industrial use on the same site or from an industrial zoning district.
- No less than eleven (11) feet from any commercial or civic use on the same site, except that a residential use may be located in the same or abutting structure containing a commercial and/or civic use.

(b) Where residential and non-residential separation is required, landscape areas shall be provided in the separation area (including property lines setbacks) to prevent noise, lighting, and privacy intrusion. Pedestrian activity areas and circulation improvements are allowed in the separation area; trash enclosures are prohibited.

(c) Notwithstanding the minimum side and rear yard setbacks of this chapter, a fifty-foot setback and a fence or wall no less than six (6) feet high is required along a side or rear property line of an adjacent parcel within Agricultural Land, as defined by Section 10A.13.010 of the Mendocino County Code, or a parcel developed with an Agricultural Use Type (Chapter 20.032) exceeding one (1) acre in size.

(d)

No portion of a wall or fence shall be used for advertising or display. No barbed wire or concertina wire may be used as fencing material.

(3) Utilities:

(a) All utilities including but not limited to electrical power, telecommunications, and cable television shall be placed underground to the extent practicable, taking into account economic and environmental factors.

(b) If utilities, communications towers, and devices must be above ground they shall be designed and located to minimize visual impact and clutter, using techniques such as screening and shared use of facilities.

(c) When available, connection to public water and sewer services is required for development.

(4) Land Use Limitations:

(a) All industrial use operations, excluding delivery docks, shall be enclosed within a building.

(b) Commercial and industrial loading areas, trash enclosures, utility meters, and mechanical and electrical equipment shall be located as far as possible from residential uses and shall be screened from view from the residential portion of the project and any adjoining residential use.

(c) Non-residential uses shall not be open to the public between the hours of 11:00 p.m. and 6:00 a.m.

(d) All new uses shall comply with the General Plan Noise Policies (Development Element, Chapter 3, DE-93 to DE-110).

(B) Parking: Notwithstanding the applicable provisions of Chapter 20.180 Off-Street Parking, the following additional off-street parking and circulation requirements shall apply.

(1) On-site circulation and parking shall be provided and continuously maintained according to an approved parking plan illustrating the location, number and configuration of parking spaces for vehicles and bicycles, vehicle and pedestrian circulation improvements, truck loading areas and travel path, and emergency vehicle access, public transit stops, and public areas.

(2) The number and configuration of parking and circulation shall be consistent with parking standards (Chapter 20.180 Off-Street Parking) except that a reduction in the number of off-street parking spaces, consistent with Section 20.180.010 of the County Code, may be granted when the project includes shared parking facilities, affordable housing, and transit improvements.

(3) Shared driveway access between neighboring uses and parcels shall be encouraged. Wherever possible, driveway access shall be provided at the property boundary to permit future negotiations of shared access agreements when adjoining parcels are developed. Where shared access is provided, a twenty-five (25) percent reduction in the required parking spaces for all commercial uses shall be permitted for each participating parcel.

(4) Instead of locating a single parking lot on the street frontage, separate parking areas shall be established throughout the mixed use project, away from the street frontage and, to the extent possible, not located between building groups. When feasible, parking within or under buildings is encouraged.

(5) All new development shall be required to provide sidewalks along any street frontage and shall provide on-site pedestrian walkways that directly link all parking areas with building entrances, off-site transportation facilities, established sidewalks, and adjacent public rights-of-way. The walkway shall be a minimum of five (5) feet in width and shall be constructed of concrete, pavers, or similar sidewalk material that is firm, stable, and slip-resistant. Walkways may be located within the landscaping/walkway corridors of the public rights-of-way. The specific location of pedestrian walkways shall be determined by each property owner. However, narrow linear strips of landscaping between walkways and streets shall be discouraged. Required walkways shall connect to existing walkways on adjacent properties, and where such adjacent walkways have not been developed, the required walkways shall be located in areas where the future continuation of the walkway across adjoining properties is feasible.

(C)

Landscape: Utilizing climate adapted plants supported by low volume irrigation systems, landscape improvements shall be provided and continuously maintained throughout and along the perimeter of the mixed use development site, subject to State of California Water Conservation in Landscape Act of 1990 and the following standards.

(1) No less than ten (10) percent of the gross parking and circulation area shall be dedicated to and continuously maintained as landscape areas.

(2) Parking lot shade trees, selected from the Mixed Use Design Guideline Master Tree List, shall be provided and continuously maintained at a minimum rate of one (1) tree per five (5) parking spaces.

(3) Drainage swales and similar stormwater retention features shall be integrated with the design and location of landscape improvements.

(4) Planting areas, no less than ten (10) feet wide, shall separate parking lots from property lines and buildings.

(5) A landscape improvement bond or another form of surety acceptable to the Planning Director shall be offered prior to the issuance of a building permit to commence construction of the project and will be released three (3) years after the completion of the landscape installation upon demonstrating the landscaping is established and maintained according to the approved landscape improvement plan.

(D) Lighting: The location, intensity, and shielding of all exterior lighting for buildings, businesses, landscaping, streets and parking lots, and recreational and public areas shall be downward shielded and that are operated on a limited night schedule so as to avoid or prevent the illumination of adjoining uses or areas or the night sky.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

Sec. 20.087.060 - Mixed Use Development Review.

The Mixed Use Development Review will implement the goals and policies of the Ukiah Valley Area Plan by providing site planning, architectural design guidance, and criteria for commercial uses in mixed use projects. The intent of this process is to develop aesthetically appealing urban form, which reflects the rural, small town character of the Ukiah Valley, protect and enhance the natural beauty and scenic view sheds, and reinforce the uniqueness of existing communities.

(A) Development Review. All development within the MUBST is subject to one (1) of the following review processes unless the development is: (1) a façade improvement; (2) a one-time addition/expansion of an existing structure(s) not to exceed five hundred (500) square feet per site; and (3) minor amendments to previously approved plans, or a change in use of existing structure(s) that do not require additional parking, and will not generate substantial amounts of additional traffic, noise, or other potential nuisances.

(1) Zoning Clearance. A project shall be eligible for zoning clearance through the building permit process when it is a mixed use project, includes only permitted uses listed in Section 20.087.010, and is consistent with the Mixed Use Compatibility Standards contained in Section 20.087.055, and will develop a site not to exceed forty thousand (40,000) square feet.

(2) Administrative Permit. A project shall be subject to an administrative permit in accordance with Chapter 20.192 when the project only includes permitted uses listed in Section 20.087.010, is consistent with the Mixed Use Compatibility Standards contained in Section 20.087.055, and will develop a site exceeding forty thousand (40,000) square feet. In addition, a project shall be subject to an administrative permit when any of the following apply:

(a) The project contains only a single permitted use.

(b) The project includes permitted uses listed in Section 20.087.010 Permitted Uses and will require an exception from the Mixed Use Compatibility Standards in Section 20.087.055.

(c) The project includes uses listed in Section 20.087.015, Uses Subject to an Administrative Permit.

(3)

Use Permit. A project shall be subject to a use permit under the original jurisdiction of the Planning Commission, in accordance with Chapter 20.196, and is subject to CEQA review when the project includes any use listed in Section 20.087.020, Uses Subject to a Use Permit, including a project that requires an exception to the Mixed Use Compatibility Standards contained in Section 20.087.055.

(B) Submittal Requirement. The following submittal requirements govern the submittal, review, and action on the Mixed Use Development Plan, when it is required.

(1) General: A Mixed Use Development Plan shall be submitted for any mixed use project subject to an administrative permit or use permit as specified by section 20.087.060(A).

(2) Mixed Use Development Plan Requirement: In addition to the information and plans otherwise required for an administrative permit or use permit, a Mixed Use Development Plan is required and shall include, but is not limited to, the following information:

a) A detailed site plan at a scale that is sufficient to fully illustrate proposed uses and site improvements as well as a Preliminary Development Plan, as defined in this Chapter.

b) Building elevation drawings of all proposed structures showing exterior wall color and material, and exterior lighting of proposed and existing development on all sides of the structure. The Community Design Guidelines shall be applied to all mixed use projects subject to Mixed Use Development Review.

c) A building floor plan of the proposed structure delineating each building or portion thereof by use type.

d) A landscaping plan detailing all new and existing landscaping to be incorporated into the design of the project including pedestrian walkway improvements, location of existing and proposed vegetation, including removed vegetation and trees, public amenities, landscape lighting, fencing, and irrigation improvements. The landscape plan must include a planting and lighting schedule noting the size, number, and type of plant materials and light fixtures.

e) A parking and circulation plan showing the location of and access to parking spaces, loading zones, delivery docks, transit improvements, bicycle parking, parking lot landscape areas (detailed by the landscape plan), and lighting. The parking and circulation plan shall include a schedule showing the number and size of required off-street parking based the County's parking requirements.

(C) Supplemental Findings. The Zoning Administrator and/or Planning Commission shall make the following supplemental findings when acting to approve any discretionary project (i.e., administrative permit or use permit) within the MUBST zoning district. The findings shall not be vague and conclusory. The findings shall be sufficiently detailed to inform a reviewing court of the basis of the action by bridging the gap between the evidence and the decision-maker's conclusions, and shall be based upon evidence contained in the administrative record. Failure to make findings that support the following determinations shall result in a denial of the Mixed Use Development Plan application.

The proposed mixed use project, including an exception from the Mixed Use Compatibility Standards, will substantially fulfill the intent and purpose of the Mixed Use General zoning district and Community Design Guidelines, by accomplishing the following.

(1) Land Use: The project will—

(a) Preserve the character of the neighborhood; will protect the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public.

(b) Include appropriate use of materials, textures, and colors, which will remain aesthetically appealing and appropriately maintained; and will locate and orient windows, doorways, and outdoor use areas to minimize the potential impacts from heat, glare, noise, or other disturbances caused by on-site or off-site sources.

(c) Locate structure(s) on the parcel which are compatible with the location and orientation of other structures in the immediate neighborhood that conform to applicable setback requirements.

(d) Be compatible with other uses on the property.

(2) Parking: The project will—

(a) Provide adequate ingress, egress, parking for vehicles and bicycles, and internal circulation for vehicles, bicycles, pedestrians, and delivery vehicles designed to promote safety and convenience.

(b) Not create potential hazards to vehicular, pedestrian, or bicycle traffic, or cause a distraction for motorists.

(c) Provide shade for parking spaces to the extent practical.

(3) Landscape: The project will—

(a) Include provisions to ensure maintenance of all approved landscaping.

(b) Include landscaping as an integral part of the project design and enhance the appearance of the development.

(c) Ensure protection of existing and desirable mature trees when feasible.

(d) Utilize irrigation systems which provide for the efficient use of water.

(4) Lighting: The project will—

(a) Provide adequate lighting to all pedestrian and building access areas to provide safety, security and enhance aesthetic quality.

(b) Provide lighting that is appropriate in scale, intensity, and height.

(c) Provide lighting that is energy efficient and shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site.

(D) Conditions of Approval. Conditions of project approval may be imposed on a Mixed Use Development Plan.

(1) In approving a Mixed Use Development Plan, the Zoning Administrator or Planning Commission may include such conditions as are deemed reasonable and necessary to maintain or assure (1) compliance with the standards/criteria listed in Section 20.087.055, Mixed Use Compatibility Standards; and (2) the mitigation of any "significant adverse environmental impacts" of the development as may be required by the California Environment Quality Act. Nothing in this Section shall be construed to limit the discretion of the authority of the Zoning Administrator or Planning Commission to require conditions.

(2) The Zoning Administrator or Planning Commission may condition a Mixed Use Development Plan to prohibit occupancy of a project building until an inspection has been made which finds that the project building, landscaping and other required improvements have been completed, and the project complies with all conditions specifically required to be completed prior to occupancy. If a Mixed Use Development Plan is so conditioned, the Planning Director shall notify the County Building Official of such conditions. If a building permit is issued for a building or structure which is subject to a Mixed Use Development Plan so conditioned, the Building Official shall not approve a final inspection of such building or structure until the conditions have been satisfied. The Planning Commission or the Zoning Administrator may also require conditions be completed prior to the issuance of building permits.

(Ord. No. 4538, § 22(Exh. A), 9-10-2024)

CHAPTER 20.088 - C-1 LIMITED COMMERCIAL DISTRICT

Footnotes:

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Editor's note— *Ord. No. 4538, § 23(Exh. A), adopted September 10, 2024, repealed Ch. 20.088 and enacted a new Ch. 20.088 as set out herein and as may later be amended. Former Ch. 20.088 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3867, adopted 1993; Ord. No. 4017, adopted 1998; and Ord. No. 4213, adopted December 9, 2008.*

Sec. 20.088.005 - Intent.

This district is intended to create and enhance areas where public facilities and services are available. It is also intended to facilitate a balance between jobs and housing, provide for the possibility of live/work spaces, and provide additional opportunities for affordable housing. A limited number of retail commercial goods and services are desired primarily to meet day to day needs of local residents and to facilitate livable/walkable communities and live/work opportunities. Typically this district would be applied in conjunction with residential uses and would permit only those uses which do not significantly increase traffic, noise or other impacts

(Ord. No. 4538, § 23(Exh. A), 9-10-2024)

Sec. 20.088.010 - Permitted Uses.

The following use types are permitted in the C-1 District:

(A) Residential Use Types (see Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family;

Family residential—two-family;

Family residential—multi-family;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

Clinic services;

Community recreation;

Cultural exhibits and library services;

Essential services;

Fire and police protection services;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Administrative and business offices;

Animal sales and services-household pets;

Animal sales and services-veterinary (small animals);

Automotive and equipment-parking;

Business equipment sales;

Communication services;

Eating and drinking establishments;

Food and beverage preparation—without consumption;

Food and beverage retail sales;

Medical services;

Personal services;

Repair services, consumer;

Retail sales-general.

(D) Agricultural Use Types (See Chapter 20.032).

Animal Raising—personal

Forest production and processing-limited;

Horticulture;

Packing and processing-limited;

Row and field crops;

Tree crops.

(E) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 23(Exh. A), 9-10-2024)

Sec. 20.088.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the C-1 District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential—dwelling groups

(B) Civic Use Types (See Chapter 20.020).

Group care;

Day care facilities/small schools.

(C) Commercial Use Types (See Chapter 20.024).

Automotive and equipment—gasoline sales;

Cottage industries—limited;

Recycling centers;

Redemption centers.

(Ord. No. 4538, § 23(Exh. A), 9-10-2024)

Sec. 20.088.020 - Uses Subject to a Use Permit.

The following use types are permitted in the C-1 District upon issuance of a Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Mobile home park.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Transient habitation—campground;

Transient habitation—lodging (limited).

(D) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 23(Exh. A), 9-10-2024)

Sec. 20.088.025 - Minimum Lot Area.

(A) For parcels within water and sewer districts:

Commercial Use: None.

Mobile Home Parks: four thousand (4,000) square feet.

Residential: six thousand (6,000) square feet.

(B) For parcels within water or sewer districts: twelve thousand (12,000) square feet.

(C) For parcels not in a water or sewer district: forty thousand (40,000) square feet.

(Ord. No. 4538, § 23(Exh. A), 9-10-2024)

Sec. 20.088.030 - Maximum Dwelling Density.

One (1) single-family dwelling per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group use type and shall be consistent with the below density standards. The following density standards apply where there is adequate lot area to accommodate higher density:

(A) For parcels within water and sewer districts:

Single-family: one (1) unit per six thousand (6,000) square feet.

Two-family; Mobile Home Park: one (1) unit per four thousand (4,000) square feet.

Multi-family: one (1) unit per one thousand five hundred (1,500) square feet.

(B) For parcels within water or sewer district:

Single-family; Two-family; Multi-family: one (1) unit per twelve thousand (12,000) square feet.

(C) For parcels not in a water or sewer district:

Single-family: one (1) unit per forty thousand (40,000) square feet.

Two-family; Multi-family: not permitted.

(Ord. No. 4538, § 23(Exh. A), 9-10-2024)

Sec. 20.088.035 - Minimum Front Yard.

Twenty (20) feet. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 23(Exh. A), 9-10-2024)

Sec. 20.088.040 - Minimum Side and Rear Yards.

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 23(Exh. A), 9-10-2024)

Sec. 20.088.045 - Building Height Limit.

Thirty-five (35) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 23(Exh. A), 9-10-2024)

CHAPTER 20.092 - C-2 GENERAL COMMERCIAL DISTRICT

Footnotes:
*--- (**22**) ---*
***Editor's note—** Ord. No. 4538, § 24(Exh. A), adopted September 10, 2024, repealed Ch. 20.092 and enacted a new Ch. 20.092 as set out herein and as may later be amended. Former Ch. 20.092 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3867, adopted 1993; Ord. No. 4017, adopted 1998; and Ord. No. 4213, adopted December 9, 2008.*

Sec. 20.092.005 - Intent.

This district is intended to create and enhance commercial areas where complete retail sales and services are available and desirable for public service are available and desirable for public and convenience. Typically this district would be applied in the central core of community areas where central area commercial facilities were desired, or at major roadway intersections. Uses in this district are also intended to facilitate live/work convenience through multiple story construction and shared parking arrangements for a range of residential and commercial uses.

(Ord. No. 4538, § 24(Exh. A), 9-10-2024)

Sec. 20.092.010 - Permitted Uses.

The following use types are permitted in the C-2 District:

(A) Residential Use Types (see Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family;

Family residential—two-family;

Family residential—multi-family;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

Ambulance services;

Clinic services;

Community recreation;

Cultural exhibits and library services;

Essential services;

Fire and police protection services;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Administrative and business offices;

Animal sales and services-household pets;

Animal sales and services-veterinary (small animals);

Automotive and equipment-cleaning;

Automotive and equipment-fleet storage;

Automotive and equipment-parking;

Automotive and equipment-repairs, light;

Automotive and equipment-sales/rentals;

Business equipment sales;

Commercial recreation-all types;

Communication services;

Eating and drinking establishments;

Financial services;

Food and beverage preparation-without consumption;

Food and beverage retail sales;

Funeral and interment services;

Laundry services;

Mail order businesses;

Medical services;

Personal services;

Repair services, consumer;

Research services;

Retail sales-general;

Transient habitation-lodging;

Transient habitation-resort and recreational facilities;

Wholesaling, storage and distribution-mini-warehouse.

(D) Agricultural Use Types (See Chapter 20.032).

Animal Raising—personal;

Forest production and processing-limited;

Horticulture;

Packing and processing-limited;

Row and field crops;

Tree crops.

(E) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 24(Exh. A), 9-10-2024)

Sec. 20.092.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the C-2 District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016).

Family residential-dwelling groups.

(B) Civic Use Types (See Chapter 20.020).

Day care facilities/small schools;

Group care.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and services-kennels;

Agricultural sales and services;

Automotive and equipment-gasoline sales;

Automotive and equipment-repairs, heavy;

Automotive and equipment-storage, recreational vehicles and boats;

Construction sales and services;

Recycling centers;

Redemption centers;

Swap meet.

(D) Industrial Use Types (See Chapter 20.028).

Custom manufacturing.

(Ord. No. 4538, § 24(Exh. A), 9-10-2024)

Sec. 20.092.020 - Uses Subject to a Use Permit.

The following use types are permitted in the C-2 District upon issuance of a Use Permit:

(A) Residential Use Types (See Chapter 20.016).

Mobile home residential.

(B) Civic Use Types (See Chapter 20.020).

Educational facilities;

Major impact facilities;

Major impact services and utilities.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and services—veterinary (large animals);

Automotive and equipment—storage, nonoperating vehicles;

Transient habitation—campground;

Wholesaling, storage and distribution—light.

(D) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 24(Exh. A), 9-10-2024)

Sec. 20.092.025 - Minimum Lot Area.

(A) For parcels within water and sewer districts:

Commercial Use: None.

Mobile Home Park: four thousand (4,000) square feet.

Residential: six thousand (6,000) square feet.

(B) For parcels within water or sewer districts: twelve thousand (12,000) square feet.

(C) For parcels not in a water or sewer district: forty thousand (40,000) square feet.

(Ord. No. 4538, § 24(Exh. A), 9-10-2024)

Sec. 20.092.030 - Maximum Dwelling Density.

One (1) single-family dwelling per legally created parcel, except as separately provided for below. Construction of more than one (1) single-family dwelling may be permissible as the Family Residential—Dwelling Group use type and shall be consistent with the below density standards. The following density standards apply where there is adequate lot area to accommodate higher density:

(A) For parcels within water and sewer districts:

Single-family: one (1) unit per six thousand (6,000) square feet.

Two-family; Mobile Home Park: one (1) unit per four thousand (4,000) square feet.

Multi-family: one (1) unit per one thousand five hundred (1,500) square feet.

(B) For parcels within water or sewer district:

Single-family; Two-family; Multi-family: one (1) unit per twelve thousand (12,000) square feet.

(C) For parcels not in a water or sewer district:

Single-family: one (1) unit per forty thousand (40,000) square feet.

Two-family; Multi-family: not permitted.

(Ord. No. 4538, § 24(Exh. A), 9-10-2024)

Sec. 20.092.035 - Minimum Front Yard.

Ten (10) feet. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 24(Exh. A), 9-10-2024)

Sec. 20.092.040 - Minimum Side and Rear Yard.

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 24(Exh. A), 9-10-2024)

Sec. 20.092.045 - Building Height Limit.

Fifty (50) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 24(Exh. A), 9-10-2024)

CHAPTER 20.096 - I-1 LIMITED INDUSTRIAL DISTRICT

Footnotes:
*--- (**23**) ---*
***Editor's note—** Ord. No. 4538, § 25(Exh. A), adopted September 10, 2024, repealed Ch. 20.096 and enacted a new Ch. 20.096 as set out herein and as may later be amended. Former Ch. 20.096 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3867, adopted 1993; and Ord. No. 4017, adopted 1998.*

Sec. 20.096.005 - Intent.

This district is intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Nonindustrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales and service uses.

(Ord. No. 4538, § 25(Exh. A), 9-10-2024)

Sec. 20.096.010 - Permitted Uses.

The following use types are permitted in the I-1 District:

(A) Residential Use Type (See Chapter 20.016).

Day Care Facility (only if associated with Employee Housing);

Employee Housing.

(B) Civic Use Types (See Chapter 20.020).

Ambulance services;

Cemetery;

Community recreation;

Essential services;

Fire and police protection services;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Administrative and business offices;

Agricultural sales and services;

Animal sales and services—auctioning;

Animal sales and services—household pets;

Animal sales and services—kennels;

Animal sales and services—veterinary (large animals);

Animal sales and services—veterinary (small animals);

Automotive and equipment—all types;

Building maintenance services;

Business equipment sales and services;

Commercial recreation—indoor entertainment;

Commercial recreation—indoor sports and recreation;

Communications services;

Construction sales and services;

Laundry services;

Mail order businesses;

Recycling centers;

Redemption centers;

Research services;

Repair services, consumer;

Swap meets;

Wholesaling, storage and distribution—mini warehouses;

Wholesaling, storage and distribution—light.

(D) Industrial Use Types (See Chapter 20.028).

Custom manufacturing;

General industrial.

(E) Agricultural Use Types (See Chapter 20.032).

Animal raising—general agriculture;

Animal waste processing;

Horticulture;

Packing and processing—all types;

Forest production and processing—all types;

Row and field crops;

Tree crops.

(F) For further clarification, refer to Appendices A and B to this Division.

(G) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 25(Exh. A), 9-10-2024)

Sec. 20.096.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the I-1 District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016).

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Commercial Use Types (See Chapter 20.024).

Retail sales, general.

(Ord. No. 4538, § 25(Exh. A), 9-10-2024)

Sec. 20.096.020 - Uses Subject to a Use Permit.

The following use types are permitted in the I-1 District upon issuance of a Use Permit:

(A) Civic Use Types (See Chapter 20.020).

Major impact facilities;

Major impact services and utilities.

(B) Commercial Use Types (See Chapter 20.024).

Animal sales and services—stockyard;

Commercial recreation—outdoor entertainment;

Commercial recreation—outdoor sports and recreation;

Scrap operations;

Wholesaling, storage and distribution—heavy.

(C) Extractive Use Types (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 25(Exh. A), 9-10-2024)

Sec. 20.096.025 - Minimum Lot Area.

(A) For parcels within water and sewer districts: None required.

(B) For parcels within water or sewer districts: twelve thousand (12,000) square feet.

(C) For parcels not in a water or sewer district: forty thousand (40,000) square feet.

(Ord. No. 4538, § 25(Exh. A), 9-10-2024)

Sec. 20.096.030 - Minimum Front Yard.

Ten (10) feet. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 25(Exh. A), 9-10-2024)

Sec. 20.096.035 - Minimum Side and Rear Yards.

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 25(Exh. A), 9-10-2024)

Sec. 20.096.040 - Building Height Limit.

Fifty (50) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 25(Exh. A), 9-10-2024)

CHAPTER 20.100 - I-2 GENERAL INDUSTRIAL DISTRICT

Footnotes:
*--- (**24**) ---*
***Editor's note—** Ord. No. 4538, § 26(Exh. A), adopted September 10, 2024, repealed Ch. 20.100 and enacted a new Ch. 20.100 as set out herein and as may later be amended. Former Ch. 20.100 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3867, adopted 1993; and Ord. No. 4017, adopted 1998.*

Sec. 20.100.005 - Intent.

This district is intended to create and preserve areas where a full range of industrial uses with moderate to high nuisance characteristics may locate. Typically this district would be applied to locations where large land acreages were available and where the impacts associated with the unsightliness, noise, odor, and traffic, and the hazards associated with certain industrial uses, would not impact on residential and commercial areas.

(Ord. No. 4538, § 26(Exh. A), 9-10-2024)

Sec. 20.100.010 - Permitted Uses.

The following use types are permitted in the I-2 District:

(A) Residential Use Type (See Chapter 20.016).

Day Care Facility (only if associated with Employee Housing);

Employee Housing.

(B) Civic Use Types (See Chapter 20.020).

Ambulance services;

Cemetery;

Community recreation;

Essential services;

Fire and police protection services;

Lodge, fraternal and civic assembly;

Minor impact utilities;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Administrative and business offices;

Agricultural sales and services;

Animal sales and services—auctioning;

Animal sales and services—household pets;

Animal sales and services—kennels;

Animal sales and services—veterinary (large animals);

Animal sales and services—veterinary (small animals);

Automotive and equipment—all types;

Building maintenance services;

Business equipment sales and services;

Communications services;

Commercial recreation—indoor entertainment;

Commercial recreation—indoor sports and recreation;

Construction sales and services;

Laundry services;

Mail order businesses;

Recycling centers;

Redemption centers;

Repair services, consumer;

Research services;

Scrap operations;

Swap meets;

Wholesaling, storage and distribution heavy;

Wholesaling, storage and distribution—mini warehouses;

Wholesaling, storage and distribution—light.

(D) Industrial Use Types (See Chapter 20.028).

Custom manufacturing;

General industrial.

(E) Agricultural Use Types (See Chapter 20.032).

Animal raising—general agriculture;

Animal waste processing;

Forest production and processing—all types;

Horticulture;

Packing and processing—all types;

Row and field crops;

Tree crops.

(F) For further clarification, refer to Appendices A and B.

(G) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 26(Exh. A), 9-10-2024)

Sec. 20.100.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the I-2 District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.16).

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Commercial Use Types (See Chapter 20.024).

Retail sales, general.

(Ord. No. 4538, § 26(Exh. A), 9-10-2024)

Sec. 20.100.020 - Uses Subject to a Use Permit.

The following use types are permitted in the I-2 District upon issuance of a Use Permit:

(A) Civic Use Types (See Chapter 20.020).

Major impact facilities;

Major impact services and utilities.

(B) Commercial Use Types (See Chapter 20.024).

Animal sales and services—stockyard;

Commercial recreation—outdoor entertainment;

Commercial recreation—outdoor sports and recreation.

(C) Industrial Use Types (See Chapter 20.028).

Heavy industrial;

Explosives storage.

(D) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(E) All other uses which do not appropriately fall into any of the use types described in Section 20.016.005 to Section 20.036.010.

(Ord. No. 4538, § 26(Exh. A), 9-10-2024)

Sec. 20.100.025 - Minimum Lot Area.

(A) For parcels within water and sewer districts: None required.

(B) For parcels within water or sewer districts: twelve thousand (12,000) square feet.

(C) For parcels not in a water or sewer district: forty thousand (40,000) square feet.

(Ord. No. 4538, § 26(Exh. A), 9-10-2024)

Sec. 20.100.030 - Minimum Front Yard.

Ten (10) feet. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 26(Exh. A), 9-10-2024)

Sec. 20.100.035 - Minimum Side and Rear Yards.

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 26(Exh. A), 9-10-2024)

Sec. 20.100.040 - Building Height Limit.

Sixty-five (65) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 26(Exh. A), 9-10-2024)

CHAPTER 20.102 - P-I PINOLEVILLE INDUSTRIAL DISTRICT

Footnotes:
*--- (**25**) ---*
***Editor's note—** Ord. No. 4538, § 27(Exh. A), adopted September 10, 2024, repealed Ch. 20.102 and enacted a new Ch. 20.102 as set out herein and as may later be amended. Former Ch. 20.102 pertained to similar subject matter and derived from Ord. No. 3804, adopted 1992; Ord. No. 3867, adopted 1993; and Ord. No. 4038, adopted 1999.*

Sec. 20.102.005 - Intent.

The Pinoleville Industrial (P-I) Zoning District is intended to be applied to all lands zoned Limited Industrial (I-1) within the Pinoleville Rancheria. The objective of the P-I District is to provide for industrial uses and at the same time to protect the health, safety and general welfare of the residents living within the Rancheria. Creation of a new zoning district was determined to be preferable to rezoning lands within the Rancheria from I-1 to a commercial or residential zone because the new zoning district avoided making existing industrial uses nonconforming. But because some industrial uses may be incompatible with existing or future residential use of the Rancheria, it is the intent of the P-I District to require discretionary permit approval for such uses, and

further, that approval of Administrative Permits or Use Permits within the P-I District shall be granted only if the proposed use is compatible with residential use of the Rancheria and will not cause any significant nuisance or hardship to Rancheria residents. Within the P-I District the allowable uses shall be as specified in Sections 20.102.010 through 20.102.050.

(Ord. No. 4538, § 27(Exh. A), 9-10-2024)

Sec. 20.102.010 - Permitted Uses.

The following use types are permitted within the P-I District:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential-single family.

(B) Civic Use Types (See Chapter 20.020).

Ambulance services;

Cemetery;

Community recreation;

Essential services;

Fire and police services;

Group care;

Minor impact utilities.

(C) Commercial Use Types (See Chapter 20.024).

Administrative and business offices;

Agricultural sales and service;

Animal sales and services—household pets;

Automotive and equipment—all types;

Building maintenance service;

Business equipment sales and service;

Commercial recreation—all types;

Communications services;

Construction sales and service;

Redemption centers;

Repair services, consumer;

Research services;

Wholesaling, storage and distribution-mini warehouses;

Wholesaling, storage and distribution—light.

(D) Agricultural Use Types (See Chapter 20.032).

Horticulture;

Row and field crops;

Tree crops;

Animal raising—general agriculture;

Animal raising—personal;

Packing and processing—limited;

Forest production and processing—limited.

(Ord. No. 4538, § 27(Exh. A), 9-10-2024)

Sec. 20.102.015 - Uses Subject to an Administrative Permit.

The following use types are permitted within the P-I District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016).

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(B) Civic Use Types (See Chapter 20.020).

Lodge, fraternal and civic assembly;

Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Animal sales and services—kennels;

Animal sales and services—veterinary (small animals);

Animal sales and services-veterinary (large animals);

Cottage industries—all types.

(D) Agricultural Use Types (See Chapter 20.032).

Packing and processing—winery;

Packing and processing—general;

Forest production and processing—general;

Forest production and processing—commercial woodlots;

Forest production and processing—portable sawmills.

(Ord. No. 4538, § 27(Exh. A), 9-10-2024)

Sec. 20.102.020 - Uses Subject to a Use Permit.

The following use types are permitted within the P-I District upon issuance of a Use Permit:

(A) Civic Use Types (See Chapter 20.020).

Major impact facilities;

Major impact services and utilities.

(B) Commercial Use Types (See Chapter 20.024).

Animal sales and services—auctioning;

Animal sales and services—stockyards;

Recycling centers;

Retail sales, general;

Scrap operations;

Swap meets;

Wholesaling, storage and distribution—heavy.

(C) Industrial Use Types (See Chapter 20.028).

Custom manufacturing;

General industrial.

(D) Agricultural Use Types (See Chapter 20.032).

Animal waste processing.

(E) Extractive Use Types (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 27(Exh. A), 9-10-2024)

Sec. 20.102.025 - Minimum Lot Area.

(A) Industrial: none.

(B) Residential: six thousand (6,000) square feet.

(Ord. No. 4538, § 27(Exh. A), 9-10-2024)

Sec. 20.102.030 - Maximum Dwelling Density.

One unit per six thousand (6,000) square feet.

(Ord. No. 4538, § 27(Exh. A), 9-10-2024)

Sec. 20.102.035 - Minimum Front Yard.

Ten (10) feet. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 27(Exh. A), 9-10-2024)

Sec. 20.102.040 - Minimum Side and Rear Yards.

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side yard of five (5) feet and a minimum rear yard of twenty (20) feet. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 27(Exh. A), 9-10-2024)

Sec. 20.102.045 - Building Height Limit.

Fifty (50) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 27(Exh. A), 9-10-2024)

Sec. 20.102.050 - Findings.

Prior to granting any administrative or use permit on lands subject to the P-I Industrial District, the Zoning Administrator, Planning Commission or Board of Supervisors shall make the following findings in addition to the findings required by Chapter 20.192 or Chapter 20.196, as applicable:

(A) The proposed project, including traffic generated by the project, will not produce noise levels in excess of:

50 dBA Ldn day (DEH goal from General Plan).

40 dBA Ldn night measured at the project site property lines (excluding roads).

(B) The proposed project will not subject neighboring parcels to dust, odor or other impairment to air quality in excess of that which would normally be associated with residential or agricultural uses within the Rancheria.

(C) At least fifteen (15) calendar days prior to any hearing on the administrative or use permit application and supporting information, the application was referred to the Governing Council of the Pinoleville Indian Community for its review and recommendation.

(Ord. No. 4538, § 27(Exh. A), 9-10-2024)

CHAPTER 20.104 - O-S OPEN SPACE DISTRICT

Footnotes:
*--- (**26**) ---*
***Editor's note—** Ord. No. 4538, § 28(Exh. A), adopted September 10, 2024, repealed Ch. 20.104 and enacted a new Ch. 20.104 as set out herein and as may later be amended. Former Ch. 20.104 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.104.005 - Intent.

This district is intended to be applied to lands not suited for development or to lands most valuable in their undeveloped natural state. Generally structures and significant grading shall be prohibited, but may be permitted with an Administrative Permit provided the structures or grading furthers the open space intent.

(Ord. No. 4538, § 28(Exh. A), 9-10-2024)

Sec. 20.104.010 - Permitted Uses.

The following use types excepting structures and significant grading are permitted in the O-S District:

(A) Civic Use Types (See Chapter 20.020).

Community recreation;

Essential services;

Fire and police protection services;

Minor impact utilities.

(B) Agricultural Use Types (See Chapter 20.032)

Animal raising—general agriculture;

Forest production and processing—limited;

Horticulture;

Packing and processing—limited;

Row and field crops;

Tree crops.

(Ord. No. 4538, § 28(Exh. A), 9-10-2024)

Sec. 20.104.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the O-S District upon issuance of an Administrative Permit:

(A) Structure or significant grading in conjunction with any permitted use.

(B) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Employee Housing;

Family residential—single-family;

Low Barrier Navigation Centers;

Supportive Housing;

Transitional Housing.

(C) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 28(Exh. A), 9-10-2024)

Sec. 20.104.020 - Uses Subject to a Use Permit.

The following use types are permitted in the O-S District upon issuance of a Use Permit:

(A) Civic Use Type (See Chapter 20.020).

Major impact services and utilities.

(B) Commercial Use Types (See Chapter 20.024).

Commercial recreation—outdoor sports and recreation;

Transient habitation—campground.

(C) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 28(Exh. A), 9-10-2024)

Sec. 20.104.025 - Minimum Lot Area.

No divisions permitted unless it can be demonstrated that the division furthers the intent of the OS District.

(Ord. No. 4538, § 28(Exh. A), 9-10-2024)

Sec. 20.104.030 - Minimum Front and Rear Yards.

Twenty (20) feet each. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 28(Exh. A), 9-10-2024)

Sec. 20.104.035 - Minimum Side Yards.

Five (5) feet each. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 28(Exh. A), 9-10-2024)

Sec. 20.104.040 - Building Height Limit.

Thirty-five (35) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 28(Exh. A), 9-10-2024)

CHAPTER 20.108 - P-F PUBLIC FACILITIES DISTRICT

Footnotes:
*--- (**27**) ---*
***Editor's note—** Ord. No. 4538, § 29(Exh. A), adopted September 10, 2024, repealed Ch. 20.108 and enacted a new Ch. 20.108 as set out herein and as may later be amended. Former Ch. 20.108 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; and Ord. No. 3867, adopted 1993.*

Sec. 20.108.005 - Intent.

This district is intended to create and preserve those properties which are properly used for or are proposed to be used for public purposes or for specified public utility purposes.

(Ord. No. 4538, § 29(Exh. A), 9-10-2024)

Sec. 20.108.010 - Permitted Uses.

The following use types are permitted in the P-F District:

(A) Residential Use Types (See Chapter 20.016).

Employee Housing.

(B)

Civic Use Types (See Chapter 20.020).

Administrative services government;

Cemetery;

Clinic services;

Community recreation;

Cultural exhibits and library services;

Day care facilities/small schools;

Education facilities;

Essential services;

Fire and police protection services;

Group care;

Lodge, fraternal and civic assembly;

Major impact facilities;

Major impact services and utilities.

(C) Commercial Use Type (See Chapter 20.024).

Automotive and equipment—parking;

Recycling centers;

Redemption centers.

(D) Agriculture Use Types (See Chapter 20.032).

Forest production and processing—limited;

Horticulture;

Packing and processing—limited;

Row and field crops;

Tree crops.

(E) Accessory uses as provided in Chapter 20.164.

(Ord. No. 4538, § 29(Exh. A), 9-10-2024)

Sec. 20.108.015 - Uses Subject to an Administrative Permit.

The following use types are permitted in the P-F District upon issuance of an Administrative Permit:

(A) Residential Use Types (See Chapter 20.016).

Assisted Living Residential Care Facility;

Day Care Facility;

Family residential—single-family;

Low Barrier Navigation Center;

Supportive Housing;

Transitional Housing.

(Ord. No. 4538, § 29(Exh. A), 9-10-2024)

Sec. 20.108.020 - Uses Subject to a Use Permit.

The following use types are permitted in the P-F District upon issuance of a Use Permit:

(A) Commercial Use Type (See Chapter 20.024).

Transient habitation—lodging (limited).

(B) Extractive Use Type (See Chapter 20.036).

Mining and processing.

(Ord. No. 4538, § 29(Exh. A), 9-10-2024)

Sec. 20.108.025 - Minimum Lot Area.

None required.

(Ord. No. 4538, § 29(Exh. A), 9-10-2024)

Sec. 20.108.030 - Minimum Front Yard.

None required.

(Ord. No. 4538, § 29(Exh. A), 9-10-2024)

Sec. 20.108.035 - Minimum Side and Rear Yards.

None required, except that any side or rear yard contiguous to any district other than commercial or industrial shall have a minimum side and/or rear setback as established for the contiguous district. See setback exceptions in section 20.152.015.

(Ord. No. 4538, § 29(Exh. A), 9-10-2024)

Sec. 20.108.040 - Building Height Limit.

Fifty (50) feet. See height exceptions in section 20.152.025.

(Ord. No. 4538, § 29(Exh. A), 9-10-2024)

CHAPTER 20.114 - "AZ" AIRPORT ZONE COMBINING DISTRICT

Footnotes:
*--- (**29**) ---*
***Editor's note—** Ord. No. 4538, § 31(Exh. A), adopted September 10, 2024, repealed Ch. 20.114 and enacted a new Ch. 20.114 as set out herein and as may later be amended. Former Ch. 20.114 pertained to similar subject matter and derived from Ord. No. 4032, adopted 1999.*

Sec. 20.114.005 - Intent.

This district is intended to be applied to parcels outside of airports which are located in airport planning zones as specified in the County's adopted Airport Comprehensive Land Use Plan (CLUP) or Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) for the purpose of notifying interested parties that restrictions may apply to certain parcels as described within the CLUP or UKIALUCP.

(Ord. No. 4538, § 31(Exh. A), 9-10-2024)

Sec. 20.114.010 - Regulations.

Development of parcels within the "AZ" Airport Zone Combining District shall be subject to the regulations set forth in the CLUP or UKIALUCP, as applicable.

(Ord. No. 4538, § 31(Exh. A), 9-10-2024)

CHAPTER 20.116 - "C" CLUSTER COMBINING DISTRICT

> *Footnotes:*
> *--- (**30**) ---*
> ***Editor's note—** Ord. No. 4538, § 32(Exh. A), adopted September 10, 2024, repealed Ch. 20.116 and enacted a new Ch. 20.116 as set out herein and as may later be amended. Former Ch. 20.116 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.116.005 - Intent.

This district is intended to be combined with property to provide protection to agricultural or natural resources by providing a buffer on adjacent lands:

(A) Lying adjacent to lands in agricultural preserve or zoned Timberland Production for the purpose of providing a buffer to these resource lands; or

(B) Used for more than four (4) dwelling units when clustered to enhance and protect the agricultural or natural resources of a site.

(Ord. No. 4538, § 32(Exh. A), 9-10-2024)

Sec. 20.116.010 - Regulations for "C" Cluster Combining District.

The following regulations apply to the "C" Combining District. These regulations supersede the standards and regulations of the underlying zoning district and are implemented either through obtaining a Use Permit or subdividing the property pursuant to Division 17.

(A) Parcels contiguous to Agricultural Preserves shall have a five-acre minimum except that a higher density may be allowed to recognize the average density of the existing parcel sizes within one-quarter mile.

(B) Parcels contiguous to Timberland Production zoning shall have a ten-acre minimum except that a higher density may be allowed to recognize the average density of the existing parcel sizes within one-quarter mile.

(C) In exception to Subsections (A) and (B) above of this Section, a higher density may be allowed if:

(1) A use permit or subdivision is processed and approved which preserves and protects those lands adjacent to resource lands for nonresidential purposes.

(D) Development Standards.

(1) Residential development shall be limited to twenty-five (25) percent of the area of the property.

(2) Open Space easements or other methods will be required on all open space not included within the residential development area on both parcel groups and dwelling groups.

(E) Use Permit Standards.

(1) Residential development shall be located at the farthest feasible point from the protected resource. Unless energy conservation and environmental concerns require location nearest to public roadways and utilization of common water sources and septic disposal.

(a) Residential development area shall be measured along the outside perimeter of the structures on the plot plan.

(b) Residential development (structures) should be arranged in such a way that the area of development should not exceed 3:1, length to width ratio.

(2) Access to the residential development shall be via a common easement or driveway.

(3) Width of the access easement and improvements for access, drainage and utilities shall be determined as necessary by the Planning Commission and/or Board of Supervisors based on the Department of Transportation's recommendations.

(4) If clustering is accomplished by the approval of a use permit, a condition of approval shall state that the Open Space portion of the property shall remain in Open Space, which may include an Open Space easement or conservation easement, until such time as the land use density is increased by a General Plan amendment.

(5) If clustering is accomplished by the filing of a parcel or final map, the Open Space parcel shall be noted on said map as "Not a Residential Building Site."

(6) In no instance shall the density allowed exceed the maximum allowable density within the General Plan.

(Ord. No. 4538, § 32(Exh. A), 9-10-2024)

CHAPTER 20.118 - "CA" CANNABIS ACCOMMODATION COMBINING DISTRICT

Sec. 20.118.010 - Intent.

The "CA" Cannabis Accommodation Combining District (CA Combining District or CA district) is intended to be applied to areas where greater flexibility in the development standards related to cannabis cultivation operations is desirable and necessary in order to accommodate existing commercial cannabis cultivation sites.

(Ord. No. 4420, § 4, 12-4-2018)

Sec. 20.118.020. - Applicability.

(A) The CA Combining District may be applied to areas that include existing commercial cannabis cultivation operations, and where the zoning designation of the majority of the lots allows residential use by right.

(B) A CA Combining District may range from neighborhood to community in scale, but in no case be composed of fewer than ten (10) legal parcels as that term is defined in section 10A.17.020. All parcels within a CA Combining District shall be contiguous (excepting separations by public or private roads, rail lines, utility easements, or similar linear public facilities).

(C) The regulations in this section are supplemental to the regulations for the applicable underlying zoning district. In the event of a conflict between the regulations for the CA Combining District and the underlying zoning district, the CA district regulations shall prevail.

(Ord. No. 4420, § 4, 12-4-2018)

Sec. 20.118.030. - Establishment of CA Combining District.

(A) The establishment of a CA Combining District shall be in accordance with the provisions of Chapter 20.212, except as otherwise provided in this section.

(B) Establishment of a CA Combining District may be initiated by one (1) or more property owner(s) within the boundaries of the proposed CA district. Such application shall be filed with the Planning and Building Services Department and shall be accompanied by either:

(1) A petition that demonstrates support for the proposed CA district by more than sixty percent (60%) of the affected property owners (as demonstrated by one (1) owner's signature per legal parcel) within the proposed CA district; or

(2) An alternative demonstration of landowner support, including but not limited to a landowner survey conducted by the County and funded by the applicant, or other method as approved by the County.

(C) Action on the filed application shall be taken by the Planning Commission and Board of Supervisors as established in Chapter 20.212.

(D) Applications for CA Combining Districts will be accepted until November 1, 2019.

(Ord. No. 4420, § 4, 12-4-2018)

Sec. 20.118.040. - Regulations for CA Combining District.

(A) Notwithstanding application deadlines identified in section 10A.17.080(A)(1), applications for cannabis cultivation permits within a CA Combining District must be submitted within one hundred eighty (180) days of the effective date of the ordinance that establishes the CA Combining District.

(B) The Sunset Provision for cannabis cultivation (section 10A.17.080(B)(2)(b)) shall not apply within the CA district.

(C) Cannabis cultivation permit types defined in section 10A.17.060 as (C) Small Outdoor, (C-A) Small Indoor, Artificial Light, and (C-B) Small Mixed Light may be permitted for existing cultivation sites on any parcel subject to the planning permit and approval requirements in section 20.242.040(C).

(D) The minimum setback for a cultivation site from any adjoining legal parcel under separate ownership, as required by section 10A.17.040(A)(5), shall be twenty (20) feet.

(E) The minimum setback for a cultivation site to an adjoining legal parcel under separate ownership, as required by section 10A.17.040(A)(5), may be reduced to less than twenty (20) feet or waived through the approval of an Administrative Permit pursuant to section 20.242.070(C).

(F) The minimum setback for a cultivation site to any occupied legal residential structure located on a separate legal parcel, as required by section 10A.17.040(A)(2), may be reduced to twenty (20) feet through the approval of an Administrative Permit pursuant to section 20.242.070(C).

(G) Changes to the underlying zoning of a parcel or parcels within the CA Combining District would have no effect on the uses permitted and defined by this section, nor would the CA Combining District limit any use rights granted by a future rezoning of property within this CA district.

(Ord. No. 4420, § 4, 12-4-2018)

Sec. 20.118.050. - Changes to CA Combining District.

(A) For the first ten (10) years after the date of adoption, no application to repeal or amend a CA Combining District, except as described in section 20.118.050(D), may be initiated by a member of the public.

(B) Following the in-effect period of ten (10) years from the date of adoption, a CA Combining District may be repealed or amended upon submittal of an application by one (1) or more property owner(s) within the boundaries of the CA district. The application shall be accompanied by either:

(1) A petition demonstrating support for the repeal or amendment of the CA district by more than sixty percent (60%) of all current property owners (as demonstrated by one owner's signature per parcel or parcels owned) within the CA district; or

(2) An alternative demonstration of landowner support, including but not limited to a landowner survey conducted by the County and funded by the applicant, or other method as approved by the County.

(C) If a CA Combining District is repealed at any time, all current cultivators that do not meet the development standards of the underlying zoning district shall be permitted to continue operations for three (3) years from the date of repeal of the CA district. After three (3) years following the date of repeal of the CA district, permits for cultivators that do not meet the standards of the underlying zoning district shall not be renewed by the County.

(D) An owner of property that is contiguous with a CA Combining District may submit a petition to the County to be included in the CA district. Petitions for inclusion in an existing CA district shall only be submitted by the current property owner. An addition of new property to an established CA district shall not alter the in-effect period of ten (10) years for the district.

(E) Action on an application to repeal, amend, or add contiguous property to a CA Combining District shall be taken by the Planning Commission and Board of Supervisors consistent with the provisions of Chapter 20.212, except as provided by this section.

(Ord. No. 4420, § 4, 12-4-2018)

Sec. 20.118.060. - Fees for Petitions for CA Combining District.

The Board of Supervisors shall require payment of fees or deposits, as established by the Board, for the processing of applications seeking to establish, repeal, or amend a CA Combining District in an amount that covers all costs for review, public noticing and hearings, and approval or denial of the application. The fees shall be as set and established by Resolution passed by the Board of Supervisors.

(Ord. No. 4420, § 4, 12-4-2018)

Sec. 20.118.070. - Adopted CA Combining Districts.

The CA Combining District has been applied to the following areas, which are more specifically defined in the ordinance that rezoned the areas to the CA Combining District:

(A) Covelo Core;

(B) Covelo Fairbanks Road;

(C) Laytonville;

(D) South Leggett.

(Ord. No. 4420, § 4, 12-4-2018)

CHAPTER 20.119 - "CP" COMMERCIAL CANNABIS PROHIBITION COMBINING DISTRICT

Sec. 20.119.010. - Intent.

The "CP" Commercial Cannabis Prohibition Combining District (CP Combining District or CP district) is intended to allow the County to designate specific areas where commercial cannabis operations are prohibited.

(Ord. No. 4420, § 5, 12-4-2018)

Sec. 20.119.020. - Applicability.

(A) The CP Combining District may be applied to an area where a majority of the parcels allow residential use by right.

(B) A CP Combining District shall be composed of no fewer than ten (10) legally created legal parcels, as that term is defined in section 10A.17.020, that are contiguous (excepting separations by public or private roads, rail lines, utility easements, or similar linear public facilities).

(C) The regulations in this section are supplemental to the regulations for the applicable underlying zoning district. In the event of a conflict between the regulations for the CP Combining District and the underlying zoning district, the CP district regulations shall prevail.

(Ord. No. 4420, § 5, 12-4-2018)

Sec. 20.119.030. - Establishment of CP Combining District.

(A) The establishment of a CP Combining District shall be in accordance with the provisions of Chapter 20.212, except as otherwise provided in this section.

(B) Establishment of a CP Combining District may be initiated by one (1) or more property owner(s) within the boundaries of the proposed CP district. Such application shall be filed with the Planning and Building Services Department and shall be accompanied by either:

(1) A petition that demonstrates support for the proposed CP district by more than sixty percent (60%) of the affected property owners (as demonstrated by one (1) owner's signature per legal parcel) within the proposed CP district; or

(2) An alternative demonstration of landowner support, including but not limited to a landowner survey conducted by the County and funded by the applicant, or other method as approved by the County.

(C) Action on the filed application shall be taken by the Planning Commission and Board of Supervisors as established in Chapter 20.212.

(Ord. No. 4420, § 5, 12-4-2018)

Sec. 20.119.040. - Regulations for CP Combining District.

(A) All new and unpermitted cannabis cultivation sites as defined in section 10A.17.020, except those uses identified as exempt under section 10A.17.030, and all cannabis facilities as defined in section 20.243.030 shall be prohibited within the CP district.

(B) Existing permitted cannabis cultivation sites or permitted cannabis facilities located within a newly adopted CP Combining District zone shall be permitted to continue operations for three (3) years from the date of establishment of the CP district. After three (3) years following the date of establishment of the district, all previously permitted commercial cannabis cultivation sites and commercial cannabis facilities shall cease operations.

(C) Nothing in this section shall be construed to extend the period of allowed cultivation as established under Mendocino County Code section 10A.17.080(B)(2)(b) (Sunset provisions).

(Ord. No. 4420, § 5, 12-4-2018)

Sec. 20.119.050. - Changes to CP Combining District.

(A) For the first ten (10) years after the date of adoption, no application to repeal or amend a CP Combining District, except as described in section 20.119.050(C), may be initiated by a member of the public.

(B) Following the in-effect period of ten (10) years from the date of adoption, a CP Combining District may be repealed or amended upon submittal of an application by one (1) or more property owner(s) within the boundaries of the CP district. The application shall be accompanied by either:

(1) A petition demonstrating support for the repeal or amendment of the CP district by more than sixty percent (60%) of all current property owners (as demonstrated by one (1) owner's signature per legal parcel) within the CP district; or

(2) An alternative demonstration of landowner support, including but not limited to a landowner survey conducted by the County and funded by the applicant, or other method as approved by the County.

(C) An owner of property that is contiguous with a CP district may submit a petition to the County to be included in the CP Combining District. Petitions for inclusion in an existing CP district shall only be submitted by the current property owner. An addition of new property to an established CP district shall not alter the in-effect period of ten (10) years for the district.

(D) Action on an application to repeal, amend, or add contiguous property to a CP district shall be taken by the Planning Commission and Board of Supervisors consistent with the provisions of Chapter 20.212, except as provided by this section.

(Ord. No. 4420, § 5, 12-4-2018)

Sec. 20.119.060. - Fees for Petitions for CP Combining District.

The Board of Supervisors shall require payment of fees or deposits, as established by the Board, for the processing of applications seeking to establish, repeal, or amend a CP Combining District in an amount that covers all costs for review, public noticing and hearings, and approval or denial of the application. The fees shall be as set and established by Resolution passed by the Board of Supervisors.

(Ord. No. 4420, § 5, 12-4-2018)

Sec. 20.119.070. - Adopted CP Combining Districts.

The CP Combining District has been applied to the following areas, which are more specifically defined in the ordinance that rezoned the areas to the CP Combining District:

(A) Deerwood (Ukiah area);

(B) Boonville Road - Woodyglen (Ukiah area).

(Ord. No. 4420, § 5, 12-4-2018)

CHAPTER 20.124 - "IS" ISOLATED SERVICE COMBINING DISTRICT

Footnotes:
*--- (**32**) ---*
***Editor's note—** Ord. No. 4538, § 33(Exh. A), adopted September 10, 2024, repealed Ch. 20.124 and enacted a new Ch. 20.124 as set out herein and as may later be amended. Former Ch. 20.124 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.124.005 - Intent.

This district is intended to allow continued use of legally established commercial and industrial uses within a General Plan land use classification which make the use legal nonconforming. This Chapter is intended to retain the individual identity of the existing land use, and the ability of that use to expand based upon economic demand or public need.

(Ord. No. 4538, § 33(Exh. A), 9-10-2024)

Sec. 20.124.010 - Regulations for "IS" Isolated Service Combining District.

In any district combined with an "IS" District, the regulations of this Chapter shall apply in addition to those herein specified for such district, provided that if conflict in regulations occurs, the regulations of this Chapter shall govern.

(A) Establishment of "IS" Isolated Service Combining District.

(1) In each instance in which a legally existing land use made nonconforming by the General Plan is determined to warrant "Isolated Service" designation, a contract zoning shall be established for the site.

(2) Application for "IS" Isolated Service Combining District shall be initiated by the property owner and the application shall be submitted to the Planning and Building Services Department. Upon approval of the "IS" Combining District the owner and the Planning and Building Services Director shall sign a zoning contract.

(3) The zoning contract shall designate the nature, extent and intensity of the land use in question and will control said use to the extent that exists upon adoption of the contract zoning.

(4) Upon termination of the contract use the "IS" Isolated Service Combining District shall be null and void and all subsequent uses of the site shall comply with the provisions of the base zone designation for the parcel.

(B) The modification or expansion of a commercial or industrial use in the "IS" Combining District may be allowed upon the issuance of a use permit. The following findings must be made prior to the approval of the use permit:

(1) The proposal will not result in unmitigated adverse impacts to surrounding land uses.

(2) The expansion or modification is found necessary to meet economic demand or increased public need.

(Ord. No. 4538, § 33(Exh. A), 9-10-2024)

CHAPTER 20.132 - "L" SPECIAL MINIMUM LOT SIZE COMBINING DISTRICT

Sec. 20.132.005 - Intent.

This district is intended to allow the density in the zoning to be compatible with the General Plan density and to allow for decreased density in the zoning expressed in multiples of the density allowed in the corresponding General Plan designation (i.e., General Plan AG-40; zoning AG, AG:L-80, AG:L-120, etc.). Where such decreased density is desirable for the protection of existing land uses or environmental values, or for the recognition of constraints upon development, the "L" combining district shall be applied.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.132.010 - Regulations for "L" Special Minimum Lot Size Combining District.

In any district with which the "L" district is combined, the minimum lot size specified by the "L" district shall apply in lieu of the lot size requirements specified for such district.

(Ord. No. 3639 (part), adopted 1987)

CHAPTER 20.134 - "MP" MINERAL PROCESSING COMBINING DISTRICT

Footnotes:

*--- (**34**) ---*

***Editor's note—** Ord. No. 4538, § 35(Exh. A), adopted September 10, 2024, repealed Ch. 20.134 and enacted a new Ch. 20.134 as set out herein and as may later be amended. Former Ch. 20.134 pertained to similar subject matter and derived from Ord. No. 4452, adopted December 16, 2019.*

Sec. 20.134.005 - Intent.

This combining district is intended to allow, in limited circumstances, the processing of mineral resources near the site of extraction. Processing includes, and is limited to, operation of asphalt and/or concrete batch plants. Since mineral extraction must take place on the physical site where the minerals naturally occur, special controls are needed to minimize conflicts with other land uses. The Mineral Processing Combining District functions as an "overlay district" to be applied to the area where mineral processing activities will take place.

(Ord. No. 4538, § 35(Exh. A), 9-10-2024)

Sec. 20.134.010 - Regulations for "MP" Mineral Processing Combining District.

(A) Objectives: The operation of asphalt and concrete batch plants shall be allowed on properties within the Mineral Processing Combining District, subject to the issuance of a major use permit. "Asphalt and concrete batch plants" are defined as machinery used to process raw gravel, sand, and other materials into either hot asphalt or ready-mix concrete.

(B) Locational Requirements: The Mineral Processing Combining District shall only be applied to areas with an R-L zoning designation (See Chapter 20.060) within one-half miles of a legally established and active mining or mineral extraction operation. The Mineral Processing Combining District shall not be applied to:

(1) Land within any area of special flood hazard established in Section 22.17.210; or

(2) Land incorporated into Agricultural Preserves under Williamson Act contract.

(C) Designation: The Mineral Processing Combining District shall be designated by the symbol (MP) on the County Land Use Plan.

(D) Development Standards:

(1) The operation of asphalt and concrete batch plants shall be limited to areas within one-half mile of surface mining activities that have vested rights or a permit to mine from the County.

(2) The general building height limitations for R-L districts shall not apply to mineral processing equipment located within a Mineral Processing Combining District. Instead, asphalt silos and other mineral processing equipment are subject to the seventy-five (75) foot height limitation provided in Section 20.152.025(B)(3).

(3) When mining activity ceases, the mineral processing use must cease within one (1) year.

(4) The batch plant site shall be reclaimed subject to a Reclamation Plan approved as part of the Use Permit approval provided for in Section 20.134.015.

(E) Required Information: A Mining/Reclamation Plan describing the phasing of reclamation, in relation to the phases of the mining operation, shall be submitted for land areas which are to be included within a Mineral Processing Combining District. When approving an MP use permit the County may include a condition of approval requiring the permittee to remove the MP zoning overlay upon expiration of the mining use permit.

(Ord. No. 4538, § 35(Exh. A), 9-10-2024)

Sec. 20.134.015 - Uses Subject to a Use Permit.

In addition to the use types specified as uses subject to a use permit by the zoning district with which the "MP" combining district is combined, the onsite use of asphalt and concrete batch plants shall also be permitted upon issuance of a use permit.

(Ord. No. 4538, § 35(Exh. A), 9-10-2024)

CHAPTER 20.136 - PD PLANNED DEVELOPMENT COMBINING DISTRICT

Footnotes:
*--- (**35**) ---*
***Editor's note—** Ord. No. 4538, § 36(Exh. A), adopted September 10, 2024, repealed Ch. 20.136 and enacted a new Ch. 20.136 as set out herein and as may later be amended. Former Ch. 20.136 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.136.005 - Intent.

The PD Combining Zone is used to create project-specific development standards where standard residential and commercial and industrial design would be inappropriate due to the unique or highly visible nature of the site, to encourage imaginative development incorporating cluster development, and maximize and preserve open space and views from public roads. This district is intended to be applied on:

(A) Parcels in a single ownership, which are suitable for and of sufficient acreage to contain a planned community or development;

(B) Parcels in multiple ownerships, which are determined to have development limitations, and require that improvement plans be prepared before divisions of land occur, or use permits are approved.

(Ord. No. 4538, § 36(Exh. A), 9-10-2024)

Sec. 20.136.010 - General Development Criteria.

A Use Permit pursuant to Chapter 20.196 is required to implement the PD Combining District. All Use Permit applications to implement the PD Combining District shall be accompanied by proposed development standards. Final development standards shall be determined by the Use Permit and shall include regulations for the following development standards:

(A) Lot size and dimensions (width and depth).

(B) Setbacks.

(C) Height Limits.

(D) Compatibility with Adjacent Land Uses. A planned development shall be designed and developed in a manner compatible with and complementary to existing and potential residential, commercial or agricultural development in the immediate vicinity of the project site. Site planning on the perimeter shall give consideration to protection of the property from adverse surrounding influences, as well as protection of the surrounding areas from potentially adverse influences within the development.

(E) Relation to Natural Features. A planned development shall relate harmoniously to the topography of its site, make suitable provision for preservation of water courses, wooded areas, rough terrain and similar natural features and areas, and shall otherwise be so designed as to use such natural features and amenities to best advantage.

(F) Site Plan at sufficient detail to allow development to be reviewed for conformance with this section.

(G) Design Criteria. A planned development shall be designed in a manner to include low impact development techniques and enhanced pedestrian facilities.

(Ord. No. 4538, § 36(Exh. A), 9-10-2024)

Sec. 20.136.015 - Maximum Density.

The maximum allowable density shall be as designated by the Mendocino County General Plan.

(Ord. No. 4538, § 36(Exh. A), 9-10-2024)

Sec. 20.136.020 - Lot Size.

The lot size regulations within the zoning district shall not apply in a planned development, provided however, that minimum lot size on a site designated Suburban Residential or Rural Community by the General Plan shall observe a minimum of four thousand (4,000) square feet. Property within all other designations shall observe a six thousand (6,000) square feet minimum lot size.

(Ord. No. 4538, § 36(Exh. A), 9-10-2024)

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.

(Ord. No. 3986 (part), adopted 1997)

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.

(Ord. No. 3986 (part), adopted 1997)

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.

(Ord. No. 3986 (part), adopted 1997)

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

(A) The P-I 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).

(Ord. No. 3986 (part), adopted 1997)

CHAPTER 20.144 - "SS" SEISMIC STUDY COMBINING DISTRICT

Sec. 20.144.005 - Purpose.

This district is intended to be applied on parcels which are identified by the California Division of Mines and Geology as being in a "Special Study Zone" pursuant to the Alquist-Priolo Act.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.144.010 - Regulations.

Development of parcels within the "SS" Seismic Study Combining District shall be subject to the regulations set forth in Chapter 7.5, Division 2 of the California Public Resources Code.

(Ord. No. 3639 (part), adopted 1987)

CHAPTER 20.146 - "R" COMMERCIAL RESORT COMBINING DISTRICT

Sec. 20.146.005 - Intent.

This combining district is intended to be applied on historic resort parcels designated as registered historic landmarks, where it is desirable that the land use be a permitted use, but where the general commercial zone would be inappropriate. Registered historic landmarks are those sites registered by the State Historical Resources Commission as state landmarks or listed on the National Register of Historic Places by the United States Department of the Interior.

(Ord. No. 3754, adopted 1991.)

Sec. 20.146.010 - Permitted Uses.

In addition to the use types specified as permitted uses by the zoning district with which the "R" combining district is combined, the following use types shall also be permitted:

(A) Residential use types (see Chapter 20.016):

Family residential—single-family.

(B) Civic use types (see Chapter 20.020):

Essential services;

Fire and police services;

Lodge, fraternal and civic assembly;

Minor impact utilities.

(C) Commercial use types (see Chapter 20.024):

Commercial recreation indoor sports and recreation;

Commercial recreation outdoor sports and recreation;

Eating and drinking establishments;

Food and beverage preparation without consumption;

Medical services, not including convalescent or senior care facilities;*

Personal services, not including convalescent or senior care facilities;*

Retail sales—general* (see Section 20.146.020);

Transient habitation—resort and recreational facilities.

(D) Accessory uses as provided in Chapter 20.164.

(Ord. No. 3754, adopted 1991; Ord. No. 3848 (part), adopted 1993)

Sec. 20.146.015 - Uses Subject to a Minor Use Permit.

In addition to the use types specified as uses subject to a minor use permit by the zoning district with which the "R" combining district is combined, the following use types shall also be permitted upon issuance of a minor use permit:

(A) Residential use types (see Chapter 20.016):

Family residential—two-family;

Family residential—multifamily;

Family residential—dwelling groups.

(B) Commercial use types (see Chapter 20.024):

Administrative and business offices*.

(Ord. No. 3754, adopted 1991; Ord. No. 3848 (part), adopted 1993)

Sec. 20.146.017 - Uses Subject to a Major Use Permit.

In addition to the use types specified as uses subject to a major use permit by the zoning district with which the "R" combining district is combined, the following use types shall also be permitted upon issuance of a major use permit:

(A) Civic use types (see Chapter 20.020):

Day care facilities/small schools;

Education facilities;

Major impact facilities;

Major impact services and utilities;

Group care.

(B) Commercial use types (see Chapter 20.024):

Automotive and equipment—parking;

Retail sales—general;

Transient habitation—campground;

Transient habitation—lodging limited.

(Ord. No. 3754, adopted 1991; Ord. No. 3848 (part), adopted 1993)

Sec. 20.146.020 - Special Limitations.

Use types marked with an asterisk shall be limited to uses determined to be resort-related by the Director of the Planning and Building Services Department. Asterisk uses cannot create or allow a primary use attracting non-resort patrons, such as retail sales, i.e., strip mall, convenience store, or other retail establishment.

(Ord. No. 3754, adopted 1991; Ord. No. 3848 (part), adopted 1993)

CHAPTER 20.147 - COMMUNITY CHARACTER COMBINING DISTRICT

Sec. 20.147.010 - Intent.

The Community Character Combining District ("CC Combining District") is intended to establish special requirements and regulations to retain and enhance the special features of community areas and commercial places within Mendocino County by:

(A) Enhancing the visual attractiveness of commercial structures by restricting standardized features that would detract from the distinctive character of the community areas and commercial places in the County.

(B) Protecting diverse commercial activities of each community area and commercial places by encouraging a variety of commercial land uses that serve the needs of the community.

(C) Preserve and enhance the established historic character of each of the communities, including the retention and restoration of historic building sites.

(D) Establish places and facilities that create a sense of community, and encourage building designs that reflect and incorporate historic character of each community.

(E) Encourage locally owned businesses, and support the creation of economic opportunity, places and facilities that support a sense of community, as well as promoting economic opportunities that support infill development and improve the aesthetic character of core downtown community areas.

(Ord. No. 4390, § 2, 8-1-2017)

Sec. 20.147.020 - Applicability.

The CC Combining District may be applied over C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts in the unincorporated areas of the County including but not limited to the following Community Areas or Commercial Places:

- Anderson Valley
  - Boonville
  - Navarro
  - Philo
- Covelo
- Fort Bragg
  - Cleone
- Hopland
- Laytonville
- Potter Valley
- Redwood Valley
- Willits
  - Brooktrails
  - Ridgewood
- Calpella
- Ukiah
  - Lake Mendocino Drive
  - South Ukiah

- Talmage
- Other Commercial Places
  - Bell Springs
  - Comptche

(Ord. No. 4390, § 2, 8-1-2017)

Sec. 20.147.030 - Definitions.

As used in this Chapter, and as used in this Chapter only, the following definitions shall apply unless the context otherwise requires:

(A) Community Area. "Community Area" includes communities located in unincorporated Mendocino County that are listed and described by Chapter 6, Community-Specific Policies, of the General Plan.

(B) Commercial Places. "Commercial Places" includes lands designated C-1 (Limited Commercial) or C-2 (General Commercial) that are not located within a Community Area.

(C) Formula Business. "Formula Business" means a business of any of the following type of commercial use types, as defined by Mendocino County Zoning Code — Division 1, Chapter 20.024, regardless of location or ownership, which along with ten (10) or more other establishments maintains two (2) or more Standardized Features:

(1) Eating and Drinking Establishments (Section 20.024.065).

(2) Food and Beverage Retail Sales (Section 20.024.075).

(3) Food and Beverage Preparation — Without Consumption (Section 20.024.080).

(4) Retail Sales, General (Section 20.024.120).

(D) Improvement. "Improvement," as used in this article, shall be interpreted and shall include the construction, alteration, and repair of all buildings, structures, and facilities permanently affixed to real property, and appurtenances thereto.

(E) Standardized Features. "Standardized Features" include the following:

(1) Color Scheme. A selection of colors used throughout, such as on the furnishings, permanent fixtures, and wall coverings, or as used on the façade.

(2) Décor. The style of interior furnishings, which may include but is not limited to, style of furniture, wall coverings or permanent fixtures.

(3) Façade. The face or front of a building, including awnings, looking onto a street or an open space.

(4) Servicemark. Words, phrase, symbol or design, or a combination of words, phrases, symbols or designs that identifies and distinguishes the source of the services from one (1) party from those of others.

(5) Signage. "Signage" shall be defined as a sign pursuant to Title 20 of the Mendocino County Code.

(6) Standardized array of merchandise. An inventory of merchandise of which fifty (50) percent or more is provided by a single distributor bearing uniform markings.

(7) Standardized array of services. A substantially common menu or set of services priced and performed in a consistent manner.

(8) Uniforms. Standardized items of clothing including but not limited to standardized aprons, pants, shirts, smocks or dresses, that, and points (other than name tags) as well as standardized colors of clothing uniforms.

(F) Structure. "Structure" means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground; excepting tents, recreational vehicles and fences less than six (6) feet in height.

(G) Substantially Reconstructed Structure. "Substantially Reconstructed Structure" means the alternation, removal, replacement of more than fifty (50) percent of the structure's existing floor area or exterior walls, whichever occurs first.

(Ord. No. 4390, § 2, 8-1-2017)

Sec. 20.147.040 - Prohibitions.

The County, and its agents, employees and departments, shall not approve any subdivision, use permit, variance, building permit, grading permit, business license, certificate of use, certificate of occupancy or any other approval, permit, license or entitlement for the use of land or structures by a Formula Business in the CC Combining District without compliance with the provisions of this Chapter.

Any application for an approval, permit, license or entitlement for the use of land or structures that is determined by the County to be for a Formula Business that does not identify the use as a Formula Business is incomplete and cannot be processed until the omission is corrected. Any approval, permit, license or entitlement approved after the effective date of the ordinance adopting this Chapter that is determined by the County to have been, at the time of application, for a Formula Business that did not identify the use as a Formula Business is subject to revocation at any time. If the County determines that the application for an approval, permit, license or entitlement is for a Formula Business, the applicant bears the burden of proving to the County that the proposed use is not a Formula Business.

(Ord. No. 4390, § 2, 8-1-2017)

Sec. 20.147.050 - Requirements.

(A) The establishment of a new Formula Business in a newly constructed Structure on any lot or within a Substantially Reconstructed Structure located within a Community Area or Commercial Place, as defined in this Chapter, within the CC Combining District, is subject to the approval of a Minor Use Permit, pursuant to Mendocino County Zoning Code — Division I, Chapter 20.196, Use Permits. Establishment of such Formula Businesses are subject to review of the following requirements, unless the applicable base zoning district contains a more restrictive similar requirement, in which case the more restrictive requirement shall control:

(1) Site Improvements. Site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements shall be designed to integrate with adjoining properties and provide a desirable environment compatible with existing development in the area.

(2) Architectural Design. The character, scale and quality of the design, the architectural relationship between the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated into the Formula Business' design concept in order to ensure its compatibility with the character of adjacent buildings and properties.

(3) Signage. Signage shall be established in conformance with Mendocino County Code — Division I, Chapter 20.184 Sign Regulations. All signs shall be designed to be compatible with the architecture and design of buildings/structures on-site, and shall incorporate similar and compatible building materials and colors as utilized by the buildings/structures on which they are affixed.

(4) Landscape Design. The design of the Formula Business shall include a landscape design plan which shall include the location, type, size, color, texture and coverage of plant materials, and provisions for irrigation, maintenance and protection of landscaped areas and similar elements to ensure visual relief, to compliment buildings and structures and to provide an attractive environment.

(B)

In addition to the findings required for a Minor Use Permit, all approvals of a Formula Business shall contain a finding that the requirements of this section have been satisfied.

(C) In addition to all noticing required for a Minor Use Permit, ten (10) days prior to the date of the hearing required by Chapter 20.196, notice of the time and place of the hearing and of the intention to consider the Minor Use Permit shall be posted by the applicant on the subject property of the proposed Formula Business in a manner best calculated by the Department to give public notice. Notices shall be posted on paper not less than eight and one-half (8.5) inches by eleven (11) inches in size.

(Ord. No. 4390, § 2, 8-1-2017)

Sec. 20.147.060 - Exceptions.

The provisions of the CC Combining District shall not apply to a Formula Business in the following instances.

(A) When an active building permit for a new Formula Business on any lot or within a substantially reconstructed structure is deemed complete by the Department prior to September 22, 2015.

(B) When building and site improvements associated with an existing Formula Business are necessary to comply with fire safety or Americans with Disabilities Act ("ADA") requirements.

(Ord. No. 4390, § 2, 8-1-2017)

CHAPTER 20.152 - GENERAL PROVISIONS AND EXCEPTIONS DISTRICTS

Footnotes:
*--- (**38**) ---*
***Editor's note—** Ord. No. 4538, § 39(Exh. A), adopted September 10, 2024, repealed Ch. 20.152 and enacted a new Ch. 20.152 as set out herein and as may later be amended. Former Ch. 20.152 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. 3953, adopted 1996; Ord. No. 4225, adopted July 20, 2009; Ord. No. 4364, adopted September 13, 2016; and Ord. No. 4453, adopted December 16, 2019.*

Sec. 20.152.005 - Purpose.

The regulations specified in this Division shall be subject to the general provisions and exceptions set out in this Chapter.

(Ord. No. 4538, § 39(Exh. A), 9-10-2024)

Sec. 20.152.010 - Measurement of Height, Setbacks, Etc.

(A) Measuring Distances.

(1) Measurements Are Shortest Distance. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two (2) objects.

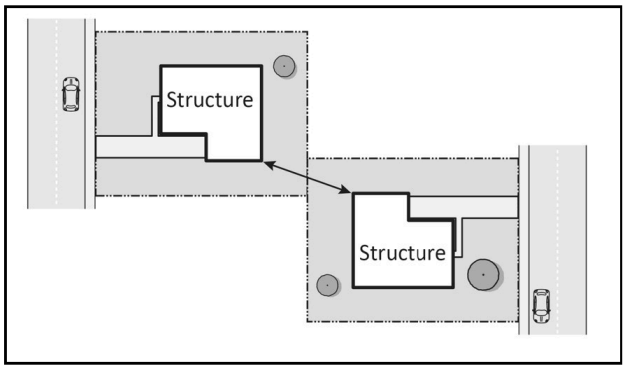


Figure 20.152-A—Measuring Distances Between Structures

Example of measuring the shortest distance, in this case between two buildings.

(2) Distances Are Measured Horizontally. When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land.

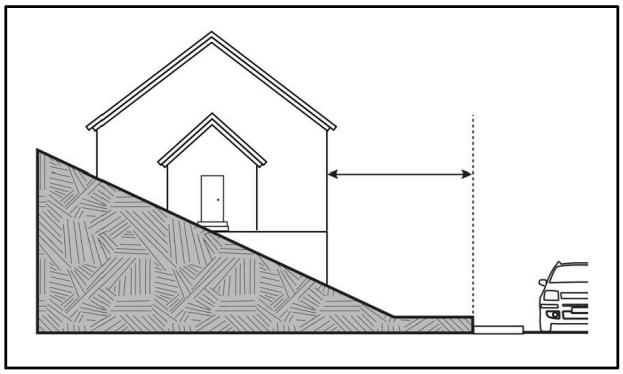


Figure 20.152-B—Measuring Setbacks Along Slopes

Setbacks and other dimensions are measured horizontally, even on sloping sites.

(3) Measurements Involving a Structure. Measurements involving a structure are made to the closest support element of the structure. Structures or portions of structures that are entirely underground are not included in measuring required distances.

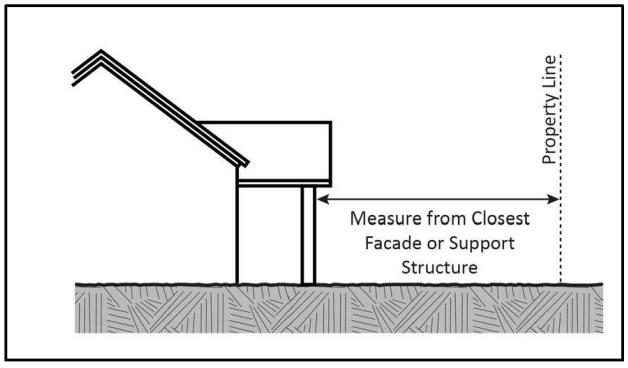


Figure 20.152-C—Measuring Distances from Support Structures

Setbacks are measured to the support element of the structure.

(4) Measurement of Vehicle Stacking or Travel Areas. Measurement of a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, are measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along the center arc of the driveway or traffic lane.

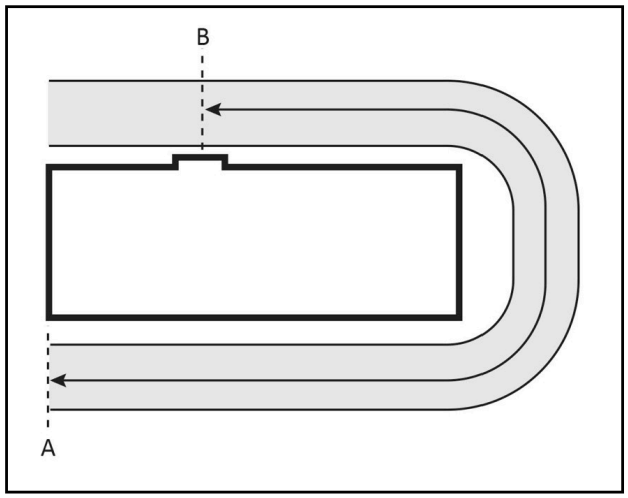


Figure 20.152-D—Measuring Vehicle Stacking and Travel Areas

Distance is measured along the centerline of a roadway or driveway.

(5) Measuring Radius. When a specified land use is required to be located a minimum distance from another land use, the minimum distance is measured in a straight line from all points along the lot line of the subject project, in all directions.

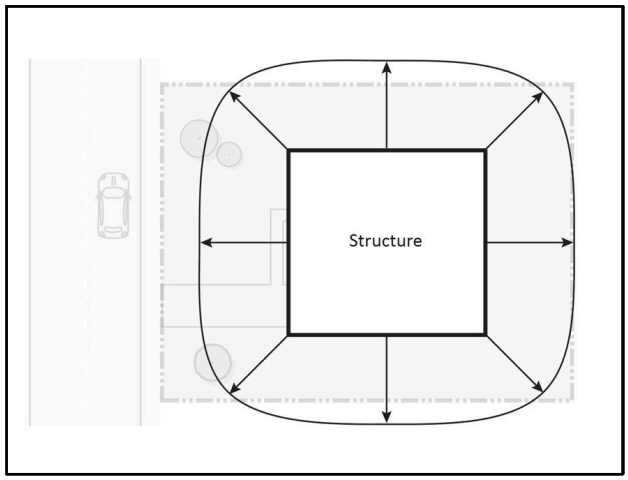


Figure 20.152-E—Measuring Radius from Buildings or Land Use Restrictions

Example of measuring required minimum distance.

(B) Measuring Height.

(1) Measuring Building Height. The vertical distance from the average ground level of the building to the highest point of the roof ridge or parapet wall.

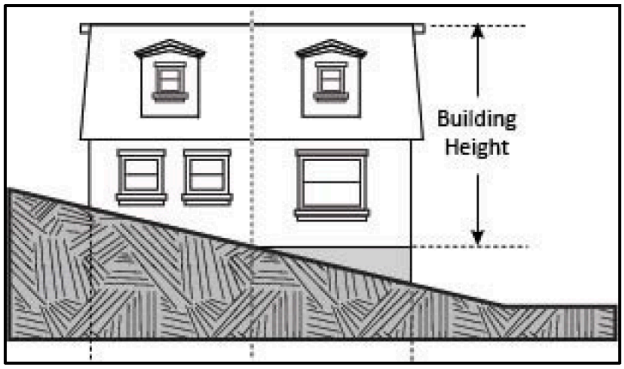


Figure 20.152-F—Measuring Height of Building on a Hillside

On a sloping site, building height is measured from the average of the high and low points on the finished grade to the top of the structure.

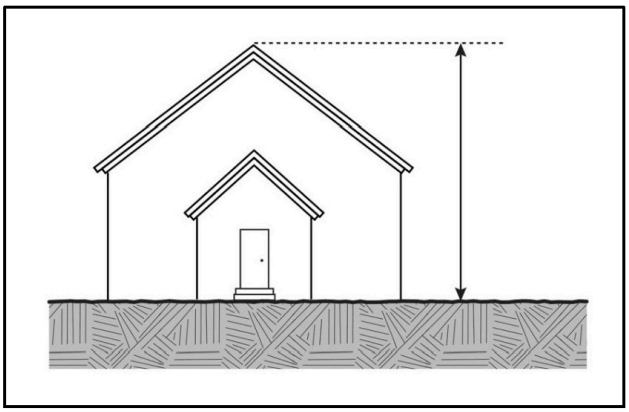


Figure 20.152-G—Measuring Building from Ground Level

On a flat site, the ground level is the same at all points; building height is measured from ground level to the highest point of the structure.

(2) Measuring Height of Fences or Walls.

(a) Fence or wall height shall be measured as the vertical distance between the finished grade at the base of the fence or wall and the top edge.

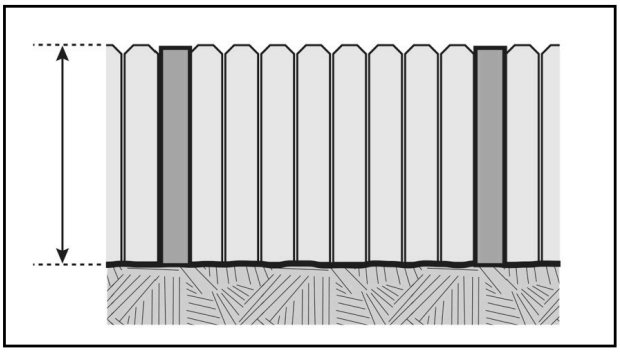


Figure 20.152-H—Measuring Fence Height

Fence height is measured to the top edge of the fence.

(b) The height of fencing placed atop a wall shall be measured from the base of the wall, except as provided in (c), below.

(c) The height of a fence or wall shall be measured on the side facing a public right-of-way or the lot or parcel adjacent to the lot or parcel of the person(s) erecting the fence or wall, as shown in the figure below.

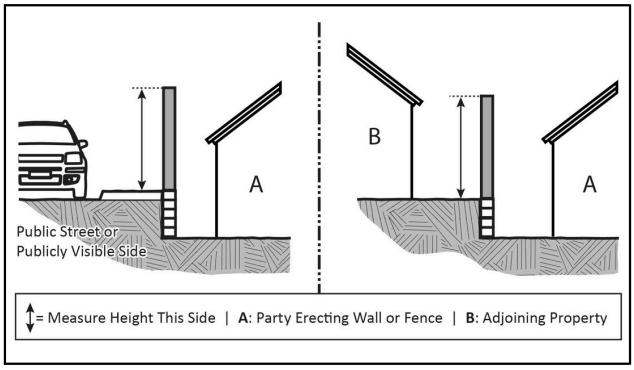


Figure 20.152-I—Measuring Height From Public View

Fence or wall height is measured from the side visible to the public (in the example above, from the adjacent street) or from the side not owned by the party constructing the fence or wall.

(3) Measuring the Height of Decks. Deck height is determined by measuring from average level of the ground below the deck to the top of the floor of the deck directly above the point measured.

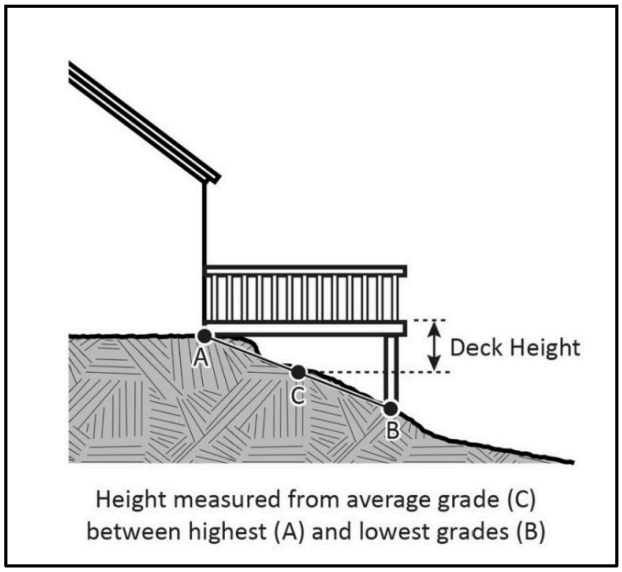


Figure 20.152-J—Measuring Height of Deck

Measuring deck height. On a very flat site, A, B, and C will be the same height.

(C) Measuring Lot Width and Depth.

(1) Lot Width. Lot width is the horizontal distance between side lot lines measured at the front yard setback line.

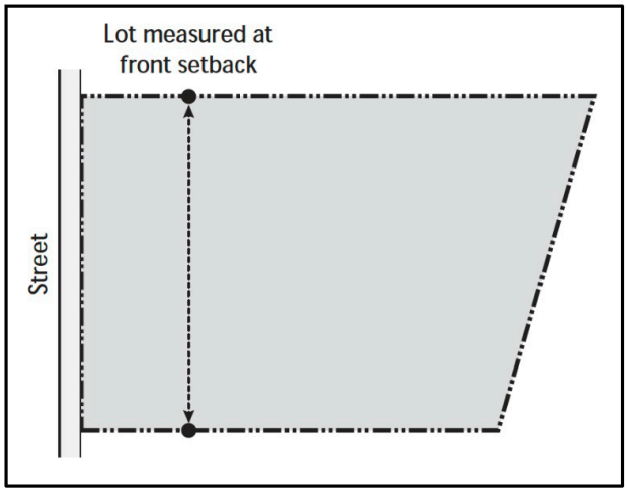


Figure 20.152-K—Measuring Lot Width

(2) Lot Depth. Lot depth is measured along a straight line down from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

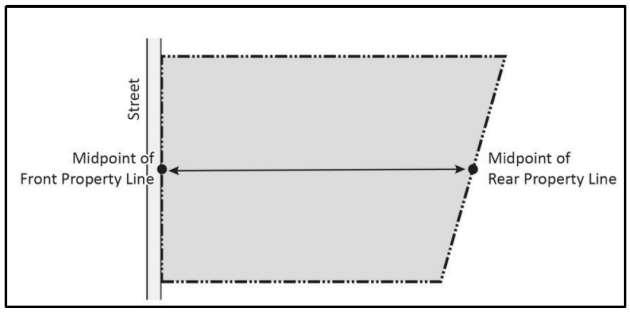


Figure 20.152-L—Measuring Lot Depth

(3) Irregular lot configurations. In a case of irregular lot configuration, the lot width and depth shall be determined by the Director.

(D) Determining Gross Floor Area of Structures. The gross floor area of a building is the gross horizontal areas of all floors, including usable attics, basements, hallways, closets, etc., below the roof and within the exterior surfaces of surrounding exterior walls of a building, excluding enclosed, unconditioned porches.

(E) Lot Lines. Rules used to determine front, rear, and side lot lines are provided in the Chapter 20.008 Definitions.

(F) Determining Setbacks (Yards). A setback line defining a required yard is parallel to and at the specified distance from the corresponding front, side, or rear property line.

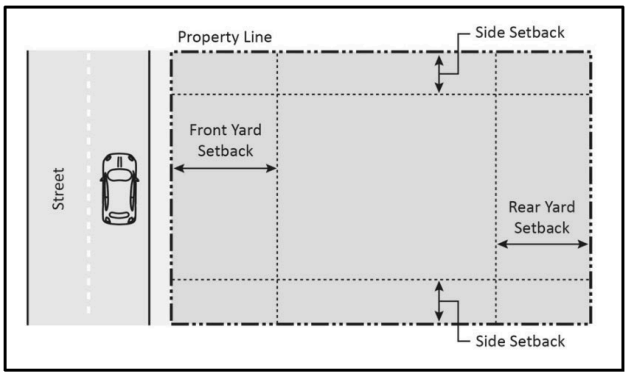


Figure 20.152-M—Measuring Setbacks on a Parcel with Straight Frontage

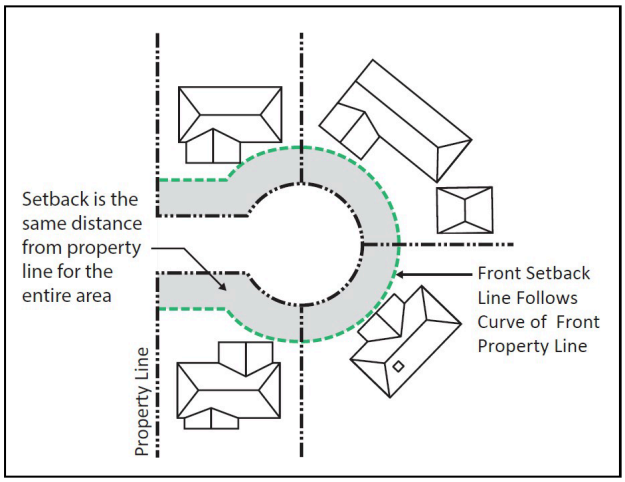


Figure 20.152-N—Measuring Setbacks on a Parcels with Curved Frontage

(Ord. No. 4538, § 39(Exh. A), 9-10-2024)

Sec. 20.152.015 - Yards and Setback Exceptions.

(A) No yard or other open space provided about any building for the purpose of complying with the regulations of this Division shall be considered as providing a yard or open space for any other building or structure.

(B) In any case where a setback line plan line has been established, the required yards on the street frontage of lots shall be measured in accordance with such lines, and in no case shall the provisions of this Division be construed as permitting any structure to extend beyond such lines.

(C) If a roadway easement or access easement serves, or has the potential to serve, more than four (4) lots or parcels, said easement shall be considered a street for the purpose of establishing a front-yard setback.

(D) Eaves, canopies, and similar roof features may overhang into any required yard setback a distance not exceeding two (2) feet.

(E) Private swimming pools and hot tubs are not subject to setback requirements in the side or rear yards of any zoning district.

(F) A detached garage, detached storage shed, or similar detached accessory building not exceeding fifteen (15) feet in height at the ridge and five hundred (500) square feet of floor area shall observe a four (4) foot setback from rear property lines that do not have street frontage. Setbacks from property lines having street frontage shall be as otherwise required by this Division.

(G) Uncovered decks or porches shall observe a four (4) foot setback from rear property lines that do not have street frontage. Setbacks from property lines having street frontage shall be as otherwise required by this Division.

(H) Barns, stables, chicken houses and similar accessory buildings that contain animals are subject to the following setbacks:

(1) For parcels greater than forty thousand (40,000) square feet in size, such buildings shall be not less than fifty (50) feet from any property line, and not less than forty (40) feet from any dwelling.

(2) For parcels less than forty thousand (40,000) square feet in size, such buildings shall be located on the rear one-third of the lot, not less than four (4) feet from the side or rear property line, and not less than forty (40) feet from any dwelling.

(I) In the case of a corner lot in any district, front yard setbacks shall be maintained from all lot lines having street frontage. Side yard setbacks shall be maintained from all other lot lines not having street frontage.

(J)

Animal Sales and Services—Veterinary (all types) as described in sections 20.024.020(F) and (G) must maintain a minimum fifty (50) foot setback from the nearest property line to all indoor treatment areas and a minimum one-hundred-foot setback from the nearest property line for outdoor treatment or confinement areas.

(Ord. No. 4538, § 39(Exh. A), 9-10-2024)

Sec. 20.152.020 - Fences, Walls, and Screening.

(A) Fence and Screening Height Limits and Locations.

(1) View-obscuring fences, such as board and picket fences, or hedges are subject to the height limits and locations as shown in Table 20.152-A and Figure 20.152-O, below. See section 20.152.010(B)(2) for how to measure the height of a fence.

Table 20.152-A—Maximum Height of View Obscuring Fences and Hedges in Required Yard Area	
Location of Fence/Wall/Screen	Maximum Height
Required front yard	3½ feet
All other locations on a lot or parcel except at intersections (see below)	8 feet [1]
At intersections of streets, alleys, and driveways within the clear visibility area	Consult Department of Transportation for required dimensions of clear visibility area

1. Fences over seven (7) feet require a building permit.

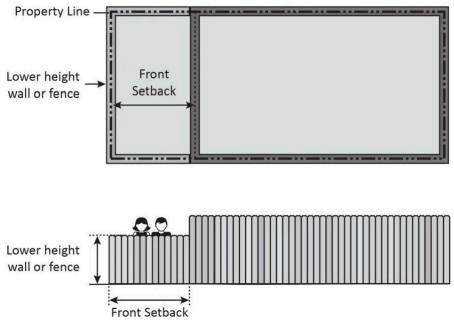


Figure 20.152-O—Measuring Setbacks for Fence Heights

(2) Non-view-obscuring fences, such as fences for containment of animals, chicken wire, hog wire, and similar loose-meshed wire fences that allow ninety (90) percent of light to pass through them are not subject to any height or location restrictions.

(B) Retaining Walls. An embankment to be retained that is over six (6) feet in height shall be benched so that no individual retaining wall exceeds a height of forty-eight (48) inches above the finished grade and each wall has a bench at least equal to the height of the wall.

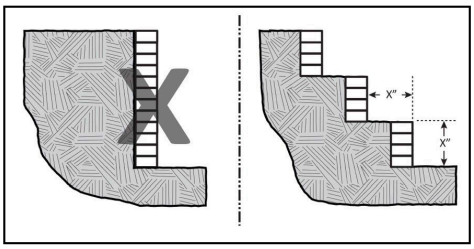


Figure 20.[152]-P—Retaining Wall Step Design Illustration

Retaining walls more than 6 feet high shall be stepped as shown above.

(C) Temporary Fencing. Temporary fencing may be required as part of approval of an Administrative Permit, Use Permit, Variance, or Subdivision where necessary to protect trees or other sensitive features and the general public from construction activities during site preparation and construction. Temporary fencing shall be removed within ninety (90) days after construction has been completed.

(D) Temporary Security Fencing. Temporary security fencing may be installed around the property lines of vacant property with approval from the Director. The maximum height of the fencing allowed shall be determined at the sole discretion of the Director, but it no case shall be greater than eight (8) feet in height. Temporary security fencing shall be removed upon the issuance of a permit or entitlement to allow development of the property.

(E) Razor/Concertina Wire. Razor/Concertina wire is prohibited, whether individually or in conjunction with a fence or wall, unless approved through an Administrative Permit pursuant to Chapter 20.192 for security needs (i.e., an industrial user) or where required by County, State, or Federal Law or Regulation.

(Ord. No. 4538, § 39(Exh. A), 9-10-2024)

Sec. 20.152.025 - Height Exceptions.

(A) Height limitations shall not apply to electric transmission lines and towers.

(B) A Variance pursuant to Chapter 20.200 is not required for the following Height Exceptions:

(1) Radio and television aerials and antennae, and similar utility structures and necessary mechanical appurtenances for private reception, may be built and used to a height not more than twenty-five (25) feet above the height limit established for the district in which the structures are located, provided, however, that no such structure in excess of the allowable building height shall be used for any commercial or advertising purposes or any communication transmissions.

(2) Wind generators (including windmills used for agricultural uses) and their associated towers may be built and used to a height of one hundred (100) feet as measured from the ground to the highest point of the system.

(3) Asphalt silos, and other mineral processing equipment located within Mineral Processing Combining Districts may be built and used to a height not more than seventy-five (75) feet as measured from the ground to the highest point of the equipment.

(C) The above height limitations in (A) shall be subject to laws and regulations of the State and Federal Governments. And in no case may the height of any of the above structures exceed the airport height restrictions as may be required by the "AZ" combining district.

(Ord. No. 4538, § 39(Exh. A), 9-10-2024)

CHAPTER 20.156 - HOME OCCUPATIONS

Sec. 20.156.005 - Declaration.

It is the intent of this Chapter to provide for the accessory use of a dwelling or accessory building(s) on the same parcel as the dwelling for gainful employment involving the manufacture, provision, or sale of goods and/or services. The use must be clearly incidental and secondary to the use of the premises for residential purposes and must not change or adversely affect the residential or rural character of the property or its surroundings. A use permit is not required to conduct a home occupation; however, such use shall be subject to all conditions of this Division generally, such as off-street parking, and all other permits required under County Code, such as building permits and business licenses.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 4017 (part), adopted 1998)

Sec. 20.156.010 - General Standards.

The particular uses conducted as the home occupation, and their operation and appearance, shall not change or disturb the residential or rural character of the premises or its surrounding.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.156.015 - Specific Standards.

Home occupations shall conform to the following requirements:

(A) No person other than members of the family residing on the premises shall be engaged in the home occupation; provided, however, that one (1) employee shall be permitted when the property on which the home occupation is located is a minimum of forty thousand (40,000) square feet.

(B) The home occupation shall be clearly incidental and subordinate to the use of the premises for residential purposes. All aspects of the home occupation, including storage, shall be conducted entirely within the dwelling unit or enclosed accessory building(s) on the premises. The total area used for the home occupation shall not exceed six hundred forty (640) square feet.

(C) The home occupation shall not result in any change in the outside appearance of the building or premises, or other visible evidence of the conduct of such occupation, other than one (1) nonilluminated sign not exceeding two (2) square feet.

(D) The sale of merchandise not produced on the premises (except mail order businesses) shall be incidental and accessory to the merchandise or service produced by the home occupation, and shall not be advertised in any manner.

(E) Not more than ten (10) customers or clients shall come to the premises during any one (1) day, restricted to the hours 8:00 a.m. to 8:00 p.m. Not more than three (3) delivery vehicles shall access the premises each day.

(F) Heavy commercial vehicles shall not be used in the home occupation for delivery of materials to or from the premises.

(G) No mechanical or electrical equipment shall be employed other than machinery or equipment typical of the type or specifications used in a hobby or a vocation customarily conducted within the confines of the dwelling unit.

(H) No equipment or process used shall create noise, vibration, glare, fumes, dust, odors, smoke, electrical interference or other impacts in excess of those customarily generated by single-family residential uses in the neighborhood.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 4017 (part), adopted 1998)

Sec. 20.156.020 - Examples of Uses That Frequently Qualify as Home Occupations.

The following are typical examples of uses which often can be conducted within the limits of the restrictions established in this Division and thereby qualify as home occupations. Uses which qualify as home occupations are not limited to those named in this Section (nor does the listing of a use in this Section automatically qualify it as a home occupation):

(A) Artists and sculptors;

(B) Authors and composers;

(C) Babysitters;

(D) Beauticians and barbers, limited to one chair;

(E) Dressmaking, seamstress and tailors;

(F) Day care center, family care home, or school for six (6) or less persons;

(G) Home crafts, such as model making, rug weaving, lapidary work, photography, or ceramics;

(H) Repair or fix-it shop for items normally found in or around the home;

(I) Office facility of an architect, attorney, broker, consultant, dance instructor, doctor, dentist, engineer, instructor in arts and crafts, insurance agent, land surveyor, music instructor, real estate agent, tutor or off-site service providers;

(J) Off-site service providers;

(K) Food and beverage preparation—without consumption;

(L) Mail order businesses.

(Ord. No. 3639 (part), adopted 1987; Ord. No. 4017 (part), adopted 1998)

CHAPTER 20.160 - COTTAGE INDUSTRIES

Footnotes:
*--- (**39**) ---*
***Editor's note—** Ord. No. 4538, § 40(Exh. A), adopted September 10, 2024, repealed Ch. 20.160 and enacted a new Ch. 20.160 as set out herein and as may later be amended. Former Ch. 20.160 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; and Ord. No. 4017, adopted 1998.*

Sec. 20.160.005 - Declaration.

It is the intent of this Chapter to provide for limited commercial and industrial uses in conjunction with a dwelling which are more extensive than home occupations, but which, like home occupations, do not alter or disturb the residential or rural nature of the premises or its surroundings. Such limited commercial and industrial uses are known as cottage industries and are defined within this Chapter.

(Ord. No. 4538, § 40(Exh. A), 9-10-2024)

Sec. 20.160.010 - Permit.

(A) Cottage industries are permitted upon issuance of an Administrative Permit.

(B) An administrative permit for a Cottage Industry may be granted for an unlimited period of years, unless the Zoning Administrator determines that a shorter period is more appropriate to ensure conformance with the intent and standards of this Section or other applicable requirements.

(C) Findings of compatibility must be made before the administrative permit is granted.

(Ord. No. 4538, § 40(Exh. A), 9-10-2024)

Sec. 20.160.015 - General Standard.

(A) The particular uses conducted by the cottage industry, and their operation and appearance, shall not change or disturb the residential or rural character of the premises or its surroundings.

(B) The use is environmentally sound regarding the project site and region.

(C) No additional service demands will be created by the use.

(Ord. No. 4538, § 40(Exh. A), 9-10-2024)

Sec. 20.160.020 - Specific Standards for Cottage Industries—Limited.

Cottage Industries—Limited shall conform to the following requirements:

(A) Not more than two (2) employees working on the premises in addition to the members of the family residing on the premises;

(B) The cottage industry shall be clearly incidental and subordinate to the use of the premises for residential purposes;

(C) Multiple uses may be permitted within the cottage industry. The total area occupied by all uses within the cottage industry, including storage, shall not exceed one thousand (1,000) square feet;

(D) All aspects of the cottage industry shall be located and conducted within a dwelling unit or enclosed accessory building(s), with the exception of outdoor storage of materials, products or vehicles as specifically provided by the administrative permit when completely screened from the street and adjoining properties. There shall be no other change in the outside appearance of the building or premises, except one (1) nonilluminated sign not exceeding four (4) square feet;

(E) The sale of merchandise not produced on the premises (except mail order only businesses) shall be incidental and accessory to the merchandise or service produced by the cottage industry and shall not be advertised in any manner;

(F) Not more than ten (10) customers or clients shall come to the premises during any one (1) day. Not more than three (3) delivery vehicles shall access the premises each day;

(G) Large vehicles or construction equipment (such as trucks of over one (1) ton rating) shall not be operated, maintained, or parked in public view in connection with a cottage industry, except to the extent customarily used by residents in the surrounding neighborhood on their own property. Not more than one (1) vehicle for servicing may be parked in public view;

(H) No equipment or process used in the cottage industry shall create noise, vibration, glare, fumes, dust, odors, smoke, electrical interference or other impacts in excess of those customarily generated by single-family residential uses in the neighborhood, nor shall noise exceed the one- or two-family residential standards in Appendix C at the property line.

(Ord. No. 4538, § 40(Exh. A), 9-10-2024)

Sec. 20.160.025 - Specific Standards for Cottage Industries—General.

Cottage Industries—General shall conform to the following requirements:

(A) Not more than three (3) employees working on the premises in addition to the members of the family residing on the premises;

(B) The cottage industry shall be incidental and subordinate to the use of the premises for residential purposes;

(C) Multiple uses are permitted within a cottage industry. The area occupied by all uses within the cottage industry, including storage, shall not exceed two thousand (2,000) square feet. All aspects of the cottage industry shall be located and conducted within a dwelling unit or enclosed accessory building(s), except as specifically provided by the

administrative permit;

(D) One (1) nonilluminated sign not to exceed four (4) square feet shall be permitted;

(E) The sale of merchandise not produced on the premises (except mail order only businesses) shall be incidental to the merchandise or service produced by the cottage industry and shall not be advertised in any manner;

(F) Not more than ten (10) customers or clients shall come to premises during any one (1) day, restricted to the hours 8:00 a.m. to 8:00 p.m. The use and parking of large vehicles or construction equipment (such as trucks of over one (1) ton rating, or vehicles being repaired shall be regulated by the administrative permit;

(G) No equipment or process used shall create noise, vibration, glare, fumes, dust, odors, smoke, electrical interference or other impacts in excess of those customarily generated by single-family residential uses in the neighborhood, nor shall noise exceed the one (1) or two (2) family residential standards in Appendix A at the nearest off-site dwelling unit.

(Ord. No. 4538, § 40(Exh. A), 9-10-2024)

Sec. 20.160.030 - Examples of Uses Permitted Upon Securing an Administrative Permit.

(A) The following uses may be conducted as Cottage Industries—Limited in the S-R, RR-1, RR-2, R-C, and C-1 Districts, subject to securing an Administrative permit and compliance with the criteria in Section 20.160.020:

Administrative and business offices;

Animal sales and services—household pets;

Automotive and equipment—repairs, light;

Building maintenance services;

Business equipment sales and services;

Custom manufacturing;

Food and beverage preparation—without consumption;

Mail order businesses;

Medical services;

Personal services;

Repair services, consumer.

(B) The following uses may be conducted as Cottage Industries—General in the RR-5, RR-10, U-R, A-G, R-L, F-L and T-P zoning districts, subject to securing an Administrative permit and compliance with the criteria in Section 20.160.025:

Administrative and business offices;

Agricultural sales and services;

Animal sales and services—household pets;

Automotive and equipment—repairs, light;

Automotive and equipment—repairs, heavy;

Building maintenance services;

Business equipment sales and services;

Construction sales and services;

Custom manufacturing;

Food and beverage preparation—without consumption;

Forest production and processing—commercial woodlots;

Mail order businesses;

Packing and processing—all types;

Personal services;

Repair services, consumer.

(Ord. No. 4538, § 40(Exh. A), 9-10-2024)

Sec. 20.160.035 - Conflict Resolution.

Where a use permitted in this chapter is permitted in a zoning district without the necessity of obtaining an Administrative permit the regulations of the zoning district shall apply.

(Ord. No. 4538, § 40(Exh. A), 9-10-2024)

CHAPTER 20.164 - ACCESSORY USE REGULATIONS

Footnotes:
*--- (**40**) ---*
***Editor's note—** Ord. No. 4538, § 41(Exh. A), adopted September 10, 2024, repealed Ch. 20.164 and enacted a new Ch. 20.164 as set out herein and as may later be amended. Former Ch. 20.164 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3867, adopted 1993; Ord. No. 3991, adopted 1998; Ord. No. 4206, adopted October 28, 2008; and Ord. No. 4417, adopted October 2, 2018.*

Sec. 20.164.005 - Declaration.

It is the intent of this Chapter to establish the relation among the principal and accessory uses and the criteria for regulating accessory uses.

(Ord. No. 4538, § 41(Exh. A), 9-10-2024)

Sec. 20.164.010 - Accessory Uses Encompassed by Principal Use.

(A) In addition to the principal uses expressly included in the zoning districts such use types shall be deemed to include such accessory uses which are specifically identified by these accessory use regulations; and such other accessory uses which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to, such principal uses. When provided by these regulations, it shall be the responsibility of the Director of the Department of Planning and Building Services to determine if a proposed accessory use is necessarily and customarily associated with, and is appropriate, incidental, and subordinate to the principal use, based on the Director's evaluation of the resemblance of the proposed accessory use to those uses specifically identified as accessory to the principal uses and the relationship between the proposed accessory use and the principal use. Such determinations which are made by the Director shall be subject to the administrative appeal procedure commencing at Section 20.208.005.

(B)

An accessory structure may be constructed prior to construction of the main structure on the premises; provided that the structure shall not be used for temporary or permanent occupancy as a residence, without compliance with Section 20.168.025(B) (Construction Support).

(C) An accessory use may be allowed on the same parcel as the principal use, or on an adjacent parcel in the same ownership as the parcel which has an established principal use.

(Ord. No. 4538, § 41(Exh. A), 9-10-2024)

Sec. 20.164.015 - Residential and Agricultural Use Types.

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where residential and agricultural use types are permitted:

(A) Private garages. See setback exceptions in Section 20.152.015(F).

(B) Children's playhouses, patios, porches, decks, gazebos, etc. See setback exceptions in Sections 20.152.015(F) and (G).

(C) Radio and television receiving antennas. See height exceptions in Section 20.152.025.

(D) Windmills. See height exceptions in Section 20.152.025.

(E) Silos.

(F) Shops (nonbusiness purposes).

(G) Barns. See setback exceptions in Section 20.152.015(H).

(H) Private swimming pools and hot tubs. See setback exceptions in Section 20.152.015(E).

(I) Guest Cottage. One (1) guest cottage is permitted for each legal parcel. In lieu of a guest cottage a detached bedroom may be substituted.

(J) Detached Bedrooms. Not more than two (2) detached bedrooms are permitted upon each parcel. If a guest cottage is constructed, the guest cottage and one (1) detached bedroom may be constructed instead of the two (2) detached bedrooms.

(K) Accessory Dwelling Unit. One (1) Accessory Dwelling Unit per parcel, provided no Second Residential Unit pursuant to Section 20.164.015(T) exists on the parcel, nor a building permit granted and valid for the construction of a Second Residential Unit and subject to any additional requirements of Chapter 20.166.

(L) Room and Board. The renting of not more than two (2) rooms for occupancy by transient guests for compensation or profit, provided the parcel has frontage on a publicly maintained road. A Use Permit is required if the parcel does not have frontage on a publicly maintained road.

(M) Travel Trailer or Camper. The maintaining of one (1) travel trailer or camper in dead storage where it is not used for occupancy or business purposes. The connection of any utility or service such as electrical, water, gas or sewage to the travel trailer or camper shall be prima facie evidence that it is being used for habitation or business purposes. In any S-R, R-1, R-2, R-3, RR-1 or R-C residential parcel, no motor vehicle over three-quarter (¾) ton, boat, or recreational vehicle shall be stored or parked in any front yard setback nor any side or rear yard setback facing a street for a continuous period exceeding seventy-two (72) hours.

(N) Home Occupations. Subject to Chapter 20.156.

(O) Household Pets. The keeping of dogs and cats and other household pets, but not including kennels.

(P) Roadside Sales of Agricultural Products. Operation of a single roadside stand for a display and sales of only those products produced on the premises, or on other property owned or leased by the vendor, as permitted by this Division, provided that the stand does not exceed an area of two hundred (200) square feet, and is located not nearer than fifteen (15) feet to any street or highway, and provided further that such stands shall be permitted only in the S-R, R-R, A-G, U-R, R-L, F-L, and T-P districts.

(Q) Wild Animal Keeping. The keeping of not more than one (1) wild animal for which a Wild Animal Permit is required and has been issued pursuant to Title 14 of the California Administrative Code.

(R) Other Necessary and Customary Uses. Accessory nonresidential uses and nonresidential structures, in addition to those identified above, which are necessarily and customarily associated with, and are appropriate, incidental, and subordinate to a principal use, as determined by the Director of the Department of Planning and Building Services.

(S) The parking of two (2) large vehicles or construction equipment upon private property. Additional vehicles and equipment are allowed to the extent that such vehicles and equipment are of a type and number customarily used by residents of the surrounding neighborhood for their own agricultural or home use on their own property. In any S-R, R-1, R-2, R-3, RR-1 or R-C residential parcel, no motor vehicle over three-quarter (¾) ton, boat, or recreational vehicle shall be stored or parked in any front yard setback nor any side or rear yard setback facing a street for a continuous period exceeding seventy-two (72) hours.

(T) Second Residential Unit. One (1) second residential unit is permitted for each legal parcel in all zoning districts which allow single-family dwellings subject to the following standards and criteria:

(1) The lot contains an existing single-family dwelling or a building permit for a single-family dwelling has been applied for.

(2) An adequate water system and adequate sewage disposal system, as approved by the Division of Environmental Health, is available to serve the second residential unit.

(3) No Accessory Dwelling Units pursuant to section 20.164.015(K) and Chapter 20.166 exist on the parcel nor a building permit granted and valid for construction of one. This limitation does not apply to Junior Accessory Dwelling Units.

(4) The proposed second residential unit complies with the height, setback, lot coverage, off-street parking, and other zoning requirements for the zone in which the second residential unit is located.

(5) The second residential unit may be attached or detached from the single-family dwelling.

(6) The second residential unit may be rented but is not intended for sale.

(U) Junior Accessory Dwelling Unit. Subject to Chapter 20.166.

(Ord. No. 4538, § 41(Exh. A), 9-10-2024)

Sec. 20.164.020 - Civic, Commercial, Industrial or Extractive Use Types.

(A) Accessory structures and uses necessarily and customarily associated with, and appropriate, incidental, and subordinate to the principal civic, commercial, industrial or extractive uses shall be permitted where these use types are permitted.

(B) Accessory Recycling. The recycling of recyclable materials may be permitted as an accessory and incidental use as follows:

(1) Storage containers or processing activities located on the premises of a commercial, industrial or civic use when used solely for the recycling of recyclable material generated by such use, accepted in trade for new, used or rehabilitated materials, or customarily accepted for recycling by the particular use.

(2) Refuse disposal sites may include recycling facilities and resource recovery as accessory uses.

(Ord. No. 4538, § 41(Exh. A), 9-10-2024)

CHAPTER 20.166 - ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Sec. 20.166.005 - Purpose and Intent.

This chapter establishes regulations and a ministerial review process for Accessory Dwelling Units (ADU). Accessory dwelling units are intended to expand housing opportunities by increasing residential units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.

(Ord. No. 4538, § 42(Exh. A), 9-10-2024)

Sec. 20.166.010 - Applicability.

This chapter applies to all accessory dwelling units and Junior Accessory Dwelling Units (JADU) as defined. Accessory dwelling units and junior accessory dwelling units are permitted by right in any zoning district which permits single-family or multi-family homes and do not exceed allowable density for the lot upon which it is located.

(Ord. No. 4538, § 42(Exh. A), 9-10-2024)

Sec. 20.166.015 - Permits and Approval.

(A) Ministerial Action. Approval or denial of an accessory dwelling unit or junior accessory dwelling unit is a ministerial action and subject to compliance with the standards in this chapter and all other applicable codes.

(B) Building Permit. All accessory dwelling units or junior accessory dwelling units shall require a building permit, subject to all the standard application and processing fees and procedures that generally apply to building permits. No other planning-related permit is required.

(C) Issuance of Permit. The County shall issue a building permit within sixty (60) calendar days from the date on which the County received a completed application, unless either:

(1) The applicant requests a delay, in which case the sixty-day time period is put on hold for the period of the requested delay; or

(2) The application to create an accessory dwelling unit or junior accessory dwelling unit is submitted with an application to create a new single-family dwelling unit on the parcel. The County may delay acting on the accessory dwelling unit or junior accessory dwelling unit application until such time as the new single-family dwelling unit is approved.

(3) If the County has not approved or denied the completed application within sixty (60) days, the application shall be deemed approved.

(D) The County shall not deny an application for a permit to create an accessory dwelling unit or junior accessory dwelling unit due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the accessory dwelling unit or junior accessory dwelling unit.

(Ord. No. 4538, § 42(Exh. A), 9-10-2024)

Sec. 20.166.020 - Types of Accessory Dwelling Units.

(A) Attached Accessory Dwelling Unit. An accessory dwelling unit that is attached to an existing or proposed primary dwelling including attached garages, storage areas or similar uses, such as through a shared wall, floor, or ceiling. An attached accessory dwelling unit can be created by converting a portion of an existing primary dwelling, by constructing a new primary dwelling which includes an accessory dwelling unit, or by constructing an addition to an existing primary dwelling. See Figure 20.166-A below.

(B) Detached Accessory Dwelling Unit. An accessory dwelling unit that is physically detached or separated from the primary dwelling. A detached accessory dwelling unit includes a second-story addition above an existing detached structure. A detached accessory dwelling unit can be new construction or the conversion or expansion of an existing accessory

structure. See Figure 20.166-A below.

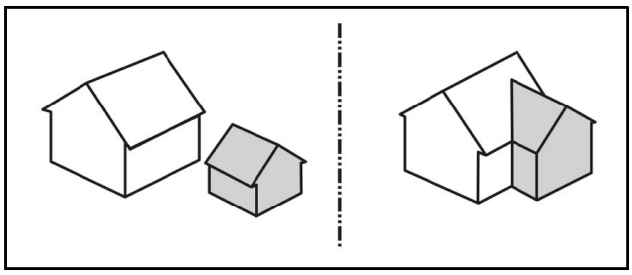


Figure 20.166-A—Accessory Dwelling Unit (Detached and Attached)

Accessory Dwelling Units can be detached from (left) or attached to (right) the primary unit.

(C) Junior Accessory Dwelling Unit. An attached accessory dwelling unit that is a unit that meets the following criteria:

(1) Maximum of five hundred (500) square feet in size.

(2) Contained entirely within the existing footprint or area of a single-unit primary dwelling, including any attached garage, storage areas or similar uses (see illustration below).

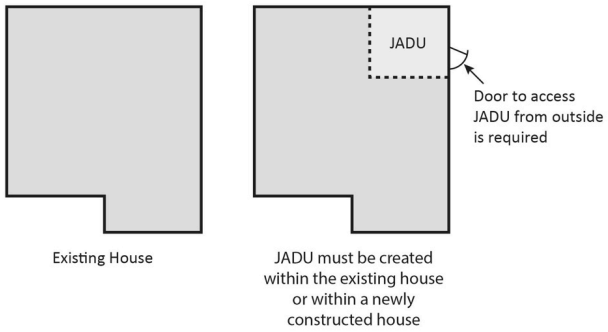


Figure 20.166-B—Junior Accessory Dwelling Unit

(3) Has a separate entrance from the main entrance to the primary dwelling.

(4) Has a bathroom either in the JADU itself or in a portion of the primary dwelling the resident of the JADU has full access to.

(5) Includes an efficiency kitchen.

(Ord. No. 4538, § 42(Exh. A), 9-10-2024)

Sec. 20.166.025 - Number of Accessory Dwelling Units and Junior Accessory Dwelling Units on Lots or Parcels which allow Single Family Homes.

The following limits on the number of accessory dwelling units allowed on a lot or parcel apply in all zoning districts that in any zoning district which permits single-family or multi-family homes:

(A) One (1) attached or detached accessory dwelling unit shall be allowed on a parcel, provided that no Second Residential Unit pursuant to Section 20.164.015(T) exists on the parcel, and that no building permit has been granted and has not expired for the construction of a Second Residential Unit.

(B) In addition to an accessory dwelling unit or Second Residential Unit, one (1) junior accessory dwelling unit shall be allowed on a parcel.

(Ord. No. 4538, § 42(Exh. A), 9-10-2024)

Sec. 20.166.030 - Development Standards.

(A) Attached Accessory Dwelling Units.

(1) Location. Shall be located on the same lot or parcel as an existing or proposed primary dwelling unit and be attached to the primary dwelling unit by at least one (1) wall or by a ceiling (above or below the primary dwelling unit).

(2) Size. The total floor area of an attached accessory dwelling unit shall not exceed fifty (50) percent of the existing or proposed primary dwelling unit. Unless constructed in compliance with provisions of section 20.166.040.

(3) Setbacks.

(a) Front yard setback: Per the zoning district standard for the primary dwelling. The Director shall modify or eliminate the front yard setback if it would prevent the construction of an Accessory Dwelling Unit of at least eight hundred (800) square feet in size.

(b) Side yard: Four (4) feet.

(c) Rear yard: Four (4) feet.

(4) Height. Per the zoning district standard for the primary dwelling.

(5) Access. An attached accessory dwelling unit shall have direct exterior access separate from the main entrance to the primary dwelling.

(6) An adequate water system as approved by the Division of Environmental Health is available to serve the accessory dwelling unit.

(7) An adequate sewage disposal system as approved by the Division of Environmental Health is available to serve the accessory dwelling unit

(8) See section 20.166.035 for parking requirements.

(9) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(B) Detached Accessory Dwelling Units.

(1) Location. Shall be located on the same lot or parcel as an existing or proposed primary dwelling unit.

(2) Size. A detached accessory dwelling unit shall not exceed twelve hundred (1,200) square feet in size, unless constructed in compliance with the provisions of section 20.166.040.

(3) Setbacks. No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit. An accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure, shall comply with the following setback requirements:

(a) Front yard setback: Per the zoning district standard for the primary dwelling. The Director shall modify or eliminate the front yard setback if it would prevent the construction of an Accessory Dwelling Unit of at least eight hundred (800) square feet in size.

(b) Side yard: Four (4) feet.

(c) Rear yard: Four (4) feet.

(4) Height. Per the zoning district standard for the primary dwelling.

(5) An adequate water system as approved by the Division of Environmental Health is available to serve the accessory dwelling unit.

(6) An adequate sewage disposal system as approved by the Division of Environmental Health is available to serve the accessory dwelling unit.

(7) See section 20.166.035 for parking requirements.

(8) Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(C) Junior Accessory Dwelling Units.

(1) Location. Shall be located on the same lot or parcel as an existing or proposed primary dwelling unit and be attached to the primary dwelling unit by at least one (1) wall or by a ceiling.

(2) Size. Maximum of five hundred (500) square feet of living area.

(3) Setbacks. Setbacks shall be the same as the existing structure or per the zoning district for the primary structure, whichever is less. Larger setbacks shall apply if required by Fire or Building codes on a case-by-case basis.

(4) Access. A junior accessory dwelling unit shall have direct exterior access separate from the main entrance to the primary dwelling. If a permitted junior accessory dwelling unit does not include a separate bathroom, the permitted junior accessory dwelling unit shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area.

(5) Kitchen. Each junior accessory dwelling unit shall include an efficiency kitchen.

(6) Utilities.

(a) Whether built as part of a new dwelling or converted from space in an existing dwelling, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit for the purposes of calculating connection fees or County charges for utilities, including water, sewer, power service, or impact fees.

(b) No new or separate utility connection between the junior accessory dwelling unit and the utility shall be required, although the property owner may voluntarily install a submeter for the junior accessory dwelling unit.

(c) Any utility charges or fees shall be consistent with state law.

(7) Parking. No additional off-street parking is required for the junior accessory dwelling unit.

(8) Owner Occupancy Requirements for Junior ADUs.

(a) The owner of the lot must reside on-site. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

(b) A Junior Accessory Dwelling Unit shall not be sold, and rentals for terms shorter than thirty (30) days shall be prohibited.

(c) Prior to obtaining a building permit for a Junior Accessory Dwelling Unit, a deed restriction, approved by the County, shall be recorded with the County Recorder's office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit, which shall run with the land, and be binding upon any future owners, heirs, or assigns.

(Ord. No. 4538, § 42(Exh. A), 9-10-2024)

Sec. 20.166.035 - Required Parking.

(A) One (1) off-street parking space, covered or uncovered, is required for each attached and detached accessory dwelling unit. However, no off-street parking space is required for an attached or detached accessory dwelling unit if one (1) or more of the following applies:

(1) The accessory dwelling unit is located within one-half mile walking distance of public transit, including transit stations and bus stations.

(2) When on-street parking permits are required by the County but not offered to the occupant of the accessory dwelling unit.

(3) The accessory dwelling unit is part of the proposed or existing primary residence.

(4) The accessory dwelling unit is the conversion of an existing accessory structure.

(5) When there is a car share vehicle located within one (1) block of the accessory dwelling unit.

(6) When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot.

(7) When the accessory dwelling unit is located within an architecturally and historically significant historic district.

(B) No off-street parking is required for a junior accessory dwelling unit.

(C) Required off-street parking for an accessory dwelling unit space may be located in setback areas or provided as tandem parking, including on a driveway.

(D) Parking lost when a garage, carport, or covered parking structure is demolished to allow for the construction of an accessory dwelling unit or for the conversion of a structure to an accessory dwelling unit shall not be required to be replaced.

(Ord. No. 4538, § 42(Exh. A), 9-10-2024)

Sec. 20.166.045 - Accessory Dwelling Units and Junior Accessory Dwelling Units Exempt from Development Standards.

The types of accessory dwelling units provided for in this section shall not be required to comply with the development standards included in sections 20.166.030 and 20.166.035 and shall only be rented for a term longer than thirty (30) days. Prior to obtaining a building permit for an accessory dwelling unit pursuant to this section, a deed restriction, approved by the County, shall be recorded with the County Recorder's office, which shall include a restriction that the accessory dwelling unit only be rented for a term longer than thirty (30) days, which shall run with the land, and be binding upon any future owners, heirs, or assigns.

(A) One (1) accessory dwelling unit and one (1) junior accessory dwelling unit is allowed per lot within a proposed or existing single-family dwelling or accessory structure if in compliance with the following:

(1) If located in an accessory structure, an expansion of not more than one hundred fifty (150) square feet beyond the same physical dimensions as the existing accessory structure for the purposes of providing ingress and egress is proposed.

(2) If located in a proposed or existing single-family dwelling, the space to be used for the accessory dwelling unit has exterior access from the proposed or existing single-family dwelling.

(3) The side and rear setbacks are sufficient for fire and safety.

(4) The junior accessory dwelling unit complies with the requirements of section 20.166.030(C).

(B) One (1) detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in paragraph (A).

(C) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. One (1) accessory dwelling unit shall be allowed within a multifamily dwelling and up to twenty-five (25) percent of the existing multifamily dwelling units.

(D) Up to two (2) accessory dwelling units that are located on a lot that has an existing or proposed multifamily dwelling, but are detached from that multifamily dwelling and rear and side yard setbacks of no more than four (4) feet. If the existing multifamily dwelling has a rear or side yard setback of less than four (4) feet, no modification of the existing multifamily dwelling shall be required as a condition of approving the application to construct an accessory dwelling unit pursuant to this paragraph (D).

(E)

The installation of fire sprinklers shall not be required in an accessory dwelling unit described pursuant to paragraphs (A) through (D) if sprinklers are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing multifamily dwelling.

(Ord. No. 4538, § 42(Exh. A), 9-10-2024)

Sec. 20.166.050 - Sale of Accessory Dwelling Units or Junior Accessory Dwelling Units.

An accessory dwelling unit or junior accessory dwelling unit may be sold in conformance with Government Code section 66341.

(Ord. No. 4538, § 42(Exh. A), 9-10-2024)

CHAPTER 20.168 - TEMPORARY USE REGULATIONS

Footnotes:
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***Editor's note—** Ord. No. 4538, § 43(Exh. A), adopted September 10, 2024, repealed Ch. 20.168 and enacted a new Ch. 20.168 as set out herein and as may later be amended. Former Ch. 20.168 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3644, adopted 1987; Ord. No. 4038, adopted 1999; and Ord. No. 4225, adopted July 20, 2009.*

Sec. 20.168.005 - Declaration.

The purpose of this Chapter is to establish permitted temporary uses and standards and conditions for regulating same. Because of the temporary nature of the uses they are not subject to the General Plan with respect to permitted uses or densities.

(Ord. No. 4538, § 43(Exh. A), 9-10-2024)

Sec. 20.168.010 - Identification of Permitted Temporary Uses.

The following temporary uses shall be permitted as specified by these regulations:

(A) Entertainment Events or Religious Assembly. The temporary gatherings of people for a circus, carnival, concert, lecture, art or antique show or religious purposes.

(B) Construction Support. Temporary building and structures supporting residential development and major construction.

(C) Uses in New Subdivisions. Temporary uses in new major or parcel subdivisions which support the sale of dwellings and lots within the same subdivision.

(D) Camping. The temporary camping on a parcel by an owner or nonpaying guests thereof.

(E) Use of a Trailer Coach. Temporary use of a trailer coach for certain purposes.

(F) Family Care Unit. The temporary use of a building, structure or trailer coach, upon issuance of an administrative permit, to provide housing for (a) one (1) adult or two (2) adult persons who are sixty (60) years of age or older; or (b) an immediate family member or members who requires daily supervision and care; or (c) an immediate family member or members providing necessary daily supervision and care for the person or persons residing in the main residence.

(G) Use of a Portable Sawmill. The temporary use of a small portable sawmill for the milling of lumber to be used in the construction of a structure on the same premises.

(H) Food Trucks/Mobile Food Vendors. The operation of a food truck in a fixed location for more than four (4) hours.

(Ord. No. 4538, § 43(Exh. A), 9-10-2024)

Sec. 20.168.015 - Temporary Uses Subject to Controls.

Temporary uses shall be subject to all regulations as would be applied to a permitted principal or accessory use located in the same zone, except as otherwise provided by these regulations.

(Ord. No. 4538, § 43(Exh. A), 9-10-2024)

Sec. 20.168.020 - Entertainment Events or Religious Assembly.

The temporary gathering of people for a circus, carnival, concert, rodeo, community festival, lecture, art or antique show, religious purposes or other similar activities may be permitted upon the issuance of a permit in compliance with the following provisions:

(A) Location. A circus, carnival, concert, rodeo, community festival, lecture, art or antique show, religious assembly or other similar activities may be permitted in any zone except R-1 and R-2.

(B) Duration. The period of operation of the circus, carnival, concert, rodeo, community festival, lecture, art or antique show, religious assembly or other similar activities shall not exceed five (5) days in any six-month period.

(C) Permits. All permit applications for temporary events shall be submitted a minimum of six (6) months prior to the event date(s).

(1) Gatherings of one hundred (100) to one thousand (1,000) persons shall be required to obtain an administrative permit.

(2) Gatherings of over one thousand (1,000) persons shall be required to obtain a use permit.

(D) The requirements of this Section shall not be intended to supersede provisions in Mendocino County Code Chapter 6.16.

(E) Exclusions. The provisions of this Section are not intended to include or regulate private gatherings such as weddings, housewarmings, family gatherings, barbeque, etc.

(Ord. No. 4538, § 43(Exh. A), 9-10-2024)

Sec. 20.168.025 - Construction Support.

The temporary occupancy for residential use of buildings during course of construction.

(A) Major Construction. Temporary buildings during the construction phase for commerce, industry or five (5) or more dwelling units to allow the housing of tools, equipment building assembly operations and supervisory offices provided such temporary buildings are located within or adjacent to the development or construction site to which they are incidental regardless of the zoning district.

(B) Minor Construction. Temporary use and occupancy of an existing dwelling while constructing a new residence, subject to the requirements of Chapter 20.192 (Administrative Permits).

(Ord. No. 4538, § 43(Exh. A), 9-10-2024)

Sec. 20.168.030 - Uses in New Subdivisions.

Upon the review and approval of a site plan by the Director of the Department of Planning and Building Services and the provisions of this Section, certain temporary uses as specified herein may be established within a major or parcel subdivision for which a map has been recorded or in conjunction with an individual multiple dwelling or multiple dwelling complex solely for the marketing of dwellings, lots, and/or mobile home spaces in the same residential development.

(A) Permitted Uses. The following temporary uses may be permitted in conformance with the following standards:

(1) Model homes in a number not to exceed that necessary to provide one (1) example of each dwelling type being offered in the residential development. Reversed floor plans and exterior facade variations will not be considered as separate dwelling types. Each model home shall be erected on an individual site which conforms to a lot shown on the recorded map; meet all setback requirements of the applicable zone; and qualify in all respects for sale and residential occupancy upon termination of its use as a model home.

(2) Real estate sales office facilities for the purpose of promoting the sale or rental of dwellings, lots, and/or mobile home spaces, which are located only within the same residential development or subdivision.

(3) Off-street parking facilities.

(B) Site Plan Review Criteria. No use authorized by this Section will be located, installed or operated in a manner that will have an unnecessarily adverse effect on the use and enjoyment of any property on which an occupied dwelling is located, or may be located during the duration of such authorized use.

(C) Site Plan Content. The site plan shall contain such maps and drawings as are necessary to show the location of the above temporary uses and their relation to off-street parking, vehicular and pedestrian access, and the surrounding area.

(D) Building Permits. Prior to the issuance of building permits for the temporary uses in Subsection (A) of this Section, the following conditions shall be met:

(1) A parcel or final map has been recorded for the parcel or major subdivision.

(2) The site plan must be submitted to and approved by the Director.

(3) Necessary sanitary facilities must be provided as required by the Director of Public Health.

(E) Termination. All temporary uses permitted by this Section shall be terminated not later than twenty-four (24) months after issuance of building permits therefor, unless a written request for extension of time has been submitted to and approved by the Director prior to the expiration of said twenty-four (24) months. All temporary uses and related improvements other than model homes shall be completely removed from the premises and all model homes shall be restored to a condition suitable for sale for residential occupancy, including reconversion of any garage to a condition suitable for the storage of private vehicles or the provision by other means of required off-street parking spaces.

(Ord. No. 4538, § 43(Exh. A), 9-10-2024)

Sec. 20.168.035 - Camping.

The use of real property, by the owner or nonpaying guests thereof, for temporary camping may be permitted in compliance with the following provisions:

(A) Location. Temporary camping may be permitted only in the R-R, U-R, A-G, R-L, F-L and T-P zoning districts.

(B) Duration. The maximum time limit for temporary camping shall not exceed sixty (60) days in any six-month period.

(C) Permits. An Administrative Permit shall be required for temporary camping in excess of the Exclusions provided in 20.168.035(E).

(D) Intensity. Not more than thirty (30) individuals or more than ten (10) tents or recreational vehicles may be on a site at any one time. Tents or recreational vehicles etc. shall not be blocked up or placed upon any permanent foundation and shall not be connected to any utility such as water, gas or electricity. Tents or recreational vehicles etc. not in use shall be removed from the site.

(E) Exclusions. Temporary camping, whether sheltered or not sheltered, shall be exempt from the provisions of this Section provided the activity meets the following conditions:

(1)

There shall be no more than a combination of ten (10) tents, recreational vehicles, trailer coaches, and/or vehicles;

(2) Camping activities shall not exceed a period of fourteen (14) days, consecutively or non-consecutively, within a six (6) month period.

a. For the purposes of this section, the term "days" is defined as calendar days, to which the real property is being used or occupied between the hours of 7 pm and 7 am.

(3) For each day, the presence of tents, recreational vehicles, trailer coaches, vehicles, sleeping or bedding materials, cooking apparatuses, generators, portable toilets, campfire rings or the connections to electrical, water, gas, or sewage shall constitute prima facie evidence of the use or occupancy of real property for the purposes of camping.

(Ord. No. 4538, § 43(Exh. A), 9-10-2024)

Sec. 20.168.040 - Use of a Trailer Coach.

The temporary use of a trailer coach for the following purposes may be permitted in compliance with the following conditions:

(A) Real Estate Office. A temporary real estate office upon issuance of an Administrative Permit when the trailer coach is located on a lot or parcel of land adjacent to the development to which such real estate office is incidental.

(B) Mobile Financial Business Office. A temporary self-propelled, self-contained mobile financial business office upon issuance of an Administrative Permit, for a period not to exceed five (5) years.

(C) Occupancy While Constructing a Dwelling. The installation, use and occupancy of a trailer coach, upon issuance of an Administrative Permit, as a temporary dwelling by the owner of a lot or contiguous lot on which a dwelling under construction or for which a building permit has been issued. Such administrative permit may be issued for the period required to complete construction of the dwelling, but not to exceed two (2) years unless renewed.

(D) Temporary Caretaker Housing. The installation, use and occupancy of a trailer coach; upon issuance of an Administrative Permit, as a temporary dwelling by a caretaker in association with a park, recreational facility or similar use which is under private ownership but open for public use.

(E) Emergency Shelter. The installation, use and temporary occupancy of a trailer coach for emergency shelter, upon issuance of an Administrative Permit, subject to the following requirements:

(1) The term shall not exceed sixty (60) days but may be renewed or extended upon approval by the Director.

(2) The applicant shall substantiate that the use is required to prevent homelessness or secure safe temporary housing, and that the household is actively seeking alternate housing which may include other emergency or transitional housing.

(3) The trailer coach shall not be blocked up or placed on a permanent foundation, or connected to any utility such as water, gas or electricity.

(4) Provision shall be made for sewage disposal and potable water to the satisfaction of the Mendocino County Division of Environmental Health.

(5) Upon termination of the Administrative Permit, the trailer coach shall cease to be occupied and its use shall conform to this Division.

(Ord. No. 4538, § 43(Exh. A), 9-10-2024)

Sec. 20.168.045 - Family Care Unit.

The temporary use of a building, structure or trailer coach, upon issuance of an administrative permit, to provide housing for (a) not more than two (2) adult persons who are sixty (60) years of age or older; (b) an immediate family member or members who requires daily supervision and care; or (c) a person or persons providing necessary daily supervision and care for the person or

persons residing in the main residence subject to the following provisions:

(A) Administrative Permit. The temporary unit shall be allowed only after securing an annually renewable Administrative Permit. Said permit may be administratively renewed after original securance.

(B) Statement. Prior to the granting of the administrative permit and yearly renewal:

(1) A statement must be submitted by the owner of the property and signed under penalty of perjury that the use of the "family care unit" is to provide housing for not more than two (2) adult persons who are sixty (60) years of age or older;

(2) An immediate family member or members who requires daily supervision and care; or

(3) A person or persons providing necessary daily supervision and care for the person or persons residing in the main residence.

(C) Termination. Should the use or necessity of the temporary family care unit cease, it must be removed from the premises or converted to an accessory structure as provided in Chapter 20.164. Should the occupants of the family care unit or the main residence move to another off-site residence, the administrative permit for the family care unit shall become null and void.

(Ord. No. 4538, § 43(Exh. A), 9-10-2024)

Sec. 20.168.050 - Portable Sawmill.

A small portable sawmill may be set up and operated as an accessory use on property for the milling of lumber to be used in the construction of a structure on the same property. The mill may be operated only for the duration of the construction project and must be removed from the property or placed in dead storage and not operated once the structure is completed. Raw material for the mill may be produced on the premises or imported from off-site sources. None of the limitations contained in Section 20.032.045(D) shall apply to the operation of a portable mill as an accessory use to a construction project as provided in this Section. The following limitations shall apply to this temporary use:

(A) The mill operation shall have a maximum term of six (6) months, however, an extension for up to six (6) additional months may be authorized in writing by the Department of Planning and Building Services.

(B) Hours of operation shall be limited to eight a.m. to five p.m. on weekdays and Saturdays.

(Ord. No. 4538, § 43(Exh. A), 9-10-2024)

Sec. 20.168.060 - Food Trucks/Mobile Food Vendors.

Food trucks may operate in fixed locations or at any given location for more than four (4) hours after obtaining an Administrative Permit. A single Administrative Permit may be issued to one (1) food truck to allow it to operate in up to four (4) locations. The following standards apply to the operation of food trucks:

(A) Food trucks shall operate with all required health and other permits as required by Mendocino County Code and other applicable state and local regulations.

(B) Food trucks and any associated improvements or accessories (such as picnic tables or seating) shall not occupy parking which is required to meet the needs of permanent uses on the parcel.

(C) Food trucks shall never be located in a place that blocks vehicle circulation or emergency access.

(D) Restroom and other facilities shall be provided as required by the Division of Environmental Health.

(E) Food trucks shall be parked safely and out of the public right-of-way.

(F) Exclusions. If a permit for an entertainment event or religious assembly pursuant to Section 20.168.020 specifies the location(s) and number of food trucks to be operated during the event, no separate Administrative Permit is required for the food trucks.

(Ord. No. 4538, § 43(Exh. A), 9-10-2024)

CHAPTER 20.170 - MOVEABLE TINY HOMES

Sec. 20.170.005 - Declaration.

The purpose of this Chapter is to provide regulations for the alternative housing type known as Moveable Tiny Homes, as defined in Chapter 20.008. This Chapter does not apply to recreational vehicles or travel trailers.

(Ord. No. 4538, § 44(Exh. A), 9-10-2024)

Sec. 20.170.010 - Permitted Locations.

Moveable Tiny Homes may be established as a single-family dwelling, accessory dwelling unit and/or second residential unit in all zoning districts that allow residential dwellings and/or accessory uses, subject to the limitations contained in this Chapter.

(Ord. No. 4538, § 44(Exh. A), 9-10-2024)

Sec. 20.170.015 - Development and Design Standards.

(A) Development Standards.

(1) Height. A Moveable Tiny Home shall have a maximum height of fourteen (14) feet when being towed, per California Vehicle Code section 35250.

Moveable Tiny Homes may exceed fourteen (14) feet in height when the Moveable Tiny Home is placed on a lot and is not being actively towed.

The overall height of a Moveable Tiny Home when it is in place and not mobile shall comply with the applicable standards for the zone in which the Moveable Tiny Home is located.

(2) Setbacks. A Moveable Tiny Home shall comply with the development standards of the zoning district in which it is located. If the Moveable Tiny Home is used as an Accessory Dwelling Unit pursuant to Section 20.164.015(K) and Chapter 20.166, setback exceptions specified in Chapter 20.166 apply.

(3) Minimum and Maximum Size.

(a) Minimum size: one hundred fifty (150) gross square feet.

(b) Maximum size: four hundred (400) gross square feet.

(4) Number of Moveable Tiny Homes Allowed. The number of Moveable Tiny Homes permitted on a lot or parcel as a primary dwelling unit shall be in accordance with the standards of the zoning district in which the moveable tiny home(s) is located. Moveable Tiny Homes used as Accessory Dwelling Units or Second Residential Units shall not count toward maximum density, per the standards of this Code.

(5) Parking. Moveable Tiny Homes shall be subject to the same parking requirements as other residential dwelling units or Accessory Dwelling Units.

(B) Design. A Moveable Tiny Home shall maintain a residential appearance through the following design standards.

(1) Skirting. The undercarriage, including wheels and axles, shall be hidden from view with a solid wood, metal, or concrete apron.

(2) Structure and Insulation: Insulation standards shall be a minimum of R-13 in walls and floors and R-19 in ceiling. Wall framing studs shall be sixteen (16) to twenty-four (24) on center, with a minimum of two-by-four wood or metal studs or equivalent structural insulated panel (SIP) construction.

(3) Foundation or Pad. An approved designated parking area of compacted all weather surface including bumper guards, curbs or other installations to prevent movement of the unit. A Moveable Tiny Home may rest on the wheels, or on stands anchored to the parking pad.

(4) Materials. Materials for the exterior wall covering shall include material that would be allowed under the California Building Code.

(5) Windows. Windows shall be double pane glass or better, labeled for building use, and be trimmed out.

(6) Kitchen. A Moveable Tiny Home shall include at minimum an efficiency kitchen, as defined in Chapter 20.008. More extensive kitchen facilities may be installed but are not required.

(7) Utility Connections. A Moveable Tiny Home shall be connected to an approved water source and waste disposal system as approved by the Division of Environmental Health. A Moveable Tiny Home may use on- or off-grid electricity and may use propane for heating and cooking. Generators are prohibited except when needed in emergencies. All Moveable Tiny Homes shall have a GFI shutoff breaker.

(Ord. No. 4538, § 44(Exh. A), 9-10-2024)

Sec. 20.170.020 - Applicable Codes.

(A) Moveable Tiny Homes shall meet either the provisions of ANSI 119.5 or NFPA 1192. All units must be inspected and certified for compliance with the requirements of this ordinance and ANSI or NFPA codes by a qualified third-party inspector for ANSI compliance accredited pursuant to either the American Society for Testing and Materials Appendix E541, or ISO/IEC 17020. All Moveable Tiny Homes shall display a sticker or plaque designating the unit as in compliance.

(B) Moveable Tiny Homes shall be licensed and registered with the California Department of Motor Vehicles.

(Ord. No. 4538, § 44(Exh. A), 9-10-2024)

Sec. 20.170.025 - Inspections Required for Tiny Homes.

The Building Official shall perform the following inspections when a Moveable Tiny Home is placed in a static location for use as a residential structure:

(A) All utility connections shall be inspected for compliance with applicable codes.

(B) The Building Official shall verify that a sticker or plaque verifying compliance with ANSI 119.5 or NFPA 1192 is in place.

(Ord. No. 4538, § 44(Exh. A), 9-10-2024)

Sec. 20.170.030 - Regular Fire Inspection Required.

Moveable Tiny Homes require an inspection by a qualified third-party inspector for continued compliance with the provisions of ANSI 119.5 or NFPA 1192 every five (5) years to ensure that the units continue to meet requirements of the fire safety standards of the ANSI or NFPA Code to which it was built and requirements of this section. Evidence of the inspection shall be submitted to the Department of Planning and Building Services.

(Ord. No. 4538, § 44(Exh. A), 9-10-2024)

CHAPTER 20.172 - MOBILE HOMES AND MOBILE HOME PARKS

Footnotes:
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***Editor's note—** Ord. No. 4538, § 45(Exh. A), adopted September 10, 2024, repealed Ch. 20.172 and enacted a new Ch. 20.172 as set out herein and as may later be amended. Former Ch. 20.172 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; and Ord. No. 4225, adopted July 20, 2009.*

Sec. 20.172.005 - Declaration.

The purpose and objective of this Chapter is to recognize mobile homes as a means of adding an alternative to the County's supply of housing and to set reasonable standards for the development of well-designed mobile home parks.

(Ord. No. 4538, § 45(Exh. A), 9-10-2024)

Sec. 20.172.010 - Development Standards—Mobile Home Parks.

Development may be approved in stages so long as each stage meets the standards of this Chapter. The minimum number of lots at the initial increment of development shall be ten (10) lots.

If the development is to be accomplished in stages, the development shall coordinate improvements of open space, and construction of buildings in order that each development phase achieves a proportionate share of the total open space and structural facilities requirement.

(A) No mobile home park shall be established or used unless first approved by the granting of a use permit requiring compliance with the following standards:

(1) The site shall have a minimum area of three (3) acres.

(2) Each mobile home space shall be a minimum of fifty (50) feet wide and a minimum of eighty (80) feet deep. The allowance for four thousand (4,000) square feet lot within mobile home parks shall constitute an automatic density bonus and no additional density bonus shall be awarded.

(3) A minimum of two (2) parking spaces shall be provided for each mobile home space. A minimum of one (1) parking space shall be provided on the same lot as the mobile home and shall not be located in the front yard setback area.

(4) All utilities shall be placed underground.

(5) Each mobile home space shall contain a utility island containing the sewer, water and utility connections; said island, together with a typical mobile home pad, to be depicted in an enlarged plot plan.

(6) There shall be adequate areas within the mobile home park for refuse storage. Such refuse storage areas shall be screened by a six (6) foot solid fence, or by optional screening as approved by the Director of Planning and Building Services.

(7) All boats, campers, travel trailers, park maintenance vehicles and equipment, and similar large items shall be stored in an area set aside for such purposes on the approved plans. The minimum gross area shall be one hundred (100) square feet per mobile home lot.

(8) For each mobile home lot, there shall be provided a minimum of two hundred (200) square feet of usable common recreation area.

(9) A landscaping plan showing the treatment of open areas and recreation areas shall be submitted as a part of the use permit application. Landscape treatment shall be effectively used throughout the park.

(10) Adequate screening or fencing of acceptable design shall be provided around the entire park, in the exact type and adequacy to be determined by the Planning Commission.

(11) When a mobile home park abuts a public street, a planted strip having an average width of ten (10) feet shall be provided adjacent to said street. All landscaped areas shall be continually maintained.

(12) Sections of the mobile home devoted to families and those devoted to adults shall be clearly identified. Adequate recreational areas and facilities shall be provided to suit the needs of each said group, and a bus stop shall be provided for children.

(13) In addition to the usable common area, a community recreation center with a floor area of twenty (20) square feet per mobile lot shall be applied to mobile home parks having twenty (20) lots or more. Space devoted to administrative office, laundry, or nonrecreational uses may be developed in conjunction with the community center, provided, however, that such spaces shall not be attributed to required recreation space.

(14) Internal collector streets shall have a minimum width of thirty-two (32) feet with parking on one (1) side and forty (40) feet with parking on both sides. All other roadways shall be at least twenty-five (25) feet wide, curb-to-curb, and no parking shall be permitted on them.

(15) All roadways within a mobile home park shall be paved. Pavement design shall be based on an engineering analysis of the anticipated traffic loads and the quality of the subgrade soil to support traffic loads. Pavement shall consist of a minimum of two (2) inches of asphalt concrete over a minimum of four (4) inches of aggregate base placed on a suitably prepared subgrade. All roadways shall have concrete gutters on both sides. Street naming shall be consistent with County policy.

(16) A minimum of one (1) emergency exit shall be provided.

(17) A network of pedestrian walkways shall be provided leading to common recreational areas, service facilities, and circulation among the residential areas whenever possible.

(18) In addition to the regulations specified herein, all mobile home parks shall comply with the Uniform Building Code Title 25, Chapter 5.

(B) The following plans and reports shall be submitted with the use permit application.

(1) A lighting plan shall be submitted for all streets, walkways, and recreational and service areas.

(2) Plans showing the location, size, and height of all proposed signs shall be submitted with each mobile home proposal.

(3) A storm drain system shall be provided to accommodate runoff, both tributary to and originating within the mobile home park, and to transfer said runoff to a satisfactory point of disposal. Unless a waiver is granted by the Planning Commission or Board of Supervisors at the time the use permit is granted, the storm drain system shall be constructed in accordance with improvement plans prepared by a Civil Engineer and approved by the appropriate building official.

(4) A water and sewer feasibility report must be prepared by the applicant and accepted by the County Division of Environmental Health and a fire protection proposal approved by the appropriate agency before the application for a use permit is scheduled on the agenda of the Planning Commission.

(5) Detailed building elevations for all proposed buildings shall be provided.

(6) The location of all sewer systems, water storage tanks and similar facilities shall be depicted on a plot plan.

(Ord. No. 4538, § 45(Exh. A), 9-10-2024)

Sec. 20.172.015 - Development Standards Individual Mobile Homes.

The following regulations shall apply to the placement of a mobile home on a lot not within a mobile home park.

(A) In the R-R, R-1, R-2, R-3, R-C, S-R, C-1 and C-2 Districts, mobile homes shall conform to the following regulations:

(1) Be certified under the National Mobile Home Construction and Safety Standards Act of 1974;

(2) Has not been altered in violation of applicable codes;

(3) Be occupied only as a residential use type in compliance with all applicable regulations;

(4) Be subject to all provisions of this Division applicable to residential structures;

(5)

Have roof and siding of nonreflective material, except that crushed rock of any kind may be used for roof surfacing. The exterior cover material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

(B) In the U-R, A-G, R-L, F-L and T-P districts, mobile homes shall conform to the following regulations:

(1) Has not been altered in violation of applicable codes;

(2) Be occupied only as a residential use type in compliance with all applicable regulations;

(3) Be subject to all provisions of this Division applicable to residential structures;

(4) Exterior cover material (siding) shall extend to the ground except that when a solid concrete or masonry perimeter foundation is used, the exterior cover material need not extend below the top of the foundation.

(C) Exemptions. Trailer coaches permitted for (1) temporary family care units (Section 20.168.045); (2) occupancy while constructing a dwelling (and other uses permitted in Section 20.168.040); (3) employee housing (Section 20.016.025); or (4) moveable tiny homes (Chapter 20.170) shall not be subject to the standards contained within this Chapter.

(Ord. No. 4538, § 45(Exh. A), 9-10-2024)

CHAPTER 20.176 - RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS

Footnotes:
*--- (**43**) ---*
***Editor's note—** Ord. No. 4538, § 46(Exh. A), adopted September 10, 2024, repealed Ch. 20.176 and enacted a new Ch. 20.176 as set out herein and as may later be amended. Former Ch. 20.176 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.176.005 - Declaration.

The purpose and objective of this Chapter is to recognize the value of the development of recreational vehicle parks and the development of incidental camping areas, for the benefit of the general public utilizing recreational vehicles and such parks and facilities.

(Ord. No. 4538, § 46(Exh. A), 9-10-2024)

Sec. 20.176.010 - Principles.

Whenever an application is submitted to the County for a use permit or other entitlement for use for a recreational vehicle park, or incidental camping area, the Planning Commission shall make its decision in accordance with the following principles and shall make findings accordingly:

Such parks and areas shall possess the following characteristics:

(A) Located on or within close proximity of a major highway to provide maximum service to traveling public;

(B) Front on an arterial street of sufficient capacity to carry anticipated traffic;

(C) May be permitted in conjunction with mobile home parks. Area to be developed shall be limited to not more than twenty-five (25) percent of the total area.

(Ord. No. 4538, § 46(Exh. A), 9-10-2024)

Sec. 20.176.015 - Development Standards.

The maximum density shall be determined by the Planning Commission for each such park and area in accordance with the standards of this Chapter. Development may be approved in stages so long as each stage meets the standards of this Chapter. The minimum number of lots at the initial increment of development shall be ten (10) lots.

If the development is to be accomplished in stages, the development shall coordinate improvements of open space, and construction of buildings in order that each development phase achieves a proportionate share of the total open space and structural facilities requirement.

(A) No such park or camping area may be established or used unless first approved by the granting of a use permit requiring compliance with the following standards:

(1) The area of land shall have a minimum area of five (5) acres.

(2) The minimum lot or campsite shall be twenty (20) feet in width and forty (40) feet in length. The drive-through spaces shall be fifteen (15) feet in width and sixty (60) feet in length.

(3) Each space in a recreational vehicle park, shall be improved with gravel or better covering as approved by the Director of the Department of Planning and Building Services, in order to maintain a dust and mud-free condition.

(4) Recreational vehicle lots installed with water, sewer and electricity shall be established at a ratio to the total number of lots on a park by park basis as a condition of the use permit.

(5) Restrooms and shower facilities shall be provided in the number and location required by the Director of the Department of Planning and Building Services, with adequate parking areas adjacent thereto.

(6) Usable open space for common areas shall be planned and provided for at convenient locations to provide at least two hundred (200) square feet per lot. Such open space may include play yards, pools, and recreation buildings but shall not be deemed to include public facilities and open areas not accessible to the tenants.

(7) Refuse storage areas shall be provided in key areas throughout the park or campground with provisions for screening and collection.

(8) Each such recreational vehicle park shall be enclosed by a six-foot perimeter fence and by a landscaping strip of five (5) feet average width on the street side of the park. The Director of the Department of Planning and Building Services may require a higher fence when the park abuts a residential area.

(9) There shall be a minimum of ten (10) feet setback between the pads and the exterior perimeter boundaries.

(10) Internal streets shall be twenty-eight (28) feet in width edge to edge. This requirement may be reduced to twenty-four (24) feet in areas established for pull-through spaces.

(11) The street system shall be maintained in a well-graded, dust-free condition at all times.

(12) All utilities shall be placed underground.

(13) A secondary emergency exit shall be provided.

(B) The following plans and reports shall be submitted with the use permit application.

(1) A storm drain system shall be provided to accommodate runoff, both tributary to and originating within the recreational vehicle park or campground, and to transfer said runoff to a satisfactory point of disposal. Unless a waiver is granted by the Planning Commission or Board of Supervisors at the time the use permit is granted, the storm drain system shall be constructed in accordance with improvement plans prepared by a Civil Engineer and approved by the appropriate building official.

(2) A statement on the method of fire protection shall accompany each application, which shall be approved by the fire agency in charge before the application for a use permit is scheduled on the agenda of the Planning Commission.

(3) An enlarged plot plan showing a typical site and a typical lot, including all facilities available and accurately dimensioned, shall be provided.

(4) All parking spaces and aisles shall be drawn and accurately dimensioned, with flow of traffic noted thereon.

(5) A detailed plan with elevations shall be submitted showing location, size, and height of all proposed signs.

(6) The location and types of all water supply sources, sewage systems, storage tanks, and similar facilities shall be depicted on the plot plan.

(7) A location for a dump station for self-contained trailers and campers shall be provided unless exempted by the Director of the Department of Planning and Building Services.

(8) A detailed building elevation of all proposed buildings shall be submitted.

(Ord. No. 4538, § 46(Exh. A), 9-10-2024)

CHAPTER 20.180 - OFF-STREET PARKING

Footnotes:
*--- (**44**) ---*
***Editor's note—** Ord. No. 4538, § 47(Exh. A), adopted September 10, 2024, repealed Ch. 20.180 and enacted a new Ch. 20.180 as set out herein and as may later be amended. Former Ch. 20.180 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 4017, adopted 1988; Ord. No. 4213, adopted December 9, 2008.*

Sec. 20.180.005 - Declaration.

The purpose of this Chapter is to require off-street parking spaces for all land uses in the unincorporated areas of Mendocino County in sufficient numbers to accommodate vehicles which will be congregated at a given location by drivers using or occupying the facility. On street parking will be minimized and traffic and pedestrian safety increased. It is also the purpose of this Chapter to facilitate livable, walkable communities, by allowing shared parking between compatible uses that have different peak usage times (for example Multi-family Residential above Commercial).

(Ord. No. 4538, § 47(Exh. A), 9-10-2024)

Sec. 20.180.010 - General.

(A) Accessible off-street parking areas shall be provided and maintained as set forth in this Division to provide minimum parking and maneuvering room for motor vehicles and for pedestrian safety based on the anticipated occupancy of a given building, structure or area of land or water.

(B) At the time of initial occupancy of a site or of construction of a structure or of a major alteration or enlargement of a site or structure, there shall be provided off-street parking facilities for automobiles in accordance with the regulations prescribed in this Chapter. For the purposes of this section the term "major alteration or enlargement" shall mean a change of use or an addition which would increase the number of parking spaces required by not less than ten (10) percent of the total number required.

(C) The required parking spaces shall be on-site except that an exception may be granted from the parking requirements of this Division in order that some or all of the required parking spaces be located off-site, including locations in other local jurisdictions, if the following conditions are met:

(1) The exception will be an incentive to, and a benefit for, the non-residential development.

(2) The exception will facilitate access to the non-residential development by patrons of public transit facilities, particularly guideway facilities.

(3)

The exception shall not impact existing or proposed traffic patterns or parking conditions on residential or other adjacent property use types.

(D) Shared parking facilities for more than one (1) use may be developed under the following requirements. If a shared parking facility is developed, the total number of required parking spaces may be reduced by twenty-five (25) percent with the Director's approval if the following findings can be made:

(1) The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;

(2) The proposed shared parking provided will be adequate to serve each use;

(3) A shared parking agreement shall be submitted for review and approval by the County. Once approved for recording, the applicant shall record the agreement and provide a conformed copy to the Department.

(E) Where strict application of certain provisions of this Chapter results in an unnecessary hardship or where said application will reduce the affordability of a residential project, a waiver may be granted by the Director.

(F) If an applicant can demonstrate that an apartment complex for seniors or residents with special needs will not generate a need for as much parking as regular multi-family residential, the Director may reduce the number of required spaces.

(G) All parking spaces shall meet required yard setbacks for the zoning district in which they are located; however, one (1) of the required parking spaces for any parcel may be located in the front or side yard setback area.

(H) Pursuant to California Government Code section 65863.2, if a residential, commercial, or other development project is located within one-half mile of public transit, no off-street parking is required.

(Ord. No. 4538, § 47(Exh. A), 9-10-2024)

Sec. 20.180.015 - Calculation of Required Spaces.

For any use not specified in the following paragraphs, the same number of parking spaces shall be provided as required for the most similar specified use, as determined by the Director. Off-street parking for all uses shall be consistent with Table 20.180-A, below.

(A) Where there is a question of primary use of any given site the use requiring the most parking spaces shall be used.

(B) Where there is a combination of principal uses in any one (1) facility, the sum of the parking requirements of these uses shall be provided unless the uses are known to have separate peak use times.

(C) Uses with differing peak use times may be eligible for shared parking arrangements. If the calculation of parking needs results in the requirement for a fraction of a parking space, such a parking space need not be provided unless the fraction exceeds fifty (50) percent.

(D) This Division shall not be construed to prohibit the installation and maintenance of more parking spaces than the minimums required.

(E) The number of Accessible parking spaces shall be as required by the California Building Code.

Table 20.180-A—Required Parking

Residential Uses	**Off-Street Parking Spaces Required**
Single- and two-family dwellings (See Chapter 20.166 for parking standards for Accessory Dwelling Units)	Two (2) spaces for each unit.

Multi-family dwellings	(A) one (1) space per unit for one (1) bedroom.
	(B) one and one-half (1½) spaces per unit for two (2) bedrooms.
	(C) two (2) spaces per unit for three (3) or more bedrooms.
	(B) If residences are in conjunction with a commercial enterprise, residential parking requirements may be waived or modified by the Director.
	(C) Multifamily development in the R-3 zone shall require one parking space per unit, with visitor parking provided at the Director's discretion.
Caretaker Units	1 space per unit
Group Residential	1 space per employee, plus 1 per bedroom or 1 per every two beds, whichever is greater
Mobile Home Parks	2 spaces for each mobile home space
Residential Care Facilities, Small	1 space for every 500 square feet of gross floor area.
Residential Care Facilities, Large	1 space for every 500 square feet of gross floor area.
Residential Facility, Assisted Living	1 space per every 3 beds.
Supportive Housing	None beyond the parking required for the residential use type.
Transitional Housing	None beyond the parking required for the residential use type.
Recreational Uses	**Off-Street Parking Spaces Required**
Places of public assembly with fixed seats. This category includes: auditoriums, exhibit halls, dance halls, places of worship, and other buildings used for public assembly.	1 space for every four seats, or 1 space for each seven lineal feet of bench seating

Places of public assembly without fixed seats. This category includes: auditoriums, exhibit halls, dance halls, places of worship, and other buildings used for public assembly.	1 space per 100 square feet of assembly area
Bowling centers	4 spaces for each lane plus one space for each shift employee
Billiard and card rooms	2 spaces for each table
Golf, driving and shooting ranges	4 spaces per tee, 1 ½ spaces per range stall
Commercial swimming pools	1 space per 100 square feet of pool area (total of water and adjacent deck area)
Skating rinks and commercial recreational areas (e.g., water slides)	1 space for each 100 square feet gross floor area of skating or recreational area
Tennis, handball and racket courts	2 spaces per court, plus one space for each shift employee
Institutional Uses	**Off-Street Parking Required**
Hospitals	2 spaces per each permanent bed plus 1 space for each 500 square gross floor area.
Convalescent homes and nursing homes	See "Residential Facility, Assisted Living"
Day care and nursery schools	1 space per 500 square feet of floor area
Mortuaries with chapels	1 space for every four seats or one space for each seven lineal feet of bench or pew.
Public, parochial and private elementary schools	1 space for each employee, plus one space for each five students of planned capacity
Public, parochial, and private high schools	6 per classroom plus 1 per 350 square feet of office/administrative area
Colleges, art, craft, music and dancing schools, business, professional and trade schools	1 space for each employee, plus one space for every two students of planned capacity
Professional Office Uses	**Off-Street Parking Requirements**

Medical, dental, optometry or chiropractic offices and clinics	1 space per 300 gross square feet of floor area, plus 3 spaces per doctor or dentist or similar health professional
Research facilities	1 space per employee, plus one space per 500 gross square feet.
Banks, lending agencies, financial institutions, governmental institutions, and public utility offices (including those with drive-up facilities)	1 space per 300 square feet of gross floor area Drive-up facilities shall have a stacking area for 5 vehicles When part of a mixed-use project, shared parking arrangements are allowed
All other professional offices	1 space per 300 square feet of gross floor area
Retail and Commercial Uses	**Off-Street Parking Requirements**
General retail sales, repair and services	1 space per 300 square feet of gross floor area, including office, storage, restrooms, etc.
Retail sales of large appliances, automobiles, furniture or other similar bulky merchandise	1 space per 500 square feet of gross floor area
Restaurants, bars, taverns, lunchrooms, nightclubs and cocktail lounges	1 space for every 3 three seats or one stall per 100 square feet of floor area devoted to dining, whichever is greater
Barber and beauty shops	1 space for each barber chair or beautician station, plus one space for each employee working on the largest shift
Uncovered retail sales area for landscaping nurseries, vehicles and construction materials	1 space for each 1,000 square feet of gross display area, plus one space per employee
Automotive repair garages	3 spaces for each service bay, plus one space for every employee
Fueling Stations	1 space for each employee
Convenience Stores	1 space for each 1,000 square feet of gross floor area, minimum of 3 spaces

Hotels and motels	1 space for each guestroom, plus two spaces for employees
Bus stations, train depots and other transportation depots	1 space for each employee, plus user parking as determined by the Director
Undefined commercial uses	1 space per 250 square feet of gross floor area, subject to additional spaces depending on the eventual uses
Type of Industrial Use	**Off-Street Parking Required**
Manufacturing and General Industrial Uses	1 space per 500 square feet of gross floor area for projects up to 10,000 square feet 1 space per 1,000 square feet of gross floor area for projects over 10,000 square feet
Office area within a manufacturing or industrial building	Park per the standard for "All professional offices"
Recycling Collection facility	1 space for each 3,000 square feet of site area, plus 1 additional parking space for each commercial vehicle operated by the facility
Self-storage facility	1 space per 50 units or spaces, plus two spaces for the manager's unit
Warehousing/Distribution and Fulfillment Centers	1 space per 2,500 square feet of warehouse space, plus parking for office per the standard for "All professional offices"
Mixed Use	**Off-Street Parking Required**
A single unified development or district that incorporates two or more different uses within walking distance of one another.	1 space for each 500 square feet of nonresidential gross floor area and one space for each dwelling unit.

(Ord. No. 4538, § 47(Exh. A), 9-10-2024)

Sec. 20.180.020 - Parking Design Standards.

(A) At least fifty (50) percent of parking areas shall be surfaced with gravel, permeable pavers, or other permeable surfacing materials to encourage on-site infiltration of stormwater runoff. The remaining fifty (50) percent may be impermeable surfaces.

(B) At least fifty (50) percent of required parking spaces shall be regular spaces. A maximum of fifty (50) percent may be compact car spaces.

(C) All lighting within the parking area shall be downcast and shielded.

(D) Parking space dimensions shall be consistent with Table 20.180-B and Figures 20.180-A.

(E) Maneuvering aisles shall be consistent with Tables 20.180-C and -D.

(F) Electric Vehicle Charging Stations.

(1) Electric vehicle charging stations may be provided in any area designed for the parking of vehicles.

(2) Electric vehicle ready charging infrastructure shall be provided in multi-family housing developments and non-residential developments according to the standards outlined by CALGreen (Title 24 California Code of Regulations, Part 11).

(3) Parking spaces with electric vehicle charging shall be counted as a two (2) standard parking space for the purpose of providing required parking per this Chapter.

(4) If an electric vehicle charging station and any associated equipment interfere with, reduce, eliminate or in any way impact the required parking spaces for existing uses, the Director may reduce the number of required parking spaces for the existing uses by the amount necessary to accommodate the electric vehicle charging station and associated equipment.

(G) Bicycle Parking. Parking lots with twenty (20) or more spaces shall provide one (1) bicycle parking space for each ten (10) parking spaces, either as a bicycle rack designed to enable bicycles to be locked to the rack or in a secured enclosed location.

(H) Striping and Marking.

(1) Space Outline. All parking spaces shall be clearly outlined with double striping three (3) inches in width, in durable white paint designed for that purpose.

(2) Maneuvering Areas. All aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines as necessary to provide for safe movement.

(3) Compact Spaces. All compact spaces shall be clearly marked as such.

(4) Striping and Marking for Accessible spaces and electric vehicle charging spaces shall be as required by the California Building Code.

Table 20.180-B—Parking Space Minimum Dimensions For 90-Degree Spaces

Type of Parking Space	Width (feet)	Length (feet)
Standard	9	20
Compact	8	16
Parallel	9	22
Accessible	Compliant with the California Building Code	

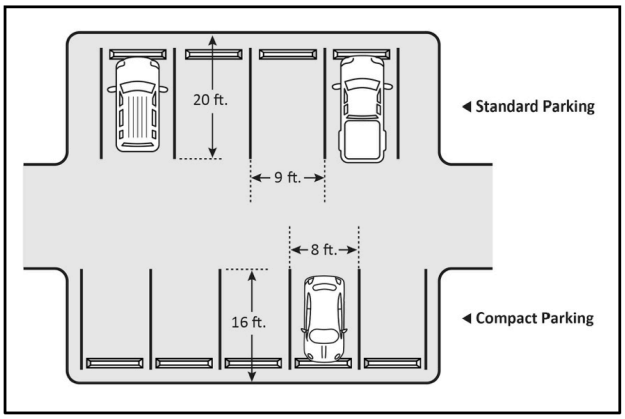


Figure 20.180-A—Parking Space Dimensions

Measuring parking space dimensions in a 90-degree configuration.

(Ord. No. 4538, § 47(Exh. A), 9-10-2024)

Sec. 20.180.025 - Drive-Through Facilities.

Any use which proposes drive-through or drive-up facilities shall require an Administrative Permit pursuant to Chapter 20.192 and comply with the following requirements:

(A) A pedestrian and vehicular circulation plan shall be submitted along with any building permit application. Such plan shall indicate how pedestrian and vehicular traffic will be accommodated to provide pedestrian safety. The plan shall also indicate how vehicles will circulate to and through the drive-through or drive-up facilities in a manner that will not impede traffic flow on any public right-of-way. Such plan will be reviewed against the following standards:

(1) Drive-through aisles shall be inwardly focused within the site and located away from adjoining streets to the extent feasible.

(2) Pedestrian walkways shall not intersect the drive-through access aisles unless they have clear visibility and are emphasized by enhanced paving or markings.

(3) Parking for drive-through and drive-in uses shall be provided as required by this Chapter.

(4) Drive-through access aisles shall be located entirely within the property and shall account for the stacking of a minimum of five (5) vehicles. The Director may determine that more stacking is required depending on the need of the specific business. In such instances, the Applicant shall have a stacking study prepared by a qualified expert.

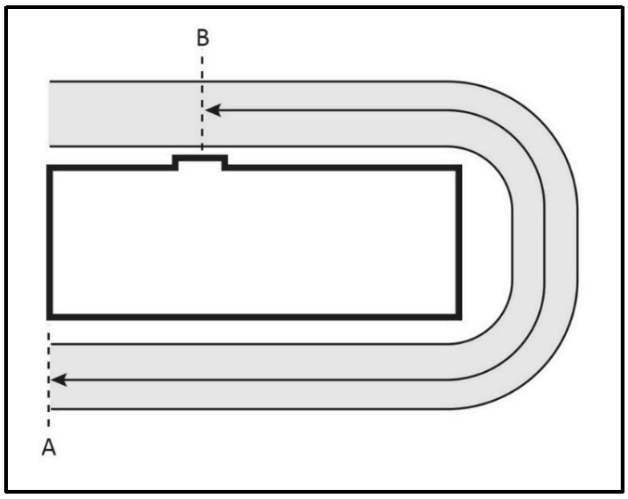


Figure 20.180-B—Drive-through Aisle

Drive aisle length is measured from the start of the drive aisle (A) to the pickup window (B).

(Ord. No. 4538, § 47(Exh. A), 9-10-2024)

CHAPTER 20.184 - SIGN REGULATIONS

Footnotes:
*--- (**45**) ---*
***Editor's note—** Ord. No. 4538, § 48(Exh. A), adopted September 10, 2024, repealed Ch. 20.184 and enacted a new Ch. 20.184 as set out herein and as may later be amended. Former Ch. 20.184 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.184.005 - Intent.

The purpose of this chapter is to promote and protect the public health, welfare, and safety through a comprehensive system of reasonable, effective, consistent, content-neutral, and non-discriminatory sign standards and requirements. This Chapter is intended to:

(A) Encourage signs as an effective channel of communication while preventing visual clutter that will detract from the aesthetic character of the County;

(B) Balance public and private objectives by allowing adequate opportunities for signs;

(C) Protect and improve the local economy and quality of life by preserving and enhancing the appearance of the streetscape;

(D) Maintain and enhance the County's appearance by regulating the location, number, type, quality of materials, size, illumination, and maintenance of signs;

(E) Restrict signs that may create a nuisance to nearby properties, violate privacy, or create hazards or unreasonable distractions for pedestrians or drivers;

(F) Provide clear and unambiguous sign standards that enable fair and consistent enforcement; and

(G) Ensure that the constitutionally guaranteed right of free speech is protected.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.010 - General Regulations.

(A) Compliance and Permits. All signs within the regulatory scope of this Chapter shall conform to the provisions of this Chapter.

(B) No person shall erect, place, display, or maintain any sign in violation of this Chapter.

(C) Property owner's consent. No sign may be placed or displayed without consent of the property owner of the property upon which the sign is located.

(D) All signs, banners, billboards, markers, and pennants shall comply with applicable federal, state, and local laws.

(E) The regulations of this Chapter apply to all signs, including those that display commercial and non-commercial messages.

(F) Lighting and illumination of displays.

(1) Signs may be illuminated unless otherwise specified, provided such signs are so constructed that no light bulb, tube, filament or similar source of illumination is visible.

(2)

Signs making use of stroboscopic lights, rotary beacons, chasing or similar types of light to convey the effect of movement shall not be permitted, nor shall flashing, intermittent or variable intensity lighting be permitted. This restriction shall not apply to signs which convey information such as time, temperature, or weather.

(G) Movement of signs. No sign shall move or revolve, nor display any moving and/or revolving parts. Wind propellers and other noise creating devices shall not be permitted.

(H) Setback. Signs shall meet the rear and side yard setback requirements of the applicable zoning district. In addition to applicable setbacks, signs shall be located such that:

(1) They do not interfere with safe sight distances for vehicular, bicycle, or pedestrian traffic;

(2) They do not conflict with overhead utility lines, overhead lights, or walkway lights; or

(3) They do not physically block the use of pedestrian or bicycle ways.

(4) Visibility at street corners and driveways connecting with a public street shall be maintained as an area of unrestricted visibility as required by the County Department of Transportation.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.015 - Off-Site Signs—Permanent.

The following standards shall apply to off-site, permanent signs:

(A) Permitted Locations. Off-site signs may be placed on any property zoned Limited Industrial, General Industrial or General Commercial, except as prohibited below:

(1) Within three hundred (300) feet of any residential zone having frontage on the same street;

(2) Upon or over the right-of-way of any county, state, or federal road or highway.

(B) Setbacks. All off-site signs shall conform to all setback requirements of the zone in which it is located.

(C) Area. Off-site signs may be single-faced or double-faced with a maximum area of three hundred (300) square feet.

(D) Height. No portion of an off-site freestanding sign or its supporting structures shall exceed thirty-five (35) feet in height. Building-mounted off-site signs shall conform with the standards for on-site roof signs and/or wall signs, as applicable.

(E) Number. Only one (1) off-site sign shall be permitted per lot. No limit on the number of off-site signs per use is imposed by this Section.

(F) Construction. Double-faced signs shall be so constructed that the area and perimeter of both faces coincide and are back-to-back in parallel planes at a distance not to exceed three (3) feet apart.

(G) Off-site signs shall not count toward the maximum sign area for the parcel upon which they are located.

(H) Permission of Owner. The owner of an off-site sign must obtain the written permission of the property owner upon which the sign is to be located.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.020 - Off-Site Directional Signs.

In areas where street identification or house numbering systems do not exist or are inadequate to a degree as to make finding particular residences unduly difficult, signs intended solely to provide directional information to a particular residence are permitted.

Not more than three (3) single-faced or double-faced signs having an area not greater than two (2) square feet on each face may be permitted pertaining to any one (1) property or residence. Such signs shall be limited to the name of the owner or resident and directional information to the property or residence thereof.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.025 - Temporary Signs.

Temporary (visible for less than ninety (90) days) signs may be constructed, placed and maintained in any location upon the granting of an Administrative Permit in accordance with Chapter 20.192 (Administrative Permits). Such temporary signs shall be subject to the following conditions:

(A) Area. No sign shall exceed a total of thirty-two (32) square feet in area.

(B) Number. The number of temporary signs per use or event shall be established by the Administrative Permit.

(C) Height. No sign shall exceed the height limitation for the district in which it is located.

(D) Time Limit. As specified by the Administrative Permit.

(E) Permission of Owner. The owner of any on- or off-site temporary sign shall obtain the written permission of the property owner upon which the sign is to be located.

(F) Location of Sign(s). As specified by the Administrative Permit.

(G) Design and Materials. Off-site temporary signs shall not be illuminated. Signs shall be made of durable, weatherproof materials capable of lasting for the time the sign is displayed. Off-site temporary signs shall be designed to ensure that the sign faces are securely fastened to the supporting structure, and the supporting structure is securely fastened to the ground.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.030 - On-Site Signs—Standards.

(A) Permitted Locations. Except for signs specified in Section 20.184.035, 20.184.040, 20.156.015(C), 20.160.020(D) and 20.160.025(D) on-premise signs may be erected, constructed, placed, created by painting, structurally altered, relocated and maintained only in the locations specified:

(1) All commercial and industrial zones.

(2) On any lot upon which a commercial or industrial use type is a permitted use type.

(3) On any lot in any zone where a legal nonconforming commercial or industrial use type exist.

(B) Sign Types.

(1) Wall Signs. Signs attached or painted onto a building or approved structure. Wall signs shall meet the following standards:

(a) Not extend more than eighteen (18) inches from the wall thereof:

(b) Extend no higher than the building roof line;

(c) Not exceed one (1) square foot of sign area for each foot of street frontage, but in no case to exceed one hundred sixty (160) square feet. All sites shall be permitted twenty-five (25) square feet minimum wall signs.

(2) Freestanding Signs. A sign detached from the main or accessory buildings, advertising uses on site. Freestanding signs shall meet the following standards:

(a) Not project into a private or public right-of-way;

(b) Extend no higher than twenty-five (25) feet;

(c) Not exceed sixty-four (64) square feet;

(d) The square footage of portable on-premise signs shall count towards the total square footage allowed for free-standing signs.

(3)

Roof Signs. Signs attached to a main building or accessory structure that project above the roof line. Roof signs shall meet the following standards:

(a) Extend no higher than five (5) feet above the highest point of the roof on which located, or beyond the height limitations for the district in which it is located, whichever is the lesser;

(b) Shall not extend beyond the exterior wall of the structure on which it is located;

(c) Shall not exceed sixty-four (64) square feet in area.

(C) Setbacks. All on-site signs shall conform to all setback requirements of the zone in which it is located.

(D) Sign Area—Maximum. Except as permitted in Section 20.184.065, the total square-footage of all signs on a lot may not exceed one hundred twenty-eight (128) square feet; provided, however, in the absence of both freestanding signs and roof signs the maximum total sign area allowed may be increased to one hundred sixty (160) square feet.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.035 - Exempt Signs.

The following signs are exempt from the regulations in this Chapter:

(A) Directional, warning or informational signs required or authorized by law which are erected by Federal, State, County or Municipal officials;

(B) Official notices issued by a court or public body or office and posted in the performance of a public duty;

(C) Danger signs, railroad crossing signs and signs of public utility companies indicating danger and aids to service or safety;

(D) House or building numbers;

(E) Flags, emblems and insignia of a nation or political subdivision;

(F) Commemorative signs or plaques of recognized historical organizations;

(G) Signs on public transportation vehicles regulated by a political subdivision, including but not limited to buses and taxicabs;

(H) Signs on licensed vehicles, provided such vehicles are not used or intended for use as portable signs;

(I) Signs which are not intended to be viewed from public streets and are not legible therefrom nor from adjacent properties, such as signs in interior areas of shopping centers, commercial buildings and structures, ball parks, stadiums, race tracks and similar uses of a recreational or entertainment nature;

(J) Changing the sign copy of a sign, or other maintenance which does not involve physical changes to a sign. Physical changes to the sign may require a building permit;

(K) Murals, paintings, and works of art that are not intended to advertise or identify a business or product;

(L) Signs required by State or Federal law, including state-required fuel price information at gas stations. In the case of gas station signs, the area devoted to price information shall not be counted toward the sign's overall area.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.040 - Regulations for Specific Sign Types.

The following sign types are permitted subject to the regulations provided below for each specific sign type. Exceptions to the regulations provided in this Section may be granted with an Administrative Permit, as provided for in section 20.184.065. Said Administrative Permit shall be processed in accordance with Chapter 20.192.

(A) "No Trespassing," and "No Parking" and similar warning signs shall not exceed four (4) square feet each;

(B)

Incidental signs showing trading stamps offered, credit cards accepted, notices of services required by law, trade affiliations, and the like, attached to a freestanding sign, structure or building; provided that all of the following conditions hold:

(1) No more than four (4) such signs may be placed on any single property.

(2) No such sign may project beyond any property line.

(3) No such sign shall exceed an area per face of two (2) square feet.

(C) Signs on awnings or removable canopies not permanently attached to or built as part of a building shall not exceed an area of four (4) square feet on any side of such awning or canopy.

(D) Identification plaques, provided no more than two (2) such signs of not more than two (2) square feet each may be placed on a single building.

(E) Temporary window signs shall not exceed twenty-five (25) percent of the window area.

(F) Signage identifying agricultural products produced on the premises is permitted, subject to the following:

(1) One (1) sign per lot or parcel.

(2) Maximum of eight (8) square feet in area.

(3) Maximum height of eight (8) feet.

(G) Signage identifying multiple dwellings, clubs, or similar uses are permitted, subject to the following:

(1) One (1) freestanding and one (1) building-mounted sign per parcel

(2) Maximum of eight (8) square feet in area.

(H) Signage identifying civic use types such as hospitals and institutions of an educational philanthropic or charitable nature are permitted, subject to the following:

(1) One (1) sign per use.

(2) Sign may be freestanding or building-mounted.

(3) Maximum of forty (40) square feet in area.

(4) Maximum height of eight (8) feet.

(I) Signs offering premises for sale or lease and temporary construction site signs are permitted subject to the following:

(1) Signs may be freestanding or building-mounted.

(2) Signs shall be located on the site of the sale or lease.

(3) Maximum of two (2) signs along any one (1) frontage.

(4) The total area of all signs on a frontage shall not exceed thirty-two (32) square feet. Sites with two (2) frontages are allowed thirty-two (32) square feet of signs per frontage.

(5) Maximum height of eight (8) feet with freestanding signs.

(6) Construction site signs shall be in place only for the duration of the construction with which they are associated.

(7) Signs shall be removed no later than ten (10) days after the end of an event, project completion, sale or lease of a building, lot, or residential development.

(J) Community Identification Signs. Signs solely to identify a community, its civic, fraternal, and religious organizations, and its community slogan or motto, provided:

(1) Number and Location. Not more than one (1) sign may be located along any principal approach route to a community.

(2) Area and Height. Each sign may be single-faced or double-faced with no face to exceed an area of fifty (50) square feet. No sign shall exceed a height of twenty (20) feet above the average elevation of the ground directly below the sign.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.045 - Computing Sign Area and Height.

(A) Allowable sign area which is determined by the amount of street frontage shall be based on the total of all street frontages for the lot or parcel, as shown in Figure 20.184-A below.

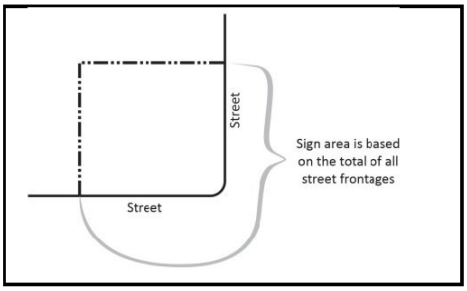


Figure 20.[184]-A—Sign Area Frontage

(B) The area of a sign is computed by multiplying the height by the length of the sign, not including any framework which is not part of the sign. For signs whose shape is a regular geometric figure (square, rectangle, circle, etc.), the area shall be calculated using standard formulas (Height x Width for a rectangle, etc.).

(C) Where a sign contains a frame, background, or other material used to differentiate the sign from the background on which it is placed, the sign area shall be measured to include the entire frame, background, or other material.

(D) For signs whose shape is irregular, such as individual letters placed on a wall or a monument sign, the area shall be measured by enclosing the sign elements within up to eight (8) straight, intersecting lines, as shown in Figure 20.184-B below.

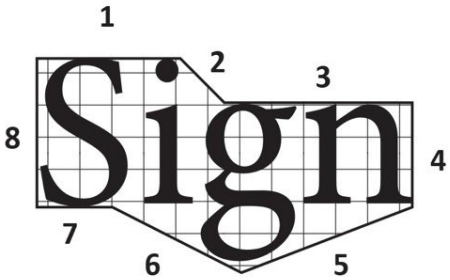


Figure 20.[184]-B—Irregular Sign

(E) The base or supporting structure of a sign is not considered part of the sign unless it is part of the message presentation.

(F) The area of a two-sided back-to-back sign shall be computed by determining the area of only one (1) side if the two (2) sides are within forty-five (45) degrees of parallel and not more than three (3) feet apart. Where the sign faces are at an angle of forty-five (45) degrees or more, or more than three (3) feet apart, area shall be computed by multiplying the height by the length of each sign face and adding the results (area of Face A + area of Face B).

(G) Time and temperature displays are considered part of the allowable sign display area and are subject to the same size and height rules as other aspects of a sign.

(H) For establishments providing services to customers while in their vehicles, signs related to such services are allowed, but are counted in the aggregate allowed signage for the use. Drive-through establishment menu boards shall not be included in this calculation.

(I) Measuring Sign Height. The height of a sign is the vertical distance from the uppermost point used to measure sign area to the average finished grade of the ground below the sign and/or support structure, as shown in Figure 20.184-C below.

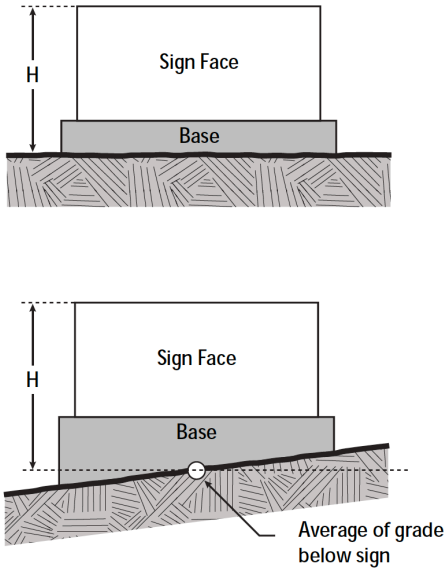


Figure 20.[184]-C—Measuring Sign Height

Sign height measurement for freestanding signs.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.050 - Nonconforming Signs.

A nonconforming sign is a sign lawfully erected, established and maintained prior to the effective date of this Division but does not conform to the use regulations and/or standards of height, setback, sign area, or number, etc., for the zone in which it is located or to the regulations of this Chapter.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.055 - Nonconforming Sign—Continuation.

All nonconforming signs shall be allowed to continue provided, however, that if the sign shall be destroyed or deteriorated as a result of vandalism, fire, wind flood, age or other cause to the extent where repairs exceed fifty (50) percent of the replacement value of the sign, said sign shall be brought into conformance with this Chapter.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.060 - Illegal Signs.

Any sign not legally erected or placed pursuant to the regulations in existence at the time of its erection or placement is an illegal sign and shall be removed immediately; and shall not be re-erected or replaced until the illegal sign or its replacement sign conforms to the provisions of this Chapter. If the illegal sign is not remedied to conform with the provisions of this Chapter, the illegal sign shall be deemed unlawful and is subject to enforcement as provided in Chapter 20.216.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

Sec. 20.184.065 - Variances and Exceptions.

In order to reduce practical difficulties and unnecessary hardships inconsistent with the objectives of this Chapter, the Planning Commission may grant variances pursuant to Chapter 20.200 of the Zoning Code with respect to the regulations prescribed herein relating to the height, area, location, or number of signs.

Exceptions from the Regulations for Specific Sign Types provided in section 20.184.040 may be granted by the Zoning Administrator upon approval of an Administrative Permit.

(Ord. No. 4538, § 48(Exh. A), 9-10-2024)

CHAPTER 20.188 - DEVELOPMENT REVIEW

Sec. 20.188.005 - Intent.

It is the purpose of this Chapter to develop a formal development review process for certain properties industrially zoned.

The objective of this Chapter is to provide for a review process of certain projects proposed for industrial lands.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.188.010 - Improvements Subject to Development Review.

(A) Projects subject to development review shall be those projects, located in an industrial zone and:

(1) Identified in Appendix A which are found to require further review due to the specific nature of the proposed activity; or

(2) Identified in Appendix B which require mitigation of negative environmental impacts identified in the Environmental Checklist.

(B) Projects subject to obtaining a use permit are not subject to this Chapter.

(C) Structures and/or improvements mandated by agencies such as Environmental Health, Air Pollution Control District, Regional Water Quality Control Board or Environmental Protection Agency shall not be subject to development review where such mandates are imposed to mitigate adverse environmental impacts in a timely manner.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.188.015 - Development Review Package and Application Form.

The formal application for development review shall be in the form required by the Department of Planning and Building Services and shall include the following package of information for staff review:

(A) The Environmental Review Checklist; and

(B) New Development: site plans and building elevation plans.

(C) Existing Project: site plan.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.188.020 - Development Projects Subject to Further Review.

(A) If, after review of the Environmental Review Checklist, it is determined that there are no significant adverse environmental impacts, no further requirements under this Chapter shall be imposed.

(B) If, after review of the Environmental Review Checklist, it is determined that the development project may have a significant adverse environmental impact then the applicant shall be subject to Section 20.188.025.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.188.025 - Development Review Process.

It is the intent of this Chapter that those industrial projects subject to development review shall be expedited and that processing of building and health permits and a business license shall occur simultaneously with development review processing. Upon the completion of development review and environmental clearance, the developer shall be entitled to receive building and health permits and a business license.

(A) The Department of Planning and Building Services shall follow the "State CEQA Guidelines" as set forth in Chapter 3 of Title 14 of the California Administrative Code in processing the development project.

(B) If applied for by the developer, building and health permits and a business license shall be processed simultaneously with the development review so that they may be issued immediately upon environmental clearance.

(C) A new or changed industrial use shall require further review pursuant to this Chapter. The developer, tenant, lessee, or occupant shall report a new or changed industrial use to the Department of Planning and Building Services and shall not commence construction or operation of that use until he or she has received approval from the Department of Planning and Building Services and obtained a business license.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.188.030 - Final Plans and Certification.

The Department of Planning and Building Services shall review, correct and certify, by stamp, that the plans are in conformance with any specified requirements. Once approval is given, a stamped set of final plans shall be sent to the developer, Public Works Department, Public Health Department Division of Environmental Health, and Building Inspection Division and be filed with the Department of Planning and Building Services.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.188.035 - Appeals.

The conditions of approval may be appealed as provided in Chapter 20.208 (Appeals), Section 20.208.015.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.188.040 - Prohibitions.

No work shall be commenced nor any building occupied, until the industrial development project has received approval pursuant to this Chapter, except as specified in Section 20.188.060.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.188.045 - Nuisances.

Any improvement constructed, located, repaired, altered, or maintained contrary to the provisions of this Division is hereby declared to be unlawful and a public nuisance.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.188.050 - Effect on Other Laws.

Nothing in this Division shall be construed to exempt any applicant from compliance with any requirement of any other law of the County or the Mendocino County General Plan or amend any such other law or plan.

(Ord. No. 3639 (part), adopted 1987)

Sec. 20.188.060 - Exceptions.

At the discretion of the Zoning Administrator, permits may be authorized for:

(A) Preliminary grading and excavating; or

(B) Foundation work.

(Ord. No. 3639 (part), adopted 1987)

CHAPTER 20.190 - ADMINISTRATION

Sec. 20.190.005 - Authorities.

(A) This chapter lays out the basic roles, responsibilities, and functions of all planning authorities, including the Board of Supervisors, Planning Commission, Zoning Administrator and Planning and Building Services Director.

(B) Board of Supervisors. The powers and responsibilities of the Board of Supervisors include, but are not limited to the following:

(1) Consider and adopt, reject, or modify proposed amendments to the General Plan (including the adoption of a new General Plan), Zoning Code, Zoning Map, specific plans, and environmental documents related to any of the foregoing, pursuant to the provisions of the Amendments to the General Plan, Zoning Code, and Zoning Map section in Chapter 20.212.

(2) Hear and decide appeals from decisions of the Planning Commission pursuant to the provisions of the Appeals section in Chapter 20.208.

(3) Consider and adopt, reject, or modify development agreements, including environmental documents and any other planning approvals related to the development agreement, following a public hearing and recommended action by the Planning Commission.

(4) Establish, by resolution, a County fee schedule listing fees, charges, and deposits for various applications and services provided, pursuant to this Division.

(C) Planning Commission. The powers and responsibilities of the Planning Commission include, but are not limited to the following:

(1) Approve, modify, or deny parcel maps, tentative maps, use permits, and variances.

(2) Make recommendations to the Board of Supervisors on proposed amendments to the General Plan, Zoning Code, and Zoning Map, specific plans, and environmental documents related to any of the foregoing.

(3) Hear and decide appeals from decisions of the Director or the Zoning Administrator.

(4) Hear and decide proposals to revoke use permits.

(5) Consider and adopt environmental determinations on any approvals that are subject to environmental review under the California Environmental Quality Act, pursuant to State law, or make recommendations regarding the same when the final approval authority for a project is the Board of Supervisors.

(6) Make recommendations to the Board of Supervisors on development agreements, including environmental documents and any other planning approvals related to the development agreement.

(7) Such other powers and responsibilities as assigned or directed by the Board of Supervisors.

(D) Planning and Building Services Director. The powers and responsibilities of the Planning and Building Services Director ("the Director"), or his/her designee, include, but are not limited to the following:

(1) Perform all the functions designated by State law, including, but not limited to the following:

(a) Prepare the annual report related to implementation of the General Plan in compliance with Government Code Section 65400;

(b) Review of public works projects for conformity to the General Plan in compliance with Government Code Section 65401; and

(c) Review of acquisition of property for conformity to the General Plan in compliance with Government Code Section 65402.

(2) Maintain and administer the Zoning Code, including the processing of applications, abatements, and other enforcement actions.

(3) Clarify or make determinations when ambiguities exist with regard to the meaning of any provision of this Code or their application to a specific parcel or project.

(4) Prepare rules and procedures necessary for conducting the Director's business. They may include the administrative details of hearings officiated by the Director (e.g., scheduling, rules of procedure, and recordkeeping).

(5) Issue administrative regulations for the submission and review of applications subject to the requirements of Government Code Section 65950.

(6) Act as the Zoning Administrator, or designate a different member of the Department to serve as Zoning Administrator, for the purpose of acting on administrative permits pursuant to Chapter 20.192.

(7) Determine whether a project is subject to review under the California Environmental Quality Act and notify the applicant if any additional information is necessary to conduct the review.

(8) Make recommendations to the Planning Commission and Board of Supervisors on all applications, appeals, and other matters upon which they have the authority and the responsibility to act under this Division.

(9) Delegate administrative functions to members of the Department.

(10) Such other powers and responsibilities as assigned or directed by the Board of Supervisors.

(Ord. No. 4538, § 49(Exh. A), 9-10-2024)

Sec. 20.190.010 - Public Hearing Procedures and Noticing.

(A) Public Hearings Required. Public hearings shall be provided as required by the Planning and Zoning Law (Government Code Section 65000 et seq.), including but not limited to the following types of actions:

(1) Adoption or amendment to the General Plan, pursuant to Government Code Sections 65353 and 65355.

(2) Adoption or amendment of the Zoning Code or the Zoning Map, pursuant to Government Code Sections 65854 and 65856.

(3) Variances, conditional use permits or equivalent development permits, any proposed revocation or modification of such permits, or an appeal taken from any approval of such applications pursuant to Government Code Section 65905.

(B) Notice of public hearings shall be provided consistent with Government Code Section §§ 65090-96, as further specified in this Code, and pursuant to any County procedures adopted pursuant to this Code. Failure to receive the notice required by Government Code Section 65091 shall not invalidate any action on the application. Any hearing may be continued to a specific time, date and place without further public notice.

(C) Conduct of Public Hearing. A public hearing shall include the following elements identified below.

(1) The hearing body shall review the application and any pertinent materials submitted with the application, and any report based on County staff's investigation and review of the application.

(2) During any public hearing, the applicant shall have the right to be represented to provide testimony and to present evidence.

(3) Members of the public shall have the right to comment on any relevant aspect of the application under consideration.

(4) Following the completion of testimony at a public hearing, action shall be taken to approve, conditionally approve, deny, or continue the subject of the public hearing.

(5) If the action is taken to continue the item being considered before adjournment or recess, the person presiding at the public hearing shall either (1) publicly announce the time and place to which the hearing will be continued, in which case no further notice shall be required; or (2) announce that the item is being continued to a date uncertain, in which case the continued hearing date shall be noticed in the same manner and to the same extent as initially noticed.

(6) The decision of the hearing body shall be considered final unless a decision is appealed. In all cases, the Board of Supervisors shall represent the final approval authority of the County.

(Ord. No. 4538, § 49(Exh. A), 9-10-2024)

Sec. 20.190.015 - Modification or Revocation of Approved Permits or Approvals.

This section provides procedures for securing modification or revocation of previously approved permits or approvals.

(A) Modifications. Modification of a permit or approval may include modifying the terms of the permit or approval itself, including changing or adding to the use of the property, or the waiver, alteration or imposition of new conditions of the operational aspect of the project, including buffers, duration of the permit, hours of operation, noise, landscaping, maintenance, lighting, parking, performance guarantees signs, surfacing, traffic circulation or any other aspect or condition determined to be reasonable and necessary to ensure that the project is operated in a manner consistent with the original findings for approval.

(B) Application for Modification; County Action. Any person with an approved permit or approval may apply for a modification of that permit or approval, or the County may commence an action to modify a permit or approval, which may be initiated by order of the Director, the Planning Commission or the Board of Supervisors.

(C) Revocation. The County's action to revoke a permit or approval shall have the effect of terminating the permit or approval and denying the privileges granted by the original permit or approval.

(D) Process. Modifications shall follow the same procedure in which the permit or approval was originally approved and by the same body which made the approval.

(1) Hearings Required. The hearing body shall hold a public hearing to modify or revoke a permit or approval in compliance with the provisions of this Division. The hearing shall be conducted as required by this Division.

(2) Notice of Hearing. Notice of the required public hearing shall be made in compliance with Section 20.190.010. In addition, the County shall provide a notice of intention to revoke or modify a permit or approval to the owner(s) of the subject property as shown on the latest assessment roll and any current occupants of the property not less than ten (10) days before the public hearing at which the revocation will be considered.

(3) Notice of Decision. Written notice of the action to revoke or modify a permit or approval shall be sent to the applicant, if any, and to the owner of the subject property as shown on the latest assessment roll, any current occupants of the property, or as indicated by more recent information as may be available to the County.

(4) Appeal. A decision on a permit modification or revocation may be appealed pursuant to Chapter 20.208.

(E) Grounds for Modification or Revocation. Grounds for modification or revocation include, but are not limited to the following:

(1) Compliance with any term or condition of the permit or approval has not been achieved or maintained.

(2) The property or portion thereof subject to the permit or approval is used or maintained in violation of any statute, ordinance, law, or regulation.

(3) False or erroneous information in the record as to a material matter or significant issue regarding the permit or approval.

(4) The use for which the permit or approval was granted has been determined to be detrimental to the public health, safety, or welfare and is a nuisance.

(5) Changes in technology or in the type or amount of development in the vicinity of the use, or other good cause, warrants modification of the conditions of operation or imposition of additional conditions of operation to assure that the use remains compatible with existing and potential uses or other property within the general area in which the use is located.

(F) Automatic Revocation. If a permit or approval is granted or modified subject to one (1) or more conditions, such permit or approval shall cease to be valid, and all rights or privileges granted thereby shall lapse, notwithstanding any other provisions of this Division to the contrary, whenever there becomes final any judgment of a court of competent jurisdiction declaring one (1) or more of such conditions to be void or ineffective, or enjoining or otherwise prohibiting the enforcement or operation of one (1) or more of such conditions.

(Ord. No. 4538, § 49(Exh. A), 9-10-2024)

Sec. 20.190.020 - Administrative Withdrawal of Applications.

(A) Abandonment of Application. The Director may determine that an application has been abandoned due to noncommunication of the applicant of a period of at least one hundred and eighty (180) days. The applicant shall be given notice in writing that the County intends to deem the application abandoned and shall be given an opportunity to provide any missing materials within thirty (30) days of the date of said notice. An abandoned application cannot be reinstated.

(B) Notice of Abandoned Application. Final notice of an abandoned application shall be mailed to the applicant if no response is received, or if missing materials are not provided. The final notice shall be placed in the application file.

(C) Application Fees Refunded. Any funds paid or deposited and not used at the time the application is deemed abandoned shall be refunded to the applicant, upon written request of the applicant submitted within thirty (30) days of the official abandonment date.

(Ord. No. 4538, § 49(Exh. A), 9-10-2024)

Sec. 20.190.025 - Application Forms and Fees.

(A) Application Forms and Materials.

(1) Application Forms. The Director shall prepare, approve and issue application forms and lists that specify the information that will be required from applicants for projects subject to the provisions of this Division.

(2) Application to be signed by the owner of the property or the owner's authorized agent. If the application is made by someone other than the owner or the owner's agent, proof of the right to use and possess the property as applied for, satisfactory to the Director, shall accompany the application.

(3) Supporting Materials. The Director may require the submission of supporting materials as part of the application, including but not limited to: statements, photographs, plans, drawings, renderings, models, staking and flagging, material samples, and other items necessary to describe existing conditions and the proposed project and to determine the level of environmental review pursuant to the California Environmental Quality Act (CEQA).

(4) Availability of Materials. All submitted material becomes the property of the County, may be distributed to the public, and shall be made available for public inspection. At any time, upon reasonable request, and during normal business hours, any person may examine application materials in support of or in opposition at the Planning and Building

Services Department offices. Unless prohibited by law or superseded by specific permit confidentiality requirements, copies of such materials shall be made available at a reasonable cost.

(5) Indemnification. Applicants shall be required to agree to indemnify the County as specified in County Code Section 1.04.120 Indemnification and Hold Harmless for Land Use Approvals.

(B) Multiple Applications; Concurrent Processing. Multiple applications for the same project may be processed concurrently. Each application shall be reviewed and approved or denied by the entity designated by this Division. In the case of concurrent applications which require review and approval by a lower authority and a higher authority (e.g., Planning Commission and Board of Supervisors), the lower authority would serve as the recommending body to the higher decision-making body.

(C) Application Fees.

(1) Fee Schedule. The Board of Supervisors shall approve by resolution a Fee Schedule that establishes fees or deposits for permits, procedures for processing fees or deposits, informational materials, penalties, copying, and other such items.

(2) Fee Payment. No application shall be deemed complete, and processing shall not commence on any application until all required fees or deposits have been paid.

(3) Refund of Fees. Application fees which have not been used to account for staff time reviewing the application are refundable prior to action being taken. Once action has been taken fees are non-refundable, unless otherwise provided for in the Mendocino County Code or by policy of the County.

(Ord. No. 4538, § 49(Exh. A), 9-10-2024)

Sec. 20.190.030 - Review of Applications.

(A) Initial Completeness Review. The Director shall determine whether an application is complete within thirty (30) days of the date the application is filed and the required fee received, whichever is later, except for legislative acts (zoning amendments, Specific Plans, etc.) or where this time limit is superseded by state law.

(B) Incomplete Application. If an application is deemed incomplete, the Director or their designee shall provide written notification to the applicant listing the application(s), forms, information, and any additional fees that are necessary to complete the application.

(C) Appeal of Determination. Determinations of incompleteness are subject to the provisions Chapter 20.208 (Appeals).

(Ord. No. 4538, § 49(Exh. A), 9-10-2024)

CHAPTER 20.192 - ADMINISTRATIVE PERMITS

Footnotes:
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***Editor's note—** Ord. No. 4538, § 50(Exh. A), adopted September 10, 2024, repealed Ch. 20.192 and enacted a new Ch. 20.192 as set out herein and as may later be amended. Former Ch. 20.192 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.192.005 - Declaration.

The purpose of this Chapter is to provide for the issuance of Administrative Permits. The Administrative Permit procedure shall be applied as required by this Division.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.010 - Original Jurisdiction.

The original jurisdiction shall be exercised over Administrative Permits as follows:

(A) Concurrent Application. When an application for granting or modifying an Administrative Permit is submitted concurrently with an application for a use permit, variance, General Plan amendment or zone reclassification related to the same property, the administrative permit shall be under the jurisdiction of the officer or body having jurisdiction over the use permit, variance, General Plan amendment or zone reclassification, and shall be reviewed and decided concurrently with such other application. A use permit may include authorization for any use, structure, or action for which an Administrative Permit is required, in which case no Administrative Permit is required.

(B) Regular Administrative Permit. All other Administrative Permits shall be designated as regular Administrative Permits and applications for their granting or modification shall be under the jurisdiction of the Zoning Administrator unless specified otherwise. The Zoning Administrator may refer an application for an Administrative Permit to the Planning Commission for consideration.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.015 - Application and Fee.

(A) Applications for Administrative Permits shall be filed with the Department upon such forms and accompanied by such plans and data as may be prescribed by the Department so as to assure the fullest practical presentation of facts for the permanent record. Such application shall be accompanied by a fee.

(B) The Department shall review the application and determine whether the requested use is allowable under the existing zoning classification. If it finds that it is, the application shall be processed pursuant to this Chapter.

(C) If the Department finds that the requested use is not allowable under the existing zoning classification, the Planning and Building Services Department shall notify the applicant that the application may not be further processed and that this decision may be administratively appealed pursuant to Chapter 20.208 (Appeals). Should the Department's decision be reversed on administrative appeal, the application shall be processed pursuant to this Chapter.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.020 - Findings.

All of the following findings must be made in order to approve an Administrative Permit:

(A) The proposed use is permitted within the applicable zone and complies with all other applicable provisions of this Division and all other titles of the Mendocino County Code, General Plan, and any applicable Specific Plan;

(B) The proposed use will not constitute a nuisance or be detrimental to the public health, safety, or general welfare of the persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or welfare, the finding shall be to that effect;

(C) The proposed use complies with any design or development standards applicable to the zone or the use in question, unless waived or modified pursuant to the provisions of this Division;

(D) That adequate utilities, access roads, drainage improvements and other necessary facilities have been or are being provided.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.025 - Decision and Notice.

(A) Action. Upon completion of agency review and evaluation of an application for an Administrative Permit, the Zoning Administrator shall hold a public hearing and either:

(1) Make all of the findings specified in Section 20.192.020 and any other determination as is required by the pertinent sections of this Division and approve the application, or

(2) Notify the applicant of the changes and modifications required for approval of the application, or

(3) Deny the Administrative Permit. The Zoning Administrator shall deny the permit if:

(a) The permit cannot be conditioned by adequate requirements to ensure compliance with applicable regulations, or

(b) The application for the permit cannot reasonably be modified to conform to the applicable requirements; or

(c) The required findings cannot be made.

(B) Time Period for Review and Approval. Review and approval of Administrative Permits shall be governed by the provisions of the Permit Streamlining Act (Government Code Section 65920 *et seq.*), as it may be amended from time to time.

(C) Public Hearing and Notice. A public hearing shall be held and noticed pursuant to the provisions of Section 20.190.010.

(D) Notice of Decision. The decision to approve or deny an application for an Administrative Permit shall be provided to the applicant in writing. The notice of decision shall include:

(1) The decision regarding the Administrative Permit and the date of the decision.

(2) Any conditions of approval.

(3) The deadline for the public or the applicant to file an appeal of the decision, which shall as provided in Chapter 20.208 (Appeals).

(E) Effective Date. The decision to approve or deny an application for an Administrative Permit shall be final when the deadline for the filing of an appeal by the public or applicant has expired without the filing of an appeal.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.030 - Conditional Administrative Permits.

Any Administrative Permit granted may be subject to such conditions or restrictions deemed necessary by the Zoning Administrator or Board of Supervisors to secure the purposes of this Division and ensure that the project's operation will allow all of the findings for approval to be made. The Zoning Administrator or Board of Supervisors may require reasonable guarantees and evidence that such conditions are being, or will be, complied with. Conditions of approval may also require that specific actions take place by specified deadlines. Noncompliance with conditions of approval may result in revocation of an Administrative Permit as provided in this Chapter.

Administrative Permits are not required to have an expiration date, though any Administrative Permit may be limited to a term and expiration date set when the Administrative Permit is granted. The establishment, maintenance or operation of any use under this section shall cease at the end of the term, if any, of the Administrative Permit.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.035 - Appeal.

The decision made pursuant to Sections 20.192.025 (Decision and Notice) or 20.192.060 (Revocation or Modification) may be appealed as provided in Chapter 20.208 (Appeals).

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.040 - Expiration.

Each valid unrevoked and unexpired Administrative Permit shall expire and become null and void at either:

(A) the expiration of two (2) years after granting, except where construction and/or use of the property in reliance on such permit has commenced prior to its expiration; provided, however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 20.192.045; or

(B) the expiration date specified in such Administrative Permit, if an expiration date is specified.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.045 - Application for Extension.

If prior to expiration of the Administrative Permit pursuant to Section 20.192.040(A), the applicant files a written application for extension, the period within which construction or use of the property in reliance on the permit must be commenced may be extended by order of the Zoning Administrator at any time within ninety (90) days after the date of expiration as originally established. An application for such an extension shall be made on the prescribed form and shall be filed with the Department. The period within which construction and/or use of the property in reliance on administrative permit must be commenced may be extended subject to conditions, as provided by Section 20.192.030. Decisions of the Zoning Administrator may be appealed as provided by Chapter 20.208 (Appeals).

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.050 - Discontinuance.

Each Administrative Permit granted pursuant to these provisions shall expire and become null and void at the expiration of one (1) year after the purpose for which it was granted has been discontinued or abandoned.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.055 - Renewal.

Should an Administrative Permit be granted with a specific term and expiration date, on or before the date of expiration of an Administrative Permit the person holding the permit shall apply for a renewal of said permit if the use is to be continued beyond the date of expiration. Application for renewal shall be submitted in compliance with Section 20.192.015 and be processed pursuant to Section 20.192.025. The time limit for completion of use permit conditions may be extended by the Zoning Administrator for a maximum of one hundred eighty (180) days.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.060 - Revocation or Modification.

An Administrative Permit may be revoked or modified as provided by the provisions of Section 20.190.015.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.065 - Reapplication.

No application for an Administrative Permit which has been denied shall be filed earlier than one (1) year after the date such denial becomes effective, unless specific permission to do so has been granted as follows:

(A) Denial by Zoning Administrator. If the Zoning Administrator denied the Administrative Permit, permission to reapply may be granted by the Zoning Administrator or the Board of Supervisors.

(B) Denial by Planning Commission. If the Planning Commission denied the Administrative Permit, permission to reapply may be granted by the Planning Commission or the Board of Supervisors

[(C)] Denial by the Board of Supervisors. If the Board of Supervisors has denied the Administrative Permit, permission to reapply may be granted by the Board of Supervisors.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.070 - Nuisance.

The granting or modification of any Administrative Permit shall not authorize or legalize the maintenance of any private or public nuisance.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

Sec. 20.192.075 - Notice to Assessor.

Whenever an Administrative Permit is granted with respect to any property, the Department shall, within thirty (30) days, notify the County Assessor.

(Ord. No. 4538, § 50(Exh. A), 9-10-2024)

CHAPTER 20.196 - USE PERMITS

Footnotes:
*--- (**47**) ---*
***Editor's note—** Ord. No. 4538, § 51(Exh. A), adopted September 10, 2024, repealed Ch. 20.196 and enacted a new Ch. 20.196 as set out herein and as may later be amended. Former Ch. 20.196 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.196.005 - Declaration.

A use permit may be granted to provide for the accommodation of land uses with special site or design requirements, operating characteristics, or potential adverse effects on surroundings, through review and, where necessary, the imposition of special conditions of approval.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.010 - Original Jurisdiction.

The original jurisdiction shall be exercised over use permits as follows:

(A) Use Permit. Applications for granting, extending time limits, or modifying the conditions of a use permit shall be under the original jurisdiction of the Planning Commission.

(B) Concurrent Application. When an application for granting or modifying a use permit is submitted concurrently with an application for a zone reclassification and/or General Plan amendment related to the same property, the use permit shall be under the jurisdiction of the Board of Supervisors and shall be reviewed and decided concurrently with such other application and the Planning Commission shall make a recommendation to the Board of Supervisors on the application.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.015 - Application and Fee.

(A) Applications for use permits shall be filed with the Department upon such forms and accompanied by such plans and data as may be prescribed by the Department so as to assure the fullest practical presentation of facts for the permanent record. Such application shall be accompanied by a fee.

(B) The Department shall review the application and determine whether the requested use is allowable under the existing zoning classification. If it finds that it is, the application shall be processed pursuant to this Chapter.

(C) If the Department finds that the requested use is not allowable under the existing zoning classification, the Planning and Building Services Department shall notify the applicant that the application may not be further processed and that this decision may be administratively appealed pursuant to Chapter 20.208 (Appeals). Should the Department's decision be reversed on administrative appeal, the application shall be processed pursuant to this Chapter.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.020 - Findings.

All of the following findings must be made in order to approve a use permit:

(A) The proposed use is permitted within the applicable zone and complies with all other applicable provisions of this Division and all other titles of the Mendocino County Code, General Plan, and any applicable Specific Plan;

(B) The proposed use will not constitute a nuisance or be detrimental to the public health, safety, or general welfare of the persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or welfare, the finding shall be to that effect;

(C) The proposed use complies with any design or development standards applicable to the zone or the use in question, unless waived or modified pursuant to the provisions of this Division;

(D) That adequate utilities, access roads, drainage improvements and other necessary facilities have been or are being provided.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.025 - Decision and Notice.

(A) Action. Upon completion of review and evaluation for a use permit the Planning Commission shall hold a public hearing and shall either:

(1) Make all of the findings specified in Section 20.196.020 and any other determination as is required by the pertinent sections of this Division and approve the application;

(2) Notify the applicant of the changes and modifications required for approval of the application: or

(3) Deny the use permit. The Planning Commission shall deny the use permit if:

(a) The use permit cannot be conditioned by adequate requirements to ensure compliance with applicable regulations, or

(b) The application for the use permit cannot reasonably be modified to conform to the applicable requirements; or

(c) The required findings cannot be made.

(B) Time Period for Review and Approval. Review and approval of use permits shall be governed by the provisions of the Permit Streamlining Act (Government Code Section 65920 et seq.), as it may be amended from time to time.

(C) Public Hearing and Notice. A public hearing shall be held and noticed pursuant to the provisions of Section 20.190.010.

(D) Notice of Decision. The decision to approve or deny an application for a use permit shall be provided to the applicant in writing. The notice of decision shall include:

(1) The decision regarding the use permit and the date of the decision.

(2) Any conditions of approval.

(3) The deadline for the public or the applicant to file an appeal of the decision, which shall as provided in Chapter 20.208 (Appeals).

(E) Effective Date. The decision to approve or deny an application for a use permit shall be final when the deadline for the filing of an appeal by the public or applicant has expired without the filing of an appeal.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.030 - Conditional Use Permit.

Any use permit granted may be subject to such conditions or restrictions deemed necessary by the Planning Commission to secure the purposes of this Division and ensure that the project's operation will allow all of the findings for approval to be made. The Planning Commission or Board of Supervisors may require such reasonable guarantees and evidence that such conditions are being, or will be, complied with. Conditions of approval may also require that specific actions take place by specified deadlines.

Noncompliance with conditions of approval may result in revocation of a use permit as provided in this Chapter. The term "use permit" is interchangeably used with the term "Conditional Use Permit."

Use permits are not required to have an expiration date, though any use permit may be limited to a term and expiration date set when the use permit is granted. The establishment, maintenance or operation of any use under this section shall cease at the end of the term, if any, of the use permit.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.035 - Appeal.

The decision made pursuant to Sections 20.196.025 (Decision and Notice) or 20.196.060 (Revocation or Modification) may be appealed as provided in Chapter 20.208 (Appeals).

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.040 - Expiration.

Each valid unrevoked and unexpired use permit shall expire and become null and void at either:

(A) the expiration of two (2) years after granting, except where construction and/or use of the property in reliance on such permit has commenced prior to its expiration; provided, however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 20.196.045; or

(B) the expiration date specified in such use permit, if an expiration date is specified.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.045 - Application for Extension.

If prior to expiration of the use permit pursuant to Section 20.196.040(A), the applicant files a written application for extension, the period within which construction or use of the property in reliance on the permit must be commenced may be extended by order of the Zoning Administrator at any time within ninety (90) days after the date of expiration as originally established. An application for such an extension shall be made on the prescribed form and shall be filed with the Department. The period within which construction and/or use of the property in reliance on the use permit must be commenced may be extended subject to conditions, as provided by Section 20.196.030. Decisions of the Zoning Administrator may be appealed as provided by Chapter 20.208 (Appeals).

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.050 - Discontinuance.

Each use permit granted pursuant to these provisions shall expire and become null and void at the expiration of one (1) year after the purpose for which it was granted has been discontinued or abandoned.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.055 - Renewal.

Should a use permit be granted with a specific term and expiration date, on or before the date of expiration of a use permit the person holding the permit shall apply for a renewal of said permit if the use is to be continued beyond the date of expiration. Application for renewal shall be submitted in compliance with Section 20.196.015 and be processed pursuant to Section 20.196.025. The time limit for completion of use permit conditions may be extended by the Zoning Administrator for a maximum of one hundred eighty (180) days.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.060 - Revocation or Modification.

A use permit may be revoked or modified as provided by the provisions Section 20.190.015.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.065 - Reapplication.

No application for the granting of a use permit which has been denied shall be filed earlier than one (1) year after the date such denial becomes effective, unless specific permission to do so has been granted as follows:

(A) Denial by the Planning Commission. If the Planning Commission has denied the use permit, permission to reapply may be granted by the Planning Commission or the Board of Supervisors.

(B) Denial by the Board of Supervisors. If the Board of Supervisors has denied the use permit, permission to reapply may be granted by the Board of Supervisors.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.070 - Nuisance.

The granting or modification of any use permit shall not authorize or legalize the maintenance of any private or public nuisance.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

Sec. 20.196.075 - Notice to Assessor.

Whenever a use permit is granted with respect to any property, the Department shall, within thirty (30) days, notify the County Assessor.

(Ord. No. 4538, § 51(Exh. A), 9-10-2024)

CHAPTER 20.200 - VARIANCES

Footnotes:

*--- (**48**) ---*

***Editor's note—** Ord. No. 4538, § 52(Exh. A), adopted September 10, 2024, repealed Ch. 20.200 and enacted a new Ch. 20.200 as set out herein and as may later be amended. Former Ch. 20.200 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.200.005 - Declaration.

A variance is an exception from zone restrictions that is granted by the Planning Commission upon application which permits the development of real property to vary to a specified extent from area height, yard or space requirements when strict and literal interpretation of the provisions of this chapter create practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this Division. Variances shall not be granted to authorize uses or activities which are not otherwise expressly authorized by the zone regulations governing the property.

The sole purpose of any variance shall be to prevent discrimination and no variance shall be granted which would have the effect of granting a special privilege not shared by other property in the vicinity and zone.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.010 - Original Jurisdiction.

The original jurisdiction shall be exercised over variances as follows:

(A) Concurrent Application. When an application for granting or modifying a variance is submitted concurrently with an application for a use permit, variance, General Plan amendment or zone reclassification related to the same property, the administrative permit shall be under the jurisdiction of the officer or body having jurisdiction over the use permit, variance, General Plan amendment or zone reclassification, and shall be reviewed and decided concurrently with such other application.

(B) Regular Variance. All other variances shall be designated as regular variances and applications for their granting or modification shall be under the jurisdiction of the Planning Commission.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.015 - Application and Fee.

Applications for a variance or modification thereof shall be filed with the Department upon such forms and accompanied by such plans and data as may be prescribed by the Department so as to assure the fullest practical presentation of facts for the permanent record. Such application shall be accompanied by a fee.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.020 - Findings

Before any variance may be granted or modified it shall be shown:

(A) That there are special circumstances applicable to the property involved, including size, shape, topography, location, or surrounding;

(B) That such special circumstances or conditions are not due to any action of the applicant subsequent to the application of the zoning regulations contained in the Division;

(C) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.

(D) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located;

(E) That the granting of such variance will not adversely affect the General Plan.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.025 - Decision and Notice.

(A) Action. Upon completion of review and evaluation of an application for a variance, the Planning Commission shall hold a public hearing and shall either:

(1) Make all of the findings specified in Section 20.200.020 and any or other determination as is required by the pertinent sections of this Division and approve the application. The variance may be granted for the full dimensions and extent, or any portion thereof, as requested by the applicant.

(2) Notify the applicant of the changes and modifications required for approval of the application; or

(3) Deny the variance. The Planning Commission shall deny the variance if:

(a) The variance cannot be conditioned by adequate requirements to ensure compliance with applicable regulations; or

(b) The application for the variance cannot reasonably be modified to conform to the applicable requirements; or

(c) The required findings cannot be made.

(B) Time Period for Review and Approval. Review and approval of variances shall be governed by the provisions of the Permit Streamlining Act (Government Code Section 65920 et seq.), as it may be amended from time to time.

(C) Public Hearing and Notice. A public hearing shall be held and noticed pursuant to the provisions of Section 20.190.010.

(D) Notice of Decision. The decision to approve or deny an application for a variance shall be provided to the applicant in writing. The notice of decision shall include:

(1) The decision regarding the variance and the date of the decision.

(2) Any conditions of approval.

(3) The deadline for the public or the applicant to file an appeal of the decision, which shall as provided in Chapter 20.208 (Appeals).

(E) Effective Date. The decision to approve or deny an application for a variance shall be final when the deadline for the filing of an appeal by the public or applicant has expired without the filing of an appeal.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.030 - Conditional Variance.

Any variance granted may be subject to such conditions or restrictions as will ensure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located and ensure that the project's operation will allow all of the findings for approval to be made. The Planning Commission may also require such reasonable guarantees and evidence to ensure compliance with the terms and conditions. Conditions of approval may also require that specific actions take place by specified deadlines. Noncompliance with conditions of approval may result in revocation of a variance as provided in this Chapter.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.035 - Appeal.

The decision made pursuant to Sections 20.200.025 (Decision and Notice) or 20.200.055 (Revocation or Modification) may be appealed as provided in Chapter 20.208 (Appeals).

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.040 - Expiration.

Each valid unrevoked and unexpired variance shall expire and become null and void at the expiration of two (2) years after granting except where construction and or use of the property in reliance on such variance has commenced prior to its expiration.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.045 - Application for Extension.

If prior to expiration of the variance pursuant to Section 20.200.040, the applicant files a written application for extension, the period within which construction or use of the property in reliance on the variance must be commenced may be extended by order of the Zoning Administrator at any time within ninety (90) days after the date of expiration as originally established. An application for such an extension shall be made on the prescribed form and shall be filed with the Department. The period within which construction and/or use of the property in reliance on the variance must be commenced may be extended subject to conditions, as provided by Section 20.200.030. Decisions of the Zoning Administrator may be appealed as provided by Chapter 20.208 (Appeals).

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.050 - Revocation or Modification.

A variance may be revoked or modified as provided by the provisions of Section 20.190.015.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.055 - Discontinuance.

Each variance granted pursuant to these provisions shall expire and become null and void at the expiration of one (1) year after the purpose for which it was granted has been discontinued or abandoned.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.060 - Reapplication.

No application for a variance which has been denied shall be filed earlier than one (1) year after the date such denial becomes effective, unless specific permission to do so has been granted as follows:

(A) Denial by the Planning Commission. If the Planning Commission has denied the variance, permission to reapply may be granted by the Planning Commission or the Board of Supervisors.

(B) Denial by the Board of Supervisors. If the Board of Supervisors has denied the variance, permission to reapply may be granted by the Board of Supervisors.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.065 - Nuisance.

The granting or modification of any variance to these provisions shall not authorize or legalize the maintenance of any private or public nuisance.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

Sec. 20.200.070 - Notice to Assessor.

Whenever a variance is granted with respect to any property, the Department shall, within thirty (30) days, notify the County Assessor.

(Ord. No. 4538, § 52(Exh. A), 9-10-2024)

CHAPTER 20.204 - NONCONFORMING USES AND STRUCTURES

Footnotes:
*--- (**49**) ---*
***Editor's note—** Ord. No. 4538, § 53(Exh. A), adopted September 10, 2024, repealed Ch. 20.204 and enacted a new Ch. 20.204 as set out herein and as may later be amended. Former Ch. 20.204 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.204.005 - Declaration.

(A) A nonconforming use is a use of a structure or land which was lawfully established and maintained prior to the adoption of this Division but which does not conform with the use regulations for the zone in which it is located.

(B) A nonconforming structure is a structure which was lawfully erected prior to the effective date of the application of these regulations but which, under this Division, does not conform with the standards of yard spaces, height of structures, distance between structures, parking, etc., prescribed in the regulations for the zone in which the structure is located.

(C) Chapter 20.124 ("IS" Combining District) may be utilized to identify uses and establish regulations thereto.

(Ord. No. 4538, § 53(Exh. A), 9-10-2024)

Sec. 20.204.010 - Continuation and Maintenance.

(A) A use lawfully occupying a structure or a site prior to the effective date of the application of these regulations which does not conform with the use regulations for the district in which the use is located shall be deemed to be a nonconforming use and may be continued as provided in this Chapter.

(B) A structure lawfully occupying a site prior to the effective date of the application of these regulations which does not conform with the standards of front yards, side yards, rear yards, height of structures, distances between structures, parking, etc., prescribed in the regulations for the zone in which the structure is located shall be deemed to be a nonconforming structure and may be used and maintained as provided in this Chapter.

(C) Routine maintenance and repairs may be performed on a structure or site, the use of which is nonconforming, and on a nonconforming structure.

(Ord. No. 4538, § 53(Exh. A), 9-10-2024)

Sec. 20.204.015 - Restoration of Damaged Structures.

Whenever a structure containing an existing legal nonconforming use or legal nonconforming structure is destroyed or partially destroyed either voluntarily or involuntarily, the structure may be:

(A) Rebuilt to its previous dimensions and arrangement and utilized to the same extent prior to its destruction provided the following timelines are satisfied:

(1) A demolition permit is obtained and receives a final inspection within one (1) year of issuance,

(2) A building permit for the restoration is submitted within one (1) year of the date of final inspection of the demolition permit, and

(3)

Restoration is started within two (2) years from date of submittal of the building permit for the restoration and diligently pursued to completion.

A one-time one (1) year extension to each of these timelines may be granted by the Director; or

(B) Rebuilt, if the nonconforming structure is destroyed by involuntary means or forces out of control of the owner(s), provided it shall not exceed either the floor area, height, or bulk of the destroyed structure by more than ten (10) percent; shall be sited in the same location on the affected property as the destroyed structure except that no part of the ten (10) percent addition shall encroach further into the setback than the original structure; and further provided the following timelines are satisfied:

(1) A demolition permit is obtained and receives a final inspection within one (1) year of issuance,

(2) A building permit for the restoration is submitted within one (1) year of the date of final inspection of the demolition permit, and

(3) Restoration is started within two (2) years from date of submittal of the building permit for the restoration and diligently pursued to completion.

A one-time one (1) year extension to each of these timelines may be granted by the Director.

(Ord. No. 4538, § 53(Exh. A), 9-10-2024)

Sec. 20.204.020 - Alterations and Additions to Nonconforming Uses and Structures.

(A) A nonconforming use may increase its volume of operation provided the structure is not altered or enlarged to accommodate its increase without obtaining a use permit.

(B) No nonconforming structure shall be moved, altered, enlarged, or reconstructed in a manner that does not conform to the minimum standards of yard areas, height of structures, distances between structures, parking, and other applicable requirements prescribed in the regulations for the district in which the structure is located; provided, however, a nonconforming structure may be altered and/or enlarged provided it does not increase the existing level of nonconformity. Such constructions shall be reviewed and approved by the Zoning Administrator.

(Ord. No. 4538, § 53(Exh. A), 9-10-2024)

Sec. 20.204.025 - Expansion of Nonconforming Uses and Structures.

(A) A nonconforming use or structure may be expanded provided an Use Permit is obtained. Prior to the issuance of any Use Permit to expand a nonconforming use or structure, the Zoning Administrator shall make a finding that the expansion conforms to the Findings established in Section 20.196.020 for the granting of a Use Permit and that the following conditions are applicable:

(1) That it is not reasonably economically or physically feasible to make the use of the property compatible with the applicable general plan land use designation;

(2) That the use is and will be compatible with adjacent land uses and that any increased adverse impacts on access or public facilities and services will be mitigated;

(3) That the site is physically separate from surrounding properties such that continued nonconforming use is appropriate in that location.

(B) A legal nonconforming mobile home may be replaced by a new mobile home without a Use Permit if no Use Permit was required for the original installation.

(Ord. No. 4538, § 53(Exh. A), 9-10-2024)

Sec. 20.204.030 - Previous Use Permits in Effect.

Any use in existence, by virtue of a use permit issued pursuant to zoning regulations previously in effect, at the time of application of the regulations for any district in this Division, which use under such new regulations is not permissible by use permit may continue in existence but only as regulated by the provisions and terms of the existing use permit.

(Ord. No. 4538, § 53(Exh. A), 9-10-2024)

Sec. 20.204.035 - Abandonment or Conversion of Nonconforming Uses.

(A) Whenever a nonconforming use has been abandoned, discontinued for any reason, or changed to a conforming use, for a continuous period of one (1) year, the nonconforming use shall not be reestablished, and the use of the structures or site thereafter shall be in conformity with the regulations for the zone in which it is located.

(B) A nonconforming use of a structure or site may be changed to another nonconforming use at the same or more restricted level of intensity as determined by the Planning and Building Services Director, provided an Administrative Permit is obtained pursuant to Chapter 20.192 and the following findings are made:

(1) That it is not reasonably, economically or physically feasible to make the use of the property compatible with the applicable general plan land use designation;

(2) That the use is and will be compatible with adjacent land uses and that any increased adverse impacts on access or public facilities and services will be mitigated;

(3) That the site is physically separate from surrounding properties such that continued nonconforming use is appropriate in that location.

(Ord. No. 4538, § 53(Exh. A), 9-10-2024)

Sec. 20.204.040 - Non-Conforming Lot Area

When any ownership is comprised of a single lot which has been legally created and is subsequently zoned to a minimum parcel size larger than the existing parcel, said lot shall not be subject to requirements for variance to minimum lot size.

(Ord. No. 4538, § 53(Exh. A), 9-10-2024)

Sec. 20.204.045 - Nuisances.

(A) None of the provisions of this Chapter restrict any authority to require modification or termination of any nonconformity which has been declared a nuisance by the Board of Supervisors.

(Ord. No. 4538, § 53(Exh. A), 9-10-2024)

CHAPTER 20.208 - APPEALS

Footnotes:
*--- (**51**) ---*
***Editor's note—** Ord. No. 4538, § 55(Exh. A), adopted September 10, 2024, repealed Ch. 20.208 and enacted a new Ch. 20.208 as set out herein and as may later be amended. Former Ch. 20.208 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.208.005 - Declaration.

The purpose of these provisions is to prescribe the procedure by which an appeal may be taken from a decision of the Department, Director, Zoning Administrator or the Planning Commission made pursuant to the administration or enforcement of the Zoning Code.

(Ord. No. 4538, § 55(Exh. A), 9-10-2024)

Sec. 20.208.010 - Administrative Appeals.

(A) Request for hearing before the Planning Commission may be made by the property owner or any interested person from any decision, determination, or requirement of the Department or the Director by filing a request in writing with the Department within ten (10) days after such decision, determination or requirement is made. Such appeal shall be on the forms as approved by the Director, include a statement of the basis of the appeal and be accompanied by a fee.

(B) The Department shall prepare a written report that includes its findings which shall be forwarded to the Planning Commission for action. The action of the Planning Commission is final unless appealed to the Board of Supervisors pursuant to Section 20.208.015.

(C) Written notice of the date of the hearing before the Planning Commission shall be provided to the appellant and the applicant not less than ten (10) days before the hearing.

(Ord. No. 4538, § 55(Exh. A), 9-10-2024)

Sec. 20.208.015 - Zoning Administrator and Planning Commission Appeal.

(A) Request for hearing before the Board of Supervisors may be made by the property owner or any interested person from any decision, determination or requirement of the Zoning Administrator or the Planning Commission by filing a notice thereof in writing with the Clerk of the Board within ten (10) days after such decision, determination or requirement is made, on the forms as approved by the Director, including a statement of the basis of the appeal and be accompanied by a fee.

(B) The Board of Supervisors shall hold a public hearing, noticed in the same manner and to the same extent as initially noticed for the Zoning Administrator and/or Planning Commission meeting, on the appeal. The Board of Supervisors, after considering the notice and Planning and Building Services Department report may affirm, reverse or modify any such decision, determination or requirement as it deems just, equitable and in compliance with this Division and the General Plan. The decision of the Board of Supervisors is final.

(C) No permits may be granted for any use or structure related to the action of the Zoning Administrator or Planning Commission until the ten (10) day appeal period has expired and no appeals have been filed with the Clerk of the Board.

(Ord. No. 4538, § 55(Exh. A), 9-10-2024)

CHAPTER 20.212 - AMENDMENTS TO THE GENERAL PLAN, SPECIFIC PLAN, ZONING CODE, AND ZONING MAP

Footnotes:
*--- (**52**) ---*
***Editor's note—** Ord. No. 4538, § 56(Exh. A), adopted September 10, 2024, repealed Ch. 20.212 and enacted a new Ch. 20.212 as set out herein and as may later be amended. Former Ch. 20.212 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987; Ord. No. 3676, adopted 1988; and Ord. No. 3687, adopted 1988.*

Sec. 20.212.005 - Purpose.

This chapter establishes procedures for consideration and review of Amendments to the General Plan, Specific Plan, Zoning Code, and/or Zoning Map. This chapter addresses:.

(A) Amendments to the General Plan (including the adoption of a new General Plan or any adoption or amendment of any Specific Plan), to address changes in state or federal law and any issues or opportunities that were unanticipated at the time of adoption or the last amendment; and.

(B) Amendments to the Zoning Code and Zoning Map, including the rezoning of property, whenever the public necessity, general welfare, or good practice justify such an amendment, consistent with the General Plan.

(Ord. No. 4538, § 56(Exh. A), 9-10-2024)

Sec. 20.212.010 - Conditions to Rezoning.

(A) The Planning Commission may recommend and the Board of Supervisors may impose conditions to the zoning reclassification of property where said respective body finds that said conditions are necessary so as not to create problems inimical to the public health, safety, or general welfare of the County of Mendocino.

(B) Execution of Contract. Where the Board of Supervisors does decide to impose such conditions to the zoning reclassification, it may refrain from adopting the rezoning ordinance until a unilateral contract describing the property is recorded with the County Recorder wherein the owners of the property to be rezoned promise to comply with said conditions upon the adopting of the rezoning ordinance. Such promises shall be deemed to run with the land, to be restrictive covenants and equitable servitudes. Such contracts shall include a consent by said property owners to the property being rezoned in the event of noncompliance with any of the conditions imposed.

(C) Enforcement of Conditions. Any violation of or noncompliance with any condition imposed under this Section is deemed to be an unlawful act, a misdemeanor, a breach of contract, a breach of restrictive covenant, a breach of equitable servitude, and a public nuisance. Where violation or noncompliance occurs, the duly constituted authorities of the County shall, upon order of the Board of Supervisors, immediately commence a legal action or other proceeding for the abatement and removal and enjoinment thereof, including the removal or abatement of any building or structure constituting or causing such violation or noncompliance. A separate violation is deemed to have occurred for every day of noncompliance. The aforesaid remedies are cumulative and nonexclusive.

(Ord. No. 4538, § 56(Exh. A), 9-10-2024)

Sec. 20.212.015 - Authority.

The Planning Commission shall act as the recommending body for all Amendments to the General Plan text, General Plan Land Use Map, Specific Plan text, Specific Plan Map, Zoning Code text, and Zoning Code Map and provide recommendations to the Board of Supervisors. The Board of Supervisors shall act as the decision-making body, and after receiving recommendations from the Planning Commission, may adopt, reject, or modify all Amendments to the General Plan text, General Plan Land Use Map, Zoning Code text, and Zoning Code Map

(Ord. No. 4538, § 56(Exh. A), 9-10-2024)

Sec. 20.212.020 - Initiation of Amendment.

An Amendment to the General Plan, Specific Plan, Zoning Code, or Zoning Map may be initiated by:

(A) A petition of the property owners affected by the proposed amendment, which petition shall be filed with the Planning and Building Services Department and shall be accompanied by a fee; or

(B) the Director; or

(C) Motion of the Board of Supervisors; or

(D) Motion of the Planning Commission.

(Ord. No. 4538, § 56(Exh. A), 9-10-2024)

Sec. 20.212.025 - Procedures.

(A) Application. A qualified applicant shall submit an application accompanied by the required fees by the County. The Department may require an applicant to submit such additional information and supporting data as considered necessary to process the application. The Department may allow Amendments to the General Plan, Zoning Code, and Zoning Map to be processed concurrently with other applications.

(B) Staff Report. The Department shall prepare a report and recommendation to the Planning Commission on any amendment application. The report shall include, but is not limited to, a discussion of how the proposed amendment meets the criteria in this section for Zoning Amendments (if applicable), as well as an environmental document prepared in compliance with the California Environmental Quality Act (CEQA). Applications involving projects for which an environmental document is required pursuant to CEQA shall not have a public hearing until the environmental document is complete.

(C) Public Hearing and Notice. All Amendments to the General Plan, Zoning Code, and Zoning Map shall be referred to the Planning Commission, which shall conduct at least one public hearing on any proposed amendment. The Department shall provide all notice of the public hearing required pursuant to Section 20.190.010. Notice of the hearing also shall be mailed or delivered to any local agency expected to provide essential facilities or services to the property that is the subject of the proposed amendment.

(Ord. No. 4538, § 56(Exh. A), 9-10-2024)

Sec. 20.212.030 - Planning Commission Recommendation.

(A) Recommendation to Board of Supervisors. Following the public hearing, the Planning Commission shall make a recommendation on the proposed amendment to the Board of Supervisors. Such recommendation shall include the reasons for the recommendation, consistency with General Plan, and the relationship of the proposed amendment to other adopted documents. The recommendation shall be transmitted in the form of a memorandum to the Board of Supervisors, prepared by the Director.

(B) Recommendation for Approval. If the Planning Commission has recommended approval of the proposed amendment, the Board of Supervisors is required to take final action pursuant to Section 20.212.035.

(C) Recommendation for Denial for Amendments to the Zoning Map, if the Planning Commission has recommended against the proposed amendment to the Zoning Map, the Board of Supervisors is not required to take any further action unless an appeal is filed in accordance with Chapter 20.208 (Appeals).

(Ord. No. 4538, § 56(Exh. A), 9-10-2024)

Sec. 20.212.035 - Board of Supervisors Hearing and Action.

(A) Board of Supervisors Hearing. After receiving the recommendation from the Planning Commission, the Board of Supervisors shall hold a hearing in accordance with Section 20.190.010. The notice for the hearing shall include a summary of the Planning Commission recommendation.

(B) Board of Supervisors Action. After the conclusion of the hearing, the Board of Supervisors may approve, modify, or deny the proposed amendment. If the Board of Supervisors proposes any substantial revision not previously considered by the Planning Commission during its hearings, the proposed revision shall first be referred to the Planning Commission for report and recommendation. The Planning Commission shall not be required to officially consider the referral from the Board of Supervisors. If the Planning Commission does not report to the Board of Supervisors within forty-five (45) days after the referral, it shall be deemed that the Commission recommends approval, and the amendment shall be returned to Board of Supervisors for action.

(Ord. No. 4538, § 56(Exh. A), 9-10-2024)

Sec. 20.212.040 - General Plan Consistency for Zoning Amendments.

The Planning Commission shall not recommend, and the Board of Supervisors shall not approve a Zoning Code or Zoning Map Amendment unless the proposed amendment is found to be consistent with the General Plan. In the case of a combined General Plan amendment and change of zone or Zoning Code amendment, a finding may be made that the Zoning Amendment is consistent with the General Plan as proposed to be amended.

(Ord. No. 4538, § 56(Exh. A), 9-10-2024)

Sec. 20.212.045 - Abandonment of Proceedings.

Upon the consent of the Planning Commission or Board of Supervisors, any petition for an amendment may be withdrawn upon the written application of a majority of all the persons who signed such petition. The Board of Supervisors or the Planning Commission, as the case may be, may, by resolution, abandon any proceedings for an amendment initiated by its own resolution of intention, provided that such abandonment may be made only when such proceedings are before such body for consideration and provided that any hearing of which public notice has been given shall be held.

(Ord. No. 4538, § 56(Exh. A), 9-10-2024)

Sec. 20.212.040 - Notice to County Assessor.

Whenever the zoning covering a property is changed from one zone to another with respect to any property, the Planning and Building Services Department shall, within thirty (30) days, notify the County Assessor.

(Ord. No. 4538, § 56(Exh. A), 9-10-2024)

CHAPTER 20.216 - ENFORCEMENT, LEGAL PROCEDURE AND PENALTIES

Footnotes:
*--- (**53**) ---*
***Editor's note—** Ord. No. 4538, § 57(Exh. A), adopted September 10, 2024, repealed Ch. 20.216 and enacted a new Ch. 20.216 as set out herein and as may later be amended. Former Ch. 20.216 pertained to similar subject matter and derived from Ord. No. 3639, adopted 1987.*

Sec. 20.216.005 - Officials, Duties.

(A) All departments, officials, and public employees of the County which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this Division and shall issue no such permit or license for uses, buildings or purposes where the same would be in conflict with the provisions of this Division, whether intentionally or otherwise, and any permit or licensed so issued shall be null and void.

(B) It shall be the duty of the Planning and Building Services Department and of the officers of the County herein and/or otherwise charged by law with the enforcement of this Division to enforce this Division and all provisions of the same.

(C) The Planning and Building Services Department is hereby authorized to issue Stop Work Orders to prohibit further construction or use of structures and property involving violations of this Division. Such Stop Work Orders shall remain in effect until violations are determined to be resolved.

(Ord. No. 4538, § 57(Exh. A), 9-10-2024)

Sec. 20.216.010 - Penalties.

(A) Violation of this Division may be an infraction punishable as specified in Government Code Section 25132, but may alternately be addressed by way of administrative enforcement under Mendocino County Code Chapter 1.08. Further such violations may be redressed by civil action through the Office of the County Counsel.

A separate offense shall be deemed for each and every day after the first citation is issued, and shall be punishable in accordance with the provisions of Title 1 of the Mendocino County Code.

(B) Any violation of provisions of this Division may cause to be filed for the record with the Mendocino County Recorder, a record of notice of violation lien affecting the real property maintaining the violation. The recording of such notice shall conform to the requirements established under the provisions of Chapter 1.04 of the Mendocino County Code including the issuances of all required notes, evidence submittals or presentations, and administrative review processes. The owner may present evidence to the Department of Planning and Building Services as to why such notice should not be recorded. The decision of Planning and Building Services may be appealed to the Board of Supervisors.

(Ord. No. 4538, § 57(Exh. A), 9-10-2024)

Sec. 20.216.015 - Permit Conditions as Violations.

(A) It shall be unlawful, and prohibited, to violate any term or condition of any permit or approval granted or issued under this Division including, but not limited to, use permits, variances, use and occupancy permits, and licenses. Any person, firm, or corporation, whether as principal, agent, employee, or otherwise, violating or failing to comply with any such term or condition shall be subject to sanctions, including but not limited to:

(1) Enforcement as provided in Section 20.216.010 of this Chapter.

(2) Permit revocation or modification as provided in this Division (See Chapter 20.190). Upon revocation of a granted or issued permit, any further violation of this Division is subject to enforcement provided in the provisions of Title 1 of the Mendocino County Code.

(B) Such person, firm, or corporation is guilty of a separate offense for each and every act during any portion of which any violation of such term or condition is committed, continued, or permitted by such person, firm, or corporation and shall be punishable as herein provided.

(Ord. No. 4538, § 57(Exh. A), 9-10-2024)

Sec. 20.216.020 - Cumulative Remedies.

All remedies provided for herein shall be cumulative and not exclusive.

(Ord. No. 4538, § 57(Exh. A), 9-10-2024)

Sec. 20.216.025 - Public Nuisance—Abatement.

(A) Any use of the property or any building set up, erected, built, moved or maintained contrary to the provisions of this Division shall be and the same is hereby declared to be unlawful and a public nuisance.

(B) The Planning and Building Services Department or the officers of the County herein and/or otherwise charged by law with the enforcement of this Division may:

(1) Declare the use of the property or building described in this Section as a public nuisance and commence enforcement as provided in Section 20.216.010 of this Chapter.

(2) Declare the use of the property or building described in this Section as a public nuisance and may be abated in accordance with the procedures provided in Chapter 8.75 of the Mendocino County Code, including but not limited to summary abatement, when necessary to preserve or protect the public health or safety, or administrative

abatement.

(C) The office of the County Counsel may commence an action or actions, a proceeding or proceedings, for the abatement, removal and enjoinment thereof in the manner provided by law and may take such other steps and apply to such court or courts having jurisdiction to grant such relief as will abate and remove such building or enjoin such use and restrain and enjoin any persons, firms, or corporation or other entity from setting up, erecting, building, moving or maintaining any such building or using any property contrary to the provisions of this Division.

(Ord. No. 4538, § 57(Exh. A), 9-10-2024)

CHAPTER 20.232 - DEVELOPMENT REVIEW PROCESS FOR BROOKTRAILS TOWNSHIP

Sec. 20.232.010 - Purpose.

The Board of Supervisors of the County of Mendocino finds and declares that development conditions are unique in Brook-trails 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.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997; Ord. No. 3986 (part), adopted 1997)

Sec. 20.232.015 - Designation of Area.

There is hereby established a Special Review District process in the territory of Brooktrails Township Community Services District, excepting and excluding (1) 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 173 recorded in the office of the Mendocino County Recorder, Map Case 2, Drawer 22, Page 15) and (2) lands designated "Forestland" per the County's General Plan and for which a timber harvest plan has been approved by the State.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997)

Sec. 20.232.020 - Definitions.

(A) **Architectural Review Commission.** All reference to "Architectural Review Commission" shall be to the Brooktrails Architectural Review Commission ("BARC") appointed by the Board of Directors of Brooktrails Township Community Services District pursuant to District Ordinance Number 60 to hear appeals by an applicant aggrieved by any decision made by the District Architect.

(B) **Development Review Board.** All references to the 'Development Review Board" shall be to the Board of Directors of Brooktrails Township Community Services District which shall be responsible for causing development review of all new construction and further acting as an appeals board for discretionary appeals from decisions of the Brooktrails Architectural Review Commission.

(C) **District Architect.** All references to the 'District Architect" shall be to the office of District Architect as created by Article 2 of Brooktrails Township Ordinance Number 60.

(D) **District.** All reference to "District" shall be to the territory of Brooktrails Township Community Services District, excepting and excluding Spring Creek and Sylvandale.

(E) **New Construction.** All references to "new construction" shall be to the clearing or grading of a parcel, and construction which requires the issuance of a building permit relating to something other than interior alterations of an existing structure.

(F) **Person.** All references to "person" shall include any person, firm, association, organization, partnership, business trust, corporation or company.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997)

Sec. 20.232.025 - Establishment of Development Review Board.

There is hereby established a Development Review Board whose function and duty shall be to cause the review of all applications for new construction in the District. The Development Review Board may delegate the review of such applications to the District Architect.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997)

Sec. 20.232.030 - Work in District Requiring Approval.

None of the following work shall be commenced or continued within the District, nor shall any building or other permit necessary for such work be issued without prior approval of the Development Review Board.

(A) Construction of any structure where such work requires the issuance of a building permit relating to something other than interior alterations of an existing structure;

(B) Removal of vegetation where such action involves the removal of trees with a diameter of six (6) inches or more as measured at breast height;

(C) Any excavation of, or deposit of material upon a parcel in such manner as to materially alter the existing contour or condition of the land, including levelling, grading, piling or paving.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997)

Sec. 20.232.035 - Procedure for Submission to Development Review Board.

Any person desiring to do or to have done any of the work mentioned in Section 20.232.030 of this Chapter, shall prior to the commencement of such work submit to the Development Review Board a comprehensive site plan, information sufficient for calculation of square footage, an elevation plan and a general list of materials to be used. All proposed and existing structures and other improvements and features shall be shown to scale including where relevant or when required by the Development Review Board or its agents:

(A) **Adjoining Features.** The location of all adjoining parcels including pavement, curb and sidewalk and for contiguous parcels, the location of principal and accessory buildings, curb cuts and driveways;

(B) **Architectural Elevations.** The proposed elevations including exterior materials to be used, showing all sides of the development. If the exterior of an existing building is to be changed or enlarged, the proposed and existing elevations of the buildings and additions shall be shown.

(C) **Parking, Loading and Circulation Plan.** All driveways, off-street parking and off-street loading areas, the locations of entrances and exits, and direction of traffic flow ingressing and egressing from off-street parking and off-street loading areas.

(D) **Existing Trees.** The location, type and approximate size of all trees over six (6) inches in diameter, as measured at breast height, proposed to be removed, which trees shall not be removed unless such removal is approved.

(E) **Utilities.** The description of any private water supplies and description of any private sewage disposal system.

(F)

Additional Information. Any relevant additional information required by the Development Review Board, or its agents.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997)

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.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997; Ord. No. 3986 (part), adopted 1997)

Sec. 20.232.045 - Approvals.

The District Architect shall act upon each application for new construction deemed by him to be complete within ten (10) days of receipt. Upon accepting an application as complete, the District Architect shall certify in writing to the General Manager of the District that all information required by this Chapter has been included in the application. The General Manager shall thereupon cause Notice of Receipt of the Application to be posted upon the subject parcel and posted in the District in the manner other notices are posted. The District Architect shall notify the General Manager of the District in writing of each action taken upon an application, therein specifying the reasons for such action. The decision of the District Architect shall be final unless such decision is appealed to the Brooktrails Architectural Review Commission within ten (10) days from the date that the District Architect notifies the applicant of his decision.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997))

Sec. 20.232.050 - Appeals.

Any applicant may appeal the decision of the District Architect by delivering a written Notice of Appeal to the General Manager of the District within ten (10) days of the District Architect's decision. Each appeal filed with the General Manager shall be placed upon the agenda of the Architectural Review Commission and set for hearing within thirty-five (35) days after receipt of the Notice of Appeal.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997)

Sec. 20.232.055 - Conduct of Appeal.

Appeal hearings shall be noticed in the same manner that the District notices the meetings of its governing body. The initial appeal shall be heard before the Architectural Review Commission. Either the District Architect or the Applicant may appeal the decision of the Architectural Review Commission by giving Notice of Appeal to the General Manager of the District within ten (10) days that the Architectural Review Commission renders its decision. Thereupon the appeal shall be heard and considered by the Board of Directors of the District acting as the Brooktrails Development Review Board and its decision shall be final, unless appealed to the Board of Supervisors in writing and submitted to the Clerk of the Board of Supervisors within ten (10) days of the decision of the Board of Directors.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997)

Sec. 20.232.060 - Conduct of Hearings.

Hearings shall be conducted in the following order:

(A) A staff report shall be presented by the General Manager of the District outlining the issues under consideration.

(B) The applicant shall then be given an opportunity to present a statement amplifying the Notice of Appeal or providing supplemental information. The applicant may appear on his own behalf, by written document, or by representative.

(C) The District Architect shall then state the basis for his decision.

(D) The applicant shall then be offered an opportunity to offer statements in rebuttal.

(E) The matter shall then be opened to input from the public at which time either the District Architect or applicant may participate.

(F) The appeal body shall then deliberate and either (1) defer taking action on the matter and continuing it until the earliest practicable time within thirty-five (35) days; (2) take action by either granting or denying the appeal; or (3) grant the appeal subject to condition or conditions. In any case, the action of the appeal body shall be in writing.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997)

Sec. 20.232.065 - Violations.

Any new construction made without the approvals required herein is hereby declared a public nuisance.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997)

Sec. 20.232.070 - Severability.

If any section, paragraph, sentence, clause or phrase of this Chapter is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Chapter.

(Ord. No. 3885 (part), adopted 1994; Ord. No. 3898 (part), adopted 1994; Ord. No. 3959 (part), adopted 1997)

CHAPTER 20.234 - AFFORDABLE HOUSING AND DENSITY BONUSES

Sec. 20.234.005 - Density Bonus.

(A) Purpose. This section is adopted in accordance with Government Code Sections 65915-65918 of the California Government Code, as may be amended. This section establishes a density bonus and incentive program to provide both density bonuses and other incentives for owner-occupied and rental housing developments to encourage the creation of housing affordable to moderate, low, and very low-income households, and to encourage the creation of housing for senior citizens. As used in this section, density bonus units are those units designated for senior citizens, or very low, low or moderate-income households that qualified the housing project for award of a density bonus or other incentives.

(B) Applicable Zones. This chapter shall be applicable to all zones that allow residential uses.

(C) Qualifications. All proposed housing developments that qualify under California Government Code Sections 65915-65918 for a density bonus and other incentives, and any qualified land transfer under California state law shall be eligible to apply for a density bonus (including incentives and/or concessions) consistent with the requirements, provisions, and obligations set forth in California Government Code Sections 65915-65918, as may be amended.

(D) Application and Review. A developer seeking a density bonus, incentive or concession shall file an application with the department. The form and content of the application shall be as specified by the Director and shall be subject to a fee established by resolution of the Board of Supervisors. The Department will process the application concurrently with any other applications required for the housing development. The department will provide a list of all documents and

information required to be submitted with the density bonus application in order for the density bonus application to be deemed complete and will notify the applicant whether the application is complete in a manner consistent with the timelines in Government Code Section 65943.

(E) Approval. The Department shall grant qualifying housing developments and qualifying land transfers a density bonus, the amount of which shall be as specified in California Government Code Sections 65915-65918 and incentives or concessions also as described in the same sections.

(F) Agreement. As a condition for the approval of a density bonus and additional incentive or incentives pursuant to this section, the applicant shall enter into a density bonus agreement with the County in a form approved by the County Counsel and consistent with the requirements of Government Code Section 65915 and other applicable state law. The Board of Supervisors is authorized to execute the density bonus agreement on behalf of the County. The executed density bonus agreement shall be recorded on the parcel or parcels designated for the construction of qualifying units or donated for the purpose of constructing qualifying units. The approval and recordation shall occur prior to final map approval or, where a map is not being processed, prior to the issuance of building permits for the parcels or units. The density bonus agreement shall be binding upon all future owners and successors in interest.

(G) Standards for Qualifying Units. All qualifying units shall meet the following standards:

(1) Concurrency. Qualifying units shall be built concurrently with all other units in the development unless the County and the applicant agree in writing to an alternative schedule for development.

(2) Location. Qualifying units shall be built on-site wherever possible and, where practical, shall be dispersed within the housing development.

(3) Unit Size. Where feasible, the number of bedrooms of the qualifying units shall be equivalent to the bedroom mix of the other units in the development, except that the developer may include a higher proportion of qualifying units with more bedrooms.

(4) Design. The design and appearance of the qualifying units shall match the design of the housing development as a whole.

(5) Linked Sites. Circumstances may arise in which the public interest would be served by allowing some or all of the qualifying units associated with one (1) housing development to be produced and operated at an alternative development site. If the developer and the County agree in writing to allow the production and operation of qualifying units at an alternative site, the resulting linked developments shall be considered a single housing development for the purposes of this chapter.

(H) Retention. Consistent with the provisions of California Government Code Section 65915 et seq., prior to a density increase or other incentives being approved for a project, the County of Mendocino and the applicant shall agree to an appropriate method of assuring the continued availability of the density bonus units. For owner-occupied housing, the County may require an equity sharing agreement to be recorded against the parcel, as provided by Government Code Section 65915, with any funds to be paid to the County pursuant to such agreement to be deposited into the Affordable Housing Trust Fund established by this Chapter.

(Ord. No. 4538, § 61(Exh. A), 9-10-2024)

Sec. 20.234.010 - Affordable Housing Trust Fund.

There is hereby established an Affordable Housing Trust Fund.

(A) The Affordable Housing Trust Fund will receive all funds collected pursuant to this Chapter. The Fund may receive monies from other sources.

(B) The Affordable Housing Trust Fund shall be administered by a non-profit entity designated by the Board of Supervisors, which may develop procedures to implement the purpose of the Fund with the provision of this Section.

(C) Monies deposited in the Affordable Housing Trust Fund shall be expended in accordance with the Housing Element of the General Plan to construct, rehabilitate or subsidize affordable housing or to assist other individuals or organizations to do so. Monies from the fund shall be used to increase and improve the supply of housing affordable to moderate, low, very low, or extremely low income households within the County. Funds may be used for the benefit of both renter-occupied and owner-occupied housing.

(D) This Chapter is intended to be one (1) tool in an effort to increase and improve affordable housing in Mendocino County. The Board of Supervisors will conduct an annual review of the progress of this Chapter to increase and improve affordable housing in the County. The review shall include an annual accounting of the use of the funds deposited in the Affordable Housing Trust Fund and a discussion of other programs implemented by the County to increase affordable housing in the County.

(Ord. No. 4538, § 61(Exh. A), 9-10-2024)

Sec. 20.234.015 - Review of Affordable Housing Projects.

The provisions of the Housing Accountability Act, Government Code Section 65589.5, shall apply to the Department's review of housing development projects, as that term is defined in said section and as said section may be amended.

(Ord. No. 4538, § 61(Exh. A), 9-10-2024)

CHAPTER 20.236 - TOWERS AND ANTENNAS

Footnotes:
*--- (**57**) ---*
***Editor's note—** Ord. No. 4538, § 62(Exh. A), adopted September 10, 2024, repealed Ch. 20.236 and enacted a new Ch. 20.236 as set out herein and as may later be amended. Former Ch. 20.236 pertained to similar subject matter and derived from Ord. No. 3953, adopted 1996; and Ord. No. 4341, adopted August 4, 2015.*

Sec. 20.236.005 - Declaration.

Radio, telephone, and other communication and transmission structures, towers, and antennas ("towers and antennas") are conditional uses subject to approval of a conditional use permit in all zoning districts, except as otherwise provided in the Mendocino County Code.

(Ord. No. 4538, § 62(Exh. A), 9-10-2024)

Sec. 20.236.010 - Superseding Effect, Exceptions.

Except for the Mendocino County Coastal Zoning Ordinance, Mendocino County Code Title 20, Division 11 and the Mendocino Town Zoning Code, Title 20, Division III, this Chapter supersedes all other County provisions or regulations affecting towers and antennas. This Chapter is not applicable to the coastal area within the Mendocino County Coastal Zoning Ordinance, and the Mendocino Town Zoning Code.

(Ord. No. 4538, § 62(Exh. A), 9-10-2024)

Sec. 20.236.015 - Exempt Facilities.

The following wireless communication facilities are exempt from the requirements of this Chapter:

(A) Private communication equipment utilized for personal use such as private radio, television, internet or ham radio reception antennas. Such facilities shall be limited in height by Section 20.152.025.

(B) Small scale, low powered, short-range and visually inconspicuous, wireless internet transmitter/receivers (e.g., "wi-fi hotspots").

(C) Government-owned communications facilities used exclusively to protect public health, safety and welfare.

(D) Facilities operated and used exclusively by providers of emergency medical services, including hospital, ambulance and medical air transportation services, for use in the provision of those services.

(E) Facilities operated and used exclusively by educational facilities for use in the provision of those services.

(F) Any facility specifically exempted under federal or state law as determined by the Director.

(G) Temporary facilities erected and operated for use in emergency situations which are approved in writing in by the Director. Use of such facilities shall not exceed two (2) weeks unless an extension is granted by the Director. Notification shall be provided within seventy-two (72) hours of installation.

(H) The Director may exempt minor modifications to existing legal wireless communication facilities, if project is limited to replacing equipment with similar or with smaller or less visible equipment that will have little or no change in the visual appearance of the facility.

The exemptions set forth in this section shall apply only to facilities demonstrating radio-frequency emission compliance with the Federal Communications Commission's limits for human exposure to radio frequency electromagnetic fields. Facilities determined to be exempt from this Chapter are required to obtain necessary building permits prior to commencing work.

Except as specifically noted, the exempt facilities set forth in this section shall be limited in height by the applicable zoning district height standard.

Wherever feasible, developers shall be encouraged to locate and design the exempt facilities set forth in this section to minimize aesthetic impacts by designing the facility to be compatible with their surroundings so as to be visually unobtrusive.

(Ord. No. 4538, § 62(Exh. A), 9-10-2024)

Sec. 20.236.020 - Permit process.

(A) All projects that meet the definition of an "eligible facilities request" as defined in 47 Code of Federal Regulations ("C.F.R."). 1.6100 shall be permitted upon the issuance of an Administrative Permit. Applications for an "eligible facilities request" shall be processed pursuant to the definitions, requirements and procedures set forth in 47 C.F.R. 1.6100, as may be amended from time to time; for the purpose of reviewing an "eligible facilities request," the definitions and procedures of 47 C.F.R. 1.6100 shall control and supersede any contrary definitions or procedures of this Chapter. Any guidelines or regulations adopted by the County regarding wireless communications facilities shall incorporate or make reference to the provisions of 47 C.F.R. 1.6100. Pursuant to 47 C.F.R. 1.6100, failure to approve or deny an application for an eligible facilities request within the sixty-day timeframe for review (subject to any tolling of the timeframe), the request shall be deemed granted.

(B) Provided a project is consistent with the Development Standards found in Section 20.236.025, as determined by the Director, the following types of wireless communication facilities and associated uses are permitted upon the issuance of an Administrative Permit:

1. Additional antennas and associated equipment to be located upon an existing wireless communication facility.
2. Building-mounted antennas.
3. Roof-mounted antennas.
4. New wireless communication facility.

(C) All other proposed wireless communication facilities that do not qualify for an exemption or the Administrative Permit process must apply for a Use Permit or as otherwise prescribed in the County Zoning Code.

(Ord. No. 4538, § 62(Exh. A), 9-10-2024)

Sec. 20.236.025 - Development Standards.

(A) Additional antennas and associated equipment to be located upon an existing wireless communication facility shall comply with all of the following standards:

1. The type and size of the new antennas, associated equipment, and any improvements shall be consistent with the requirements of the original use permit(s) and other governing permit(s).
2. The new antenna array shall not increase the height of the existing communication tower beyond what was approved by previous applicable permits.
3. The width of the proposed antenna array shall not exceed the width of the existing array or arrays.
4. The combined level of radio frequency radiation for all arrays shall not exceed the maximum permissible exposure level set by the Federal Communications Commission.

(B) Building-mounted antennas. Building-mounted antennas shall be located and designed to appear as an integral part of the structure. To this end, they must comply with the following standards:

1. The antenna and mountings shall not project more than thirty (30) inches from the building surface to which it is mounted.
2. Building-mounted antennas shall not exceed the maximum building height for the zoning district.
3. Antennas, connections and supports shall be treated to match or complement the color scheme of the building or structure to which they are attached, if visible from off-site.
4. Antennas and connections shall not project more than thirty-six (36) inches above the side of the building or structure upon which it is mounted.
5. Antennas, connections and supports shall be located on a legal structure that has obtained all necessary permits.
6. All equipment shelters, cabinets or other structures appurtenant to the facility shall be located either 1) inside the building upon which facility is mounted; 2) on the ground outside the setback area or any required parking area; 3) on the roof or attached to building if screened from off-site views. Use of a fuel powered generator to power the site is prohibited unless evidence is provided that it will not be audible from beyond property boundaries.
7. The combined level of radio frequency radiation for all arrays does not exceed the maximum permissible exposure level set by the Federal Communications Commission.
8. Antennas mounted on the exterior walls of a building entirely below the roof line or parapet top may extend into any required yard setback a distance not exceeding two (2) feet.

(C) Roof-mounted antennas. Roof-mounted antennas shall be located and designed to appear as an integral part of the structure. To this end, they must comply with the following standards:

1. Roof-mounted antennas shall not exceed the maximum building height for the zoning district and shall not extend more than ten (10) feet above existing roof line.
2. Antennas, connections and supports shall be treated to match or complement the color scheme of the building or structure to which they are attached, if visible from off-site.
3. Antennas, connections and supports shall be located on a legal structure that has obtained all necessary permits.
4. All equipment shelters, cabinets or other structures utilized or built in connection with the facility shall be located inside the building being utilized for the facility, or on the ground outside the setback area or any required parking area, or on the roof or attached to building if screened from off-site views. Use of a fuel powered generator to power the site is prohibited unless evidence is provided that it will not be audible from beyond property boundaries.
5.

Roof-mounted antennas shall be located as far back from the edge of the roof as technically possible to minimize visibility from street level locations.

6. The combined level of radio frequency radiation for all arrays does not exceed the maximum permissible exposure level set by the Federal Communications Commission.

(D) New wireless communication facility. A new wireless communication facility shall be located and designed so as to be visually unobtrusive and effectively unnoticeable and shall not result in any adverse environmental impacts. To this end, they must comply with the following standards:

1. No part of the facility shall exceed fifty (50) feet in height above ground level.
2. The wireless communication facility must be located in such a way as to have a backdrop of terrain which obscures the visibility of the facility and shall be discouraged on ridge top sites where they will be silhouetted against the sky from the surrounding community, or from highly used public locations Any such installation must also be found not to create the potential for adverse impacts from site development such as access limitations, significant vegetation removal, or operational impacts such as noise (from generators or other accessory equipment).
3. Every wireless communication facility, by itself and in combination with other nearby wireless communication facilities, shall comply with the Federal Communications Commission's limits for human exposure to radio frequency electromagnetic fields.
4. All exterior surfaces of structures and equipment associated with a wireless communications facility shall have subdued colors and non-reflective materials selected to blend with their surroundings.
5. Antenna towers shall not be built with guy wires in the absence of compelling evidence that there is no feasible construction alternative.
6. Towers shall not be so tall as to require Federal Aviation Administration lighting or markings.
7. Antenna towers shall be subject to setbacks required by the County Zoning Code and shall be setback a minimum of one hundred ten (110) percent of their overall height from any property line, and a minimum of five hundred (500) percent of the their overall height from any off-site residence or school. Tower setbacks in excess of setback requirements by the Zoning Code may be reduced under any one of the following circumstances:
   (a) All of the owners of affected properties agree to the reduced setback. A property is considered affected if its dwelling unit lies within a distance equivalent to the required setback for the subject tower prior to reduction and the reduced setback would result in the tower being located closer to the dwelling unit than the above setback would otherwise allow.
   (b) Overall, the reduced setback enables greater mitigation of adverse visual and other environmental impacts than would otherwise be possible.
8. All wireless communications facilities shall comply with the applicable provisions of the California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Fire Code, and rules and regulations imposed by state and federal agencies.
9. No trees that provide visual screening of the wireless communication facility shall be removed after project completion except to comply with fire safety regulations or to eliminate safety hazards. Tree trimming shall be limited to the minimum necessary for operation of the facility.
10. Use of a fuel powered generator to power the site is prohibited unless evidence is provided that it will not be audible from beyond property boundaries.
11. A road condition assessment for the wireless communication facility shall be required for any facility that relies on shared private road/access. When required, and prior to development of the site, the applicant shall provide to the Department, an assessment of the condition of the existing private road, serving the site to provide baseline data on

the condition of the road. The assessment shall include photos and video as well as a written narrative to document the road's current or existing condition.

Prior to activation of the facility, or at a later date established by the Planning Director, any damage to the road associated with construction activity shall be repaired to condition that is equal to or better than the existing road condition.

Within two (2) weeks after any road improvements are completed, the applicant shall provide to the Department, a post construction assessment of the condition of the private road serving the site to verify that adequate road repairs have been completed. The post assessment shall include photos and video as well as a written narrative to document the road's condition.

Notice of project shall be provided by the Department of Planning and Building Services to all property owners that use the shared private road.

(Ord. No. 4538, § 62(Exh. A), 9-10-2024)

Sec. 20.236.030 - Noticing.

(A) Use permits for wireless communication facility. All noticing for hearings on use permit applications for wireless communications facilities shall be in accordance with the California Environmental Quality Act, except that notice shall be provided to all owners and occupants of real property within one thousand (1,000) feet of the site proposed for the facility. Expanded public notice may be provided for applications for new antenna towers when deemed necessary by the Director.

(Ord. No. 4538, § 62(Exh. A), 9-10-2024)

Sec. 20.236.035 - Application requirements.

The following items shall be required for each permit for a wireless communications facility.

(A) Use Permits.

1. All application materials generally required for a use permit.
2. All materials listed in the County Guidelines for the Development of Wireless Communication Facilities.
3. The Director may require additional information based on factors specific to an individual project. The Director may, at the applicant's expense, require independent peer review of any technical claims or data submitted as part of the review process.

(B) Administrative Permits.

1. A description of the facility that includes:
   (a) The types of services to be provided by the applicant to its customers.
   (b) The numbers, types and dimensions of antennas and other equipment to be installed.
   (c) The power rating for all antennas and equipment.
   (d) A statement that the system will conform to radio frequency radiation emission standards adopted by the Federal Communications Commission.
2. A map showing the locations of all other existing and proposed antennas included in the applicant's system for provision of service within Mendocino County, showing the approximate area served by each antenna.
3. Evidence of ownership or authorization for use of the proposed site.
4. Evidence of easements or other authorization for proposed utility lines and for vehicular access between the site and a public road.
5. A site plan showing the location of all structures and equipment to be located on the site.
6. Elevations drawings of the facility including all structures and appurtenances.

7. The applicant shall submit any related information deemed necessary by the Director to determine that a proposed installation meets the Development Standards found in Section 20.236.035.

(Ord. No. 4538, § 62(Exh. A), 9-10-2024)

Sec. 20.236.040 - Validity.

If any section, subsection, sentence, clause or phrase of this Chapter is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this Chapter. The Board of Supervisors hereby declares that it would have passed this Chapter and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

(Ord. No. 4538, § 62(Exh. A), 9-10-2024)

CHAPTER 20.239 - REQUESTS FOR REASONABLE ACCOMODATIONS UNDER THE FAIR HOUSING ACTS

> *Footnotes:*
> *--- (**59**) ---*
> ***Editor's note—** Ord. No. 4225, adopted July 20, 2009, added provisions numbered as Ch. 20.238. In order to avoid conflicts in the numbering of provisions the editor as redesignated these provisions as herein set out.*

Sec. 20.239.010 - Purpose and Intent.

This chapter is intended to establish a formal procedure for an individual with a disability seeking equal access to housing to request a reasonable accommodation as provided by the federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act, and to establish criteria to be used when considering these requests. Reasonable accommodation means providing an individual with a disability or developers of housing for an individual with a disability, flexibility in the application of land use and zoning regulations or policies (including the modification or waiver of certain requirements), when it is necessary to eliminate barriers to housing opportunities.

(Ord. No. 4225, 7-20-2009)

Sec. 20.239.015 - Definitions.

"Acts" means the Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act.

"Individual with a Disability" means a person who has a physical or mental impairment that limits one or more major life activities, anyone who is regarded as having that type of impairment or, anyone who has a record of that type of impairment.

(Ord. No. 4225, 7-20-2009)

Sec. 20.239.020 - Applicability.

A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a building standard, zoning or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This Chapter is intended to apply to those persons who are defined as disabled under the Acts.

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, construction and use of housing or housing- related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Requests for reasonable accommodation shall be made in the manner prescribed by Section 20.239.025 (Application Requirements).

(Ord. No. 4225, 7-20-2009)

Sec. 20.239.025 - Application Requirements.

(A) Application.

Requests for reasonable accommodation shall be submitted on an application form provided by the Planning and Building Department, or in the form of a letter, to the Planning and Building Department Director, and shall contain the following information:

(1) The applicant's name, address and telephone number.

(2) Address of the property for which the request is being made.

(3) The current actual use of the property.

(4) The basis for the claim that the individual is considered disabled under the Acts.

(5) The zoning code provision, regulation or policy from which reasonable accommodation is being requested.

(6) Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

(B) Review with other land use applications.

If the project for which the request for reasonable accommodation is being made also requires some other discretionary approval (including but not limited to; conditional use permit, design review, general plan amendment, zone change, annexation, etc.), then the applicant shall file the information required by Subsection A together for concurrent review with the application for discretionary approval.

(Ord. No. 4225, 7-20-2009)

Sec. 20.239.030 - Review Authority.

(A) Requests for reasonable accommodation shall be reviewed by the Chief Building Inspector, or his designee if no approval is sought other than the request for reasonable accommodation.

(B) Other Review Authority.

Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application.

(Ord. No. 4225, 7-20-2009)

Sec. 20.239.035 - Review Procedure.

(A) The Chief Building Inspector, or his designee, shall make a written determination within forty-five (45) days and either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with Section 20.239.040 (Findings and Decision).

(B) Other Reviewing Authority.

The written determination on whether to grant or deny the request for reasonable accommodation shall be made by the authority responsible for reviewing the discretionary land use application in compliance with the applicable review procedure for the discretionary review. The written determination to grant or deny the request for reasonable accommodation shall be made in accordance with Section 20.239.040 (Findings and Decision).

(Ord. No. 4225, 7-20-2009)

Sec. 20.239.040 - Findings and Decision.

(A) Findings.

The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:

(1) Whether the housing, which is the subject of the request, will be used by an individual disabled under the Acts.

(Ord. No. 4225, 7-20-2009)

Sec. 20.239.045 - Appeals.

(A) Within thirty (30) days of the date of the reviewing authority's written decision, an applicant may appeal an adverse decision to the Director of Planning and Building Services. Appeals from the adverse decision shall be made in writing.

(B) If an individual needs assistance in filing an appeal on an adverse decision, the jurisdiction will provide assistance to ensure that the appeals process is accessible.

(C) All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

(D) Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available.

(Ord. No. 4225, 7-20-2009)

CHAPTER 20.240 - DEVELOPMENT REVIEW WITHIN THE BRUSH STREET TRIANGLE

Sec. 20.240.003 - Declaration.

The Board of Supervisors and the City Council of the City of Ukiah have entered into a Road Improvements and Land Use Agreement for the construction of a bridge over Orrs Creek, a watercourse that is also a jurisdictional boundary between the City and the County. The County has agreed that it will adopt and apply to each development proposal in the Brush Street Triangle area land use regulations that will require discretionary approval by the County of any commercial development or other development with potentially significant adverse environmental impacts.

(Ord. No. 4139 (part), adopted 2005)

Sec. 20.240.005 - Intent.

The Board of Supervisors of the County of Mendocino hereby adopt site development review standards and procedures to implement Section 5, on Page 3 of the ROAD IMPROVEMENT AND LAND USE AGREEMENT—7/19/04, approved by the Board of Supervisors on September 14, 2004.

(Ord. No. 4139 (part), adopted 2005)

Sec. 20.240.010 - Designation of Area.

The regulations in this Chapter shall apply to that area commonly referred to as the "Brush Street Triangle." The "Brush Street Triangle" consists of approximately eighty two (82) +- acres and is located immediately north of the Ukiah City limits and is bounded by Orr Creek to the south, the Northwest Pacific Railroad tracks to the west and State Route 101 to the east and north.

(Ord. No. 4139 (part), adopted 2005)

Sec. 20.240.015 - CEQA.

A site development permit is a discretionary planning permit and therefore, subject to the California Environment Quality Act and the provisions of the ROAD IMPROVEMENT AND LAND USE AGREEMENT—7/19/04.

(Ord. No. 4139 (part), adopted 2005)

Sec. 20.240.020 - Site Development Permits.

A site development permit is required for the construction of new multiple-family residential, commercial, and industrial structures, or the substantial exterior modification of existing multiple-family residential, commercial, and industrial structures. Projects exempt from the site development permit process include interior building remodels, repair and maintenance of structures or parking areas, minor alterations on building exteriors, and minor accessory structures to established, multiple-family residential, commercial, and industrial buildings. Upon request, the Planning Director shall determine whether a project is exempt under this subsection in accordance with the following standards:

A. The project involves an addition of less than one hundred fifty (150) square feet to an existing structure, and the addition would not be highly visible from any public street; or
B. The project involves minor façade modifications that would not significantly change the architectural character or appearance of the structure.

The detailed provisions for site development permits are contained in Section 20.240.025 of this Article.

(Ord. No. 4139 (part), adopted 2005)

Sec. 20.240.025 - Site Development Permit Processing.

The following regulations govern the submittal, review, and processing of site development permits:

A. General: Site development permits shall be issued as provided in this Chapter only for site development projects for which such permits are required. The Zoning Administrator or Planning Commission shall conduct a public hearing and decide all applications for site development permits required by this Chapter. If the Planning Director determines that the site development permit application is minor in nature, it shall be scheduled for a public hearing before the Zoning Administrator. If the Planning Director determines that the site development permit application is major, it shall be referred to the Planning Commission for public hearing and action.

For the purpose of this Chapter the term "minor in nature" is defined as (1) façade improvements, small additions/expansions of more than one hundred and fifty (150) square feet, but less than one thousand (1,000) square feet to existing structures and, (2) minor amendments to previously approved permits, and changes in use of existing structure(s) that do not require additional parking, and will not generate substantial amounts of additional traffic, noise, or other potential nuisances.

B. Application Filing And Submittal Requirements: All applications for site development permits shall include the following information:
    1. A detailed site plan sufficient to fully illustrate the proposed project and adjoining land uses.
    2. Elevation drawings of all proposed structures.

3. Details of all proposed signs.
4. A landscaping plan detailing all new and existing landscaping to be incorporated into the design of the project.
5. A floor plan of the proposed structure.
6. A parking plan.
7. Any other project-related information requested by the Planning Director.
8. The actual application form and filing fee, which shall be established from time to time by re-solution adopted by the Board of Supervisors in accordance with such procedures as required by law.

C. Notice of public hearings on applications for site development permits shall be as provided in Section 20.196.025(C).

D. Action On Site Development Permits: All applications for site development permits shall be considered and acted upon by either the Zoning Administrator or the Planning Commission.

1. The Zoning Administrator shall review, conduct public hearings, and decide upon all minor site development permit applications. Appeals of the Zoning Administrator actions shall be heard by the Board of Supervisors for a final decision in accordance with Section 20.208.015. The Planning Commission shall review, conduct public hearings, and decide upon all major site development permit applications. Appeals of the Planning Commission actions shall be heard by the Board of Supervisors for a final decision in accordance with Section 20.208.015.
2. At the discretion of the Planning Director, any site development permit applications may be directed to the Planning Commission for consideration and decision-making action.
3. The design principles contained in Exhibit A (Design Guidelines—Commercial Projects Outside the Downtown Design District) shall be applied to every site development permit application.
4. Any site development permit application which is reviewed by the Zoning Administrator or the Planning Commission may be approved, conditionally approved, or denied.

(Ord. No. 4139 (part), adopted 2005)

Sec. 20.240.030 - Site Development Permit Findings.

The Zoning Administrator and/or Planning Commission shall make findings when acting to approve any discretionary permit within the Brush Street Triangle. The findings shall not be vague and conclusionary. The findings shall be sufficiently detailed to apprise a reviewing court of the basis of the action by bridging the gap between the evidence and the decision-maker's conclusions, and shall be based upon evidence contained in the administrative record. Failure to make findings that support the following determinations shall result in a denial of the site development permit applications:

A. The proposal is consistent with the goals, objectives, and policies of the County General Plan.

B. The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

C. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

D. Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites, and breaking up and screening large expanses of paved areas.

E. The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood, or impair the value thereof.

F. The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.

G.

The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.

H. There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or box-like uninteresting external appearance.

(Ord. No. 4139 (part), adopted 2005)

Sec. 20.240.035 - Conditions of Approval.

Conditions of project approval may be imposed on site development permit applications.

A. In approving a site development permit, the Zoning Administrator or Planning Commission may include such conditions as are deemed reasonable and necessary to maintain or assure (1) compliance with the standards/criteria listed in Section 20.240.030 and (2) the mitigation of any "significant adverse environmental impacts" of the development as required by the California Environment Quality Act and the provisions of the ROAD IMPROVEMENTS AND LAND USE AGREEMENT—7/19/04. Nothing in this Section shall be construed to limit the discretion of the authority of the Zoning Administrator or Planning Commission to require conditions.

B. The Zoning Administrator or Planning Commission may condition a site development permit to prohibit occupancy of a project building until an inspection has been made which finds that the project building, landscaping and other required improvements have been completed, and the project complies with all conditions specifically required to be completed prior to occupancy. If a site development permit is so conditioned, the Planning Director shall notify the County Building Official of such conditions. If a building permit is issued for a building or structure which is subject to a site development permit so conditioned, the Building Official shall not approve a final inspection of such building or structure until the conditions have been satisfied. The Planning Commission or the Zoning Administrator may also require conditions be completed prior to the issuance of building permits.

(Ord. No. 4139 (part), adopted 2005)

Sec. 20.240.040 - Effective Date.

The site development permit shall be deemed legally in effect when the appeal period has lapsed, unless a timely appeal is properly filed. If a timely appeal is filed, the permit shall be deemed legally effective when finally approved by the Board of Supervisors.

(Ord. No. 4139 (part), adopted 2005)

Sec. 20.240.045 - Expiration, Revocation and Renewal.

The following provisions detail the site development permit expiration and revocation process:

A. Revocation: An approved site development permit may be revoked if the site development project is not being conducted in compliance with the site development permit, as conditioned, or:

1. If any project for which a site development permit has been granted and issued is not established within two (2) years of the site development permit's effective date: or
2. If the established land use for which the permit was granted has ceased or has been suspended for twenty four (24) consecutive months.

B. Procedure: If a site development permit is subject to revocation under subsection 20.240.045(A) of this Section, the County shall follow the procedures set forth herein.

1. Notice: Notice of a hearing before the Planning Commission shall be provided in accordance with subsection 20.240.025(C) of this Section.

2. Hearing: The Planning Commission shall conduct a public hearing to determine whether the permit shall be revoked and shall make findings that comply with Section 20.240.030.
3. Appeal: The Planning Commission decision shall be subject to appeal in accordance with Section 20.208.015 of this Title.

C. New Application: Nothing herein shall prohibit the holder of a permit revoked pursuant to this Section, from applying for a new permit in accordance with the procedures for new applications.

D. Renewal: Site development permits may be renewed for an additional period not to exceed one year provided, prior to the expiration of the permit, an application for renewal is filed with the Planning and Building Services Department. The applications shall consist of a detailed letter explaining the reason(s) for the request. The Planning Director shall grant or deny an application to renew a site development permit, and shall provide an explanation of his decision, in writing, to the applicant. The Planning Director's decision to approve a renewal shall generally be based upon a determination that all the circumstances associated with the original approval are substantially the same at the time of the renewal applications. An appeal of the Planning Director's decision may be made to the Board of Supervisors for a final decision. Any such appeal must comply with the requirements of Section 20.208.010.

(Ord. No. 4139 (part), adopted 2005)

Sec. 20.240.050 - Sunset of Ordinance.

Chapter 20.240 of this Code shall be in effect only until January 1, 2007, and is repealed as of that date unless one of the following occurs before that date:

A. An ordinance enacted after the effective date of this ordinance extends or repeals this section; or

B. The City of Ukiah has, in compliance with the ROAD IMPROVEMENT AND LAND USE AGREEMENT referred to in Section 20.240.015, constructed the Orrs Creek Bridge and opened it to passage by vehicular traffic.

(Ord. No. 4139 (part), adopted 2005)

CHAPTER 20.242 - CANNABIS CULTIVATION SITES

Footnotes:
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***Editor's note—** Ord. No. 4538, § 64(Exh. A), adopted September 10, 2024, repealed Ch. 20.242 and enacted a new Ch. 20.242 as set out herein and as may later be amended. Former Ch. 20.242 pertained to similar subject matter and derived from Ord. No. 4381, adopted April 4, 2017; Ord. No. 4405, adopted March 13, 2018; Ord. No. 4408, adopted April 28, 2018; Ord. No. 4420, adopted December 4, 2018; Ord. No. 4438, adopted October 1, 2019; and Ord. No. 4522, adopted May 23, 2023.*

Sec. 20.242.010 - Intent.

This chapter 20.242 ("Chapter") is intended to provide land use regulations for the County of Mendocino where cannabis may be cultivated, subject to the limitations established of this chapter and the provisions of Mendocino County Code Chapter 10A.17, the Mendocino Cannabis Cultivation Ordinance (MCCO). The objective of this Chapter is to allow the cultivation of cannabis in locations that are consistent with the intent of the base zoning district and to help ensure that its cultivation and related activities will not create adverse impacts to the public health, safety, and welfare of the residents of the County of Mendocino.

(Ord. No. 4538, § 64(Exh. A), 9-10-2024)

Sec. 20.242.020 - Application.

The cultivation of cannabis is prohibited in all zoning districts in Mendocino County, except as allowed by this Chapter or by Chapter 10A.17.

(Ord. No. 4538, § 64(Exh. A), 9-10-2024)

Sec. 20.242.030 - Definitions.

Unless otherwise defined in this Chapter, the terms and phrases used herein shall have the same definitions as provided in Chapter 10A.17, or as provided in this Title 20.

(Ord. No. 4538, § 64(Exh. A), 9-10-2024)

Sec. 20.242.040 - Existing Cannabis Cultivation Sites.

(A) Referrals of applications to the Department for review related to existing cultivation sites shall include the determination of the Mendocino Cannabis Department that the cultivation site existed prior to January 1, 2016, unless the Mendocino Cannabis Department requests the assistance of the Department in making this determination as part of the referral to the Department.

(B) Cultivation sites, in conformance with the MCCO, may be allowed on a legal parcel with an approved Zoning Clearance or Administrative Permit as required for the zoning district in which the cultivation site is located and as listed in Table 1.

TABLE 1

Zoning Permit Requirement for Existing Cannabis Cultivation by Zoning District and Cannabis Cultivation Ordinance CCBL Type

MCCO CCBL Type	C Sm Outdoor	C-A Sm Indoor, Artificial Light		C-B Sm, Mixed Light	1 Med Outdoor	1-A Med Indoor, Artificial Light	1-B Med Mixed Light	2 Lg Outdoor	2-A Lg Indoor, Artificial Light	2-B Lg Mixed Light	4 Nursery
Min Parcel Area (ac) *1, *2, *3	NA	NA		NA	5	5	5	10	10	10	5
Cultivation Area Limit (sf)	2,500	500	501 — 2,500	2,500	2,501— 5,000	2,501— 5,000	2,501 — 5,000	5,001— 10,000	5,001— 10,000	5,001 — 10,000	22,000

Zoning District	RR 5 *1	ZC	AP	AP	ZC	ZC	—	ZC	—	—	—	—
	RR 10	ZC	AP	AP	ZC	ZC	—	ZC	ZC	—	ZC	ZC
	AG	ZC	AP	AP	ZC	ZC	—	ZC	ZC	—	ZC	ZC
	UR	ZC	AP	AP	ZC	ZC	—	ZC	ZC	—	ZC	ZC
	RL	ZC	AP	AP	ZC	ZC	—	ZC	ZC	—	ZC	ZC
	FL *4	ZC	AP	AP	ZC	AP	—	AP	AP	—	AP	AP
	TPZ *4	ZC	AP	AP	ZC	AP	—	AP	AP	—	AP	AP
	I1 *5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	—	ZC	ZC	ZC
	I2 *5	ZC	ZC	ZC	ZC	ZC	ZC	ZC	—	ZC	ZC	ZC
	PI *5	ZC	ZC	ZC	ZC	—	ZC	ZC	—	ZC	ZC	ZC

— = Not Allowed, ZC = Zoning Clearance , AP = Administrative Permit

*1 Parcels in the RR-5 zoning district must have a minimum parcel size of five (5) acres.

*2 A parcel that is located in a zoning district that allows commercial cultivation and has a lot area between three and one-half (3.5) and five (5) acres, and that shares at least fifty percent (50%) of its boundaries with parcels five (5) acres in size or larger, may apply for and be granted CCBL types 1, 1-B and 4 following the issuance of an Administrative Permit pursuant to section 20.242.070(C).

*3 A parcel that is located in a zoning district that allows commercial cultivation and has a lot area between seven (7) and ten (10) acres, and that shares at least fifty percent (50%) of its boundaries with parcels ten (10) acres in size or larger, may apply for and be granted CCBL types 2 and 2-B following the issuance of an Administrative Permit pursuant to section 20.242.070(C).

*4 Existing cultivation sites in the FL and TPZ zoning districts that were previously enrolled in a permit program pursuant to the County's Chapter 9.31 shall be required to obtain a zoning clearance unless the applicant seeks to expand beyond the size previously cultivated under such permit program.

*5 Parcels in Industrial zoning districts are not subject to a minimum parcel area.

(C) A reduction in the setback from a legal parcel line required by section 10A.17.040(A)(5) may be allowed following the issuance of an Administrative Permit, approved pursuant to section 20.242.070(C), subject to the following limitations: (1) the approved reduced setback for cultivation not within a structure shall be no less than twenty (20) feet from an adjoining property under separate ownership or an access easement; or (2) for cultivation within a structure, the setback shall be no less than the front, rear, or side yard setback (as applicable) setback for the zoning district in which the

property is located. Any reduction of the setback pursuant to this section must comply with the required setback from an occupied legal structure and the reduced setback may not encroach into any corridor preservation setback, pursuant to sections 20.152.015 and 20.152.020.

(D) An existing cultivation site located in a zoning district not listed in Table 1 of this section may continue, but shall not be expanded or enlarged, subject to the following planning permit and approval requirements.

(1) Planning Permit Requirements:

(a) Outdoor Cultivation (pursuant to a MCCO Type C CCBL) not exceeding two thousand five hundred (2,500) requires an approved Zoning Clearance.

(b) Indoor Artificial Light Cultivation (pursuant to a MCCO Type C-A CCBL) not exceeding five hundred (500) square feet requires an approved Administrative Permit.

(c) Indoor Artificial Light Cultivation (pursuant to a MCCO Type C-A CCBL) between five hundred one (501) and two thousand five hundred (2,500) square feet requires an approved Administrative Permit.

(d) Mixed Light Cultivation (pursuant to a MCCO C-B CCBL) not exceeding two thousand five hundred (2,500) square feet requires an approved Zoning Clearance.

(i) Any future lapse or revocation of the MCCO CCBL will extinguish the permittee's ability to obtain a future permit from the Department to continue or resume an existing cultivation site that is not within a zoning district listed in Table 1 of this section.

(E) Transferability of Permits. A permittee may assign a permit to another person subject to the following provisions:

(1) Submission of the following to the Department:

(a) An application fee as set by resolution of the Board of Supervisors;

(b) A completed application form as provided by the department;

(c) A copy of the existing permit showing that it has not expired;

(d) Either:

(i) The existing permittee's request to assign all rights and responsibilities of the permit to the assignee; or

(ii) In the event of the death or incapacitation of the existing permittee, evidence of such death or incapacitation;

(e) Evidence that assignee's legal interest in the real property involved allows for assignee's use of the permit; and

(f) An affidavit executed by the assignee attesting to the assignee's agreement to comply with the terms and conditions of the permit and all applicable laws and regulations.

(2) The assignment shall be effective upon the department's written approval of the documentation submitted, and the assigned permit shall be granted subject to the terms and conditions of the original permit.

(3) Permits issued on parcels subject to the Sunset Provision of Section 10A.17.080(B)(2) shall not be assignable pursuant to this Section 20.242.040(E); provided, however, that such permits issued on parcels located within a "CA" Cannabis Accommodation Combining District are assignable.

(Ord. No. 4538, § 64(Exh. A), 9-10-2024)

Sec. 20.242.050 - New Cannabis Cultivation Sites Located in Industrial Zoning Districts.

Establishment of a new cannabis cultivation site in the I1 (Light Industrial), I2 (General Industrial), and Pinoleville (Pl) zoning districts, for the following MCCO CCBL types, may be permitted on or after January 1, 2018, subject to the requirements of Section 20.242.060: Type C-A, 1A and 2A, and Type C-B, 1B and 2B CCBL's for mixed-light cultivation, which mixed-light cultivation must occur in a greenhouse equipped with filtered ventilation systems as described in paragraph (P) of Section 10A.17.070 and may not occur in a hoop house.

(Ord. No. 4538, § 64(Exh. A), 9-10-2024)

Sec. 20.242.060 - New Cannabis Cultivation Sites.

(A) Except as provided in Section 20.242.050, on or after January 1, 2020, new cannabis cultivation sites may be permitted in accordance with this section.

(B) All new cannabis cultivation sites shall be consistent with the General Limitations on Cultivation of Cannabis, Section 10A.17.040; provided, however, that an applicant may seek a reduction in the setback requirements as stated in paragraph (D) of this section.

(C) Cultivation sites, operated in conformance with the MCCO, may be allowed on a legal parcel with an approved Zoning Clearance or Administrative Permit, as required for the zoning district in which the cultivation site is located and listed in Table 2.

TABLE 2

Zoning Permit Requirement for New Cannabis Cultivation by Zoning District and Cannabis Cultivation Ordinance CCBL Type

MCCO CCBL Type		C Sm Outdoor	C-A Sm Indoor, Artificial Light		C-B Sm, Mixed Light	1 Med Outdoor	1-A Med Indoor, Artificial Light	1-B Med Mixed Light	2 Lg Outdoor	2-A Lg Indoor, Artificial Light	2-B Lg Mixed Light	4 Nursery
Min Parcel Area (ac)		2	2		2	5	5	5	10	10	10	10
Cultivation Area Limit (sf)		2,500	500	501 — 2,500	2,500	2,501—5,000	2,501—5,000	2,501 — 5,000	5,001—10,000	5,001—10,000	5,001 — 10,000	22,000
Zoning District	RR 5 *1	ZC	AP	AP	ZC	ZC	—	ZC	—	—	—	—
	RR 10	ZC	AP	AP	ZC	ZC	—	ZC	ZC	—	ZC	ZC
	AG	ZC	AP	AP	ZC	ZC	—	ZC	ZC	—	ZC	ZC
	UR	ZC	AP	AP	ZC	ZC	—	ZC	ZC	—	ZC	ZC
	I1 *2	ZC	ZC	ZC	ZC	—	ZC	ZC	—	ZC	ZC	ZC
	I2 *2	ZC	ZC	ZC	ZC	—	ZC	ZC	—	ZC	ZC	ZC
	PI *2	ZC	ZC	ZC	ZC	—	ZC	ZC	—	ZC	ZC	ZC

— = Not Allowed, ZC = Zoning Clearance, AP = Administrative Permit

*1 Parcels in the RR-5 zoning district must have a minimum parcel size of five (5) acres.

*2 Parcels in Industrial zoning districts are not subject to a minimum parcel area.

(D) Setback Reduction. A reduction in the setback from a legal parcel line required by Section 10A.17.040 may be allowed with an Administrative Permit, approved according to Section 20.242.070(C), provided that the approved setback reduction is fifty (50) feet or greater from an adjoining property under separate ownership or access easement, whichever is most restrictive and the location of the cannabis cultivation site continues to comply with the required setback from an occupied legal residential structure.

(Ord. No. 4538, § 64(Exh. A), 9-10-2024)

Sec. 20.242.070 - Planning approval required to cultivate cannabis.

(A) Planning Approval Procedure. Each proposed cannabis cultivation site is subject to one (1) of the following planning review processes that correspond to the applicable zoning district and Chapter 10A.17 CCBL as specified by Table 1 or Table 2 in this Chapter.

The Mendocino Cannabis Department shall refer applications for CCBL's pursuant to Chapter 10A.17 to the Department, which shall review the application to determine which of the following processes applies. If the application needs only a Zoning Clearance, the Department will provide a zoning clearance approval to the Mendocino Cannabis Department. If the application requires an Administrative Permit, the Department will notify the Mendocino Cannabis Department and the applicant that planning approval is required.

(B) Zoning Clearance. The Department shall review the MCCO CCBL application to confirm the cannabis cultivation site is allowed in zoning district, subject to the applicable requirements of this chapter, and confirm the legal parcel on which the cultivation site is located. The Department shall additionally provide any information as requested by the Mendocino Cannabis Department to confirm compliance with any of the provisions of Chapter 10A.17.

(C) Administrative Permit. In accordance with the Administrative Permit review procedure listed in Chapter 20.192, the Zoning Administrator shall approve, conditionally approve or deny an Administrative Permit for cannabis cultivation sites based on the following special findings.

(1) The cannabis cultivation site is allowed in the zoning district and it is in compliance with the provisions of Chapter 10A.17.

(2) There is no other environmentally superior cultivation site located on the same parcel; the location and operation of the cannabis cultivation site will, to the maximum extent feasible, avoid or minimize its impact on environmentally sensitive areas including hillsides exceeding fifteen (15) percent, prime soil, oak woodland, and timber resources.

(3) The cannabis cultivation will avoid or minimize odor and light impact on residential uses.

(4) For any new cannabis cultivation site established after January 1, 2020 and that is not located in the AG (Agriculture) Zoning District, the submitted MCCO CCBL application contains evidence that demonstrates: (1) there is adequate water supply in the watershed and water rights to serve the cultivation site; (2) the cultivation site has received a Clean Water Act Section 404 permit from the Army Corps of Engineers or a Clean Water Act Section 401 permit from the North Coast Regional Water Quality Control Board, as applicable, and a General Permit for Discharges of Storm Water from the State Water Resources Control Board.

(5) The Administrative Permit granted for the cannabis cultivation site shall be limited to a period not to exceed ten (10) years. The Administrative Permit shall expire at the end of this period unless it is renewed prior to the end of the ten-year period, or at any time the approved MCCO CCBL for the cultivation site expires or is revoked.

(6)

An Administrative Permit may be applied for and granted for an exception to the dwelling unit requirement of Chapter 10A.17 for parcels in the Rural Residential, lot size ten (10) acres (R-R:L-10) zoning district with the additional finding that the applicant shall demonstrate that the cultivation site and any associated infrastructure (roads, buildings, water storage, etc.) does not preclude the development of the parcel with a residence in the future. For parcels that will need on-site sewage disposal systems to be developed, making this finding may require the identification of a primary and reserve leach field to be identified in order to issue the Administrative Permit.

(7) An Administrative Permit may be applied for and granted for an exception to the one thousand (1,000) foot setback requirement of a cannabis cultivation site as outlined in section 10A.17.040(B). Administrative permits may be approved, conditionally approved or denied for the reduction of the setback provided for in section 10A.17.040(A)(1) based on the findings of 20.242.070(C)(1), (C)(2) and (C)(3) and on the following special findings:

(i) That there be special circumstances applicable to the property involved, including size, shape, topography, location or surrounding;

(ii) That the granting of such reduction will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located; and

(iii) That the granting of such reduction will not adversely affect the General Plan.

(8) Applicants eligible for a Phase One CCBL pursuant to Chapter 10A.17 may apply for and be granted an Administrative Permit for an exception to the setback requirement of section 10A.17.040(A)(5) of an outdoor, greenhouse, or mixed light cultivation site to an adjacent legal parcel under separate ownership or access easement. Administrative Permits may be approved, conditionally approved, or denied for the reduction of required setbacks established in section 10A.17.040(A)(5) to no less than twenty (20) feet for cultivation not in a structure or no less than applicable front, side and rear yard setbacks for cultivation in a structure, based on the findings of section 20.242.070(C)(1), (C)(2), and (C)(3) and on the following special findings:

(i) That the granting of such reduction will not adversely affect the character, livability, or right to appropriate development of the adjacent property from which the setback reduction is requested; and will not interfere with rights of access or usage for any legal recorded easement; and

(ii) That the reduced setback maintains setbacks consistent with provisions of sections 10A.17.040(A)(1), (A)(2), (A)(3), and (A)(4), as applicable, unless the applicant obtains a reduction of such setbacks through an Administrative Permit as permitted by this Chapter.

(Ord. No. 4538, § 64(Exh. A), 9-10-2024)

CHAPTER 20.243 - CANNABIS FACILITIES

Footnotes:
*--- (**61**) ---*
***Editor's note—** Ord. No. 4538, § 65(Exh. A), adopted September 10, 2024, repealed Ch. 20.243 and enacted a new Ch. 20.243 as set out herein and as may later be amended. Former Ch. 20.243 pertained to similar subject matter and derived from Ord. No. 4394, adopted October 17, 2017; Ord. No. 4406, adopted March 27, 2018; Ord. No. 4410, adopted June 5, 2018; Ord. No. 4491, adopted May 25, 2021; Ord. No. 4501, adopted February 1, 2022; and Ord. No. 4513, adopted October 18, 2022.*

Sec. 20.243.010 - Title, Purpose and Intent.

This Chapter shall be known as and may be referred to in all proceedings as "Cannabis Facilities Code" or "CFC."

It is the purpose and intent of this Chapter to regulate the processing, manufacturing, testing, dispensing, retailing and distributing of cannabis within the unincorporated areas of Mendocino County in a manner that is consistent with current State law and to establish a program to be implemented in coordination with the State of California's implementation of the Medical and

Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA") and subsequent legislation.

All commercial processing, manufacturing, testing, dispensing, retail sales and distributing of cannabis within the jurisdiction of the County of Mendocino inland of the coastal zone shall be controlled by the provisions of this Chapter, regardless of whether the business existed or occurred prior to the adoption of this Chapter. Nothing in this Chapter is intended, nor shall it be construed, to exempt the commercial processing, manufacturing, testing, dispensing, retailing, or distributing of cannabis for, as defined herein, from compliance with all other applicable Mendocino County zoning and land use regulations, or other applicable provisions of the County Code, or from any and all applicable local and state construction, electrical, plumbing, environmental, or building standards or permitting requirements, or from compliance with any applicable state laws.

These regulations shall apply to the location and permitting of commercial processing, manufacturing, testing, dispensing, retailing and distributing of cannabis for in zoning districts within which such use is authorized, as specified in this Chapter.

Nothing in this Chapter is intended, nor shall it be construed, to preclude a landlord or property owner from limiting or prohibiting commercial processing, manufacturing, testing, dispensing, retailing and distributing of cannabis for on private property.

All persons operating facilities and conducting activities associated with the cultivation of cannabis, as defined in this Chapter, are subject to possible federal prosecution, regardless of the protections provided by state or local law.

(Ord. No. 4538, § 65(Exh. A), 9-10-2024)

Sec. 20.243.020 - Application.

The processing, manufacturing, testing, dispensing, retailing and distributing of cannabis is prohibited in all zoning districts in Mendocino County governed by Division I of this Title, except as allowed by this Chapter.

(Ord. No. 4538, § 65(Exh. A), 9-10-2024)

Sec. 20.243.030 - Definitions.

The definitions in this Chapter are intended to apply solely to the regulations in this Chapter or Chapters that specifically refer to this Chapter. Applicable definitions in Mendocino County Code Sections 10A.17.020 and Section 20.242.030 shall also apply to this Chapter. As used herein the following definitions shall apply:

"A-license" means a state license issued for cannabis or cannabis products that are intended for adults twenty-one (21) years of age and over and who do not possess a physician's recommendation.

"A-licensee" means any person holding a license for cannabis or cannabis products that are intended for adults twenty-one (21) years of age and over and who do not possess a physician's recommendation.

"Bureau" means the Bureau of Cannabis Control.

"Cannabis product" means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, an edible product, or a topical product. "Cannabis product" also means marijuana products as defined by Section 11018.1 of the California Health and Safety Code and is not limited to medical cannabis products.

"Cannabinoid" or "phytocannabinoid" means a chemical compound that is unique to and derived from cannabis.

"Cannabis facility" means a business and/or structure or location where, or from where, retailing, distributing, processing, testing, manufacturing or delivering of cannabis is operating.

"Cannabis Facility Business License" or "CFBL" means a revocable, limited-term grant of permission to operate a cannabis processing, manufacturing, testing, retailing/dispensing, distributing, and/ or microbusiness within the County. The business license shall be in the form prescribed by the Tax Collector and must contain, at a minimum, the licensee's name, the business name, type

of business, location of business, commencement and expiration dates of the license, and fee remitted. A Cannabis Facilities Business License shall be required for the operation of any cannabis facility.

"CFBL Holder" means any person holding a cannabis facility business license issued pursuant to Chapter 6.36, including any review or permit required by this Chapter.

"Caregiver" or "primary caregiver" has the same meaning as that term is defined in Section 11362.7 of the Health and Safety Code.

"Commercial cannabis activity" includes cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, or sale of cannabis and cannabis products.

"Customer" means a natural person twenty-one (21) years of age or over or a natural person eighteen (18) years of age or older who possesses a physician's recommendation.

"Day care center" has the same meaning as in Section 1596.76 of the Health and Safety Code.

"Delivery" means the commercial transfer of cannabis or cannabis products to a customer.

"Delivery" also includes the use by a retailer of any technology platform owned and controlled by the retailer.

"Distribution" means the procurement, sale, and transport of cannabis and cannabis products between licensees.

"Edible cannabis product" means cannabis that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum, but excluding products set forth in Division 15 (commencing with Section 32501) of the Food and Agricultural Code. An edible cannabis product is not considered food as defined by Section 109935 of the Health and Safety Code or a drug as defined by Section 109925 of the Health and Safety Code.

"Environmental Health" means the Environmental Health Division of the Mendocino County Department of Public Health or the authorized representatives thereof.

"Extraction" means a process by which cannabinoids are separated from cannabis plant material through chemical or physical means.

"License" means a state license issued pursuant to MAUCRSA, and includes both an A-license (Adult Use) and an M-license (Medical), as well as a testing laboratory license.

"Licensee" means any person holding a license pursuant to MAUCRSA, regardless of whether the license held is an A-license or an M-license, and includes the holder of a testing laboratory license.

"M-license" means a state license issued for commercial cannabis activity involving medicinal cannabis.

"M-licensee" means any person holding a license for commercial cannabis activity involving medicinal cannabis.

"Manufacturing Level 1 (Non-Volatile)" means facilities that manufacture cannabis products using nonvolatile solvents, or no solvents or volatile solvents using a non-volatile method.

"Manufacturing Level 2 (Volatile)" means facilities that manufacture cannabis products using volatile solvents.

"MAUCRSA" means the Medical and Adult-Use Cannabis Regulations Safety Act, or subsequent legislation amending its provisions.

"Mendocino County Certified Unified Program Agency (CUPA)" means the agency certified to implement the unified hazardous waste and hazardous materials management regulatory program set forth in Section 25404 of the Health and Safety Code.

"Microbusiness" means at least three of the following commercial cannabis activities: (1) cultivation of cannabis on an area 10,000 square feet or less; (2) distribution; (3) Manufacturing Level 1 (Non-Volatile); and (4) acting as a licensed retailer/dispensary under this Chapter, provided such licensee/CFBL Holder complies with all requirements imposed by this Chapter on each of the

three or more activities, to the extent the licensee/CF BL Holder engages in such activities.

"Nonvolatile extraction" means an extraction method using nonvolatile solvents (such as carbon dioxide or "C02") to manufacture cannabis products.

"Nonvolatile solvent" means any solvent used in the extraction process that is not a volatile solvent. A nonvolatile solvent includes carbon dioxide used for extraction.

"Person" means any individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, whether organized as a nonprofit or for-profit entity, and includes the plural as well as the singular number.

"Processing Facility" means a location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged at a location separate from the cultivation site where the cannabis is grown and harvested.

"Retailer/Dispensary" means the retail sale and delivery of cannabis or cannabis products to customers.

"State" means the State of California.

"Testing" means testing of cannabis and cannabis products.

"Testing laboratory" means a facility, entity, or site in the State that offers or performs testing of cannabis or cannabis products and that is both of the following:

(A) Accredited by an accrediting body that is independent from all other persons involved in the cannabis industry in the state; and

(B) Licensed by the Bureau.

"Volatile extraction" means an extraction method using volatile solvents to manufacture cannabis products.

"Volatile solvent" means any solvent that is or produces a flammable gas or vapor that, when present in the air in sufficient quantities, will create explosive or ignitable mixtures.

"Youth center" has the same meaning as in Section 11353.1 of the Health and Safety Code.

(Ord. No. 4538, § 65(Exh. A), 9-10-2024)

Sec. 20.243.040 - Use Classifications.

The purpose of these provisions is to classify uses into a limited number of use types on the basis of common functional, product or compatibility characteristics, thereby providing a basis for regulation of uses in accordance with criteria which are directly relevant to the public interest.

(A) Processing Facilities.

(1) Processing facilities, as defined herein, shall be an agricultural use type.

(2) Processing facilities for cannabis grown on site pursuant to a permitted cultivation operation shall be allowed as an accessory use in all zones where cultivation is permitted pursuant to Chapter 10A.17.

(B) Manufacturing Facilities.

(1) Manufacturing facilities, as defined herein, shall be an industrial use type.

(2) Exception for home manufacturing.

(a) Manufacturing (Level 1) as an accessory use to cultivation is allowed in all zones where cultivation is allowed pursuant to Chapter 10A.17 and is subject to the provisions of Chapter 20.156 or Chapter 20.160, as applicable, and the following provisions:

(i)

The cultivator engaging in home manufacturing must be permitted to cultivate pursuant to Chapter 10A.17 and must reside on the property where the home manufacturing is occurring.

(ii) All cannabis used in home manufacturing must be cultivated on site, under a cultivation permit issued pursuant to Chapter 10A.17.

(iii) The manufacturing of edible cannabis products is permitted in compliance with State of California regulations.

(iv) Only nonvolatile extraction methods may be used.

(C) Testing Laboratories and Research Institutions.

(1) Testing laboratories and research institutions, as defined herein, shall be a commercial use type.

(2) Testing licensees/CFBL Holders shall not:

(a) Hold a license in another facility or category established by this Chapter; or

(b) Own or have an ownership interest in any other facility or category licensed pursuant to this Chapter.

(D) Retailer/Dispensary.

(1) A Retailer/Dispensary, as defined herein, shall be a commercial use type.

(2) A Retailer/Dispensary may be permitted and issued a CFBL as only a Non-Storefront Retailer, as defined by State law and regulation.

(3) A Retailer/Dispensary with a storefront shall only be allowed pursuant to Table 1 of Section 20.243.060.

(4) This section applies to all retailers/dispensaries, as defined in Section 20.243.030 of this Chapter.

(a) Retailers/dispensaries that cultivate nursery stock or seeds must comply with the provisions of Mendocino County Code Chapter 10A.17.

(b) Retailers/dispensaries that engage in mobile deliveries are prohibited from having any advertisement of their business or services on their delivery vehicles.

(c) On-site consumption of cannabis is permitted in outdoor areas of A-license retailers/dispensaries, such as patios or decks, and shall adhere to the provisions of Mendocino County Code Chapter 9.32.

(d) Promotional items and free product give-a-ways by A-license retailers/dispensaries is prohibited.

(E) Distribution Facility.

(1) A distribution facility shall be a site or location where distribution, as defined herein, occurs.

(2) Distribution CFBLs may be issued in the following categories, as these categories are defined in State laws and regulations, and subject to the restrictions of this Chapter: Distributor Transport Only, Self-Distribution, and Distributor.

(3) A distribution facility shall be a commercial use type, provided, however, that a distribution CFBL may be issued for a location in any zoning district as an accessory use to cultivation or other CFBL types at that location, but the distribution CFBL shall be limited to the distribution of cannabis cultivated at that location, cannabis processed at that location, cannabis products manufactured at that location, or, for a retailer/dispensary, the distribution of cannabis or cannabis products to be sold at that location.

(F) Microbusinesses.

(1) Microbusiness, as defined herein, shall be the use type which is the predominant use type of that microbusiness.

(2) Microbusinesses with on-site cannabis cultivation must comply with and obtain a permit pursuant to Chapters 10A.17 and 20.242 of the Mendocino County Code.

(3) Microbusinesses with on-site processing, distribution, wholesale, manufacturing and/or retail sales or dispensing of its products shall comply with all applicable sections of this Chapter.

(4) Microbusinesses proposed in the General Commercial (C2) zoning district must demonstrate that the retail component of the Microbusiness is the primary use and other uses are incidental and subordinate to the retail component.

(5) All components of a microbusiness must comply with the development requirements of the zoning district in which it is located.

(6) The manufacturing of edible cannabis products is permitted in compliance with State of California regulations.

(7) Notwithstanding Table 1 of Section 20.243.060, a microbusiness may be allowed in any zoning district provided that (a) the microbusiness either (i) qualifies as a home occupation pursuant to Chapter 20.156; or (ii) is permitted as a cottage industry pursuant to Chapter 20.160; and (b) there is a cultivation site permitted pursuant to Chapters 10A.17 and 20.242.

(8) Microbusinesses which are either a home occupation or cottage industry shall (a) have any distribution component be limited to Distribution of the microbusiness' own cannabis and cannabis products; and (b) have any retail/dispensary component be limited to the number of daily customers as allowed by either Chapter 20.156 or Chapter 20.160.

(9) All cultivation, manufacturing, distribution, and retail activities performed by a licensee/CFBL Holder under a permitted microbusiness shall occur on the same licensed premises.

(10) Square footage related to cultivation of cannabis or the processing of the cannabis grown on-site as part of a microbusiness shall not be counted toward the maximum square footage allowed under either a home occupation or cottage industry.

(Ord. No. 4538, § 65(Exh. A), 9-10-2024)

Sec. 20.243.050 - General Limitations on Cannabis Facilities.

(A) All cannabis facilities shall comply with all applicable regulations in the Mendocino County Code and State law.

(B) Cannabis facilities other than Manufacturing Level 2 (Volatile) or Microbusinesses with a cultivation site shall not be allowed within a six-hundred-foot radius of a youth-oriented facility, a school, a park, or any church or residential treatment facility, as those terms are defined in section 10A.17.020 of the Mendocino County Code, that is in existence at the time a Cannabis Facility Business License is applied for; Manufacturing Level 2 (Volatile) facilities and Microbusinesses with a cultivation site shall not be allowed within one thousand (1,000) feet of such places or facilities. The distance between the uses listed in the preceding sentence and the cannabis facility shall be measured in a straight line from the nearest point of the cannabis facility to the nearest point of any fenced, maintained or improved area where the users of the facility are typically present during normal hours of operation.

(1) Applicants may apply for a reduction in the setback described in this paragraph (B) through an administrative permit pursuant to section 20.243.090 of this Chapter.

(C) All structures associated with permitted cannabis facilities shall comply with the setbacks established by the zoning district in which the cannabis facility site is located.

(D) All cannabis facilities shall be located in a permanent building in conformance with the California Building Code as adopted by Mendocino County for a commercial or industrial building, as applicable, and shall not be located in a dwelling unit, recreational vehicle, cargo container, motor vehicle or other similar personal property, except as provided for by Mendocino County Code Chapter 20.156 or Chapter 20.160.

(E) The processing, manufacturing, testing, dispensing, retailing, and distributing of cannabis is not permitted within any habitable space (i.e., kitchen, bedroom, bathroom, living room or hallway) of a dwelling unit nor is it permitted within any required parking space, except as otherwise allowed in this chapter, except as provided for by Mendocino County Code Chapter 20.156 or Chapter 20.160.

(F) Cannabis facilities proposed in Industrial zoning districts shall be subject to the provisions of Development Review pursuant to Chapter 20.188, as applicable.

(G) Cannabis facilities shall implement the following security measures:

(1) Sufficient security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products and theft of cannabis or cannabis products.

(2) Security measures to prevent individuals from remaining on the premises of the facility if they are not engaging in activity expressly related to the operations of the facility.

(3) Establishing limited access areas accessible only to authorized personnel.

(4) Storing all cannabis and cannabis products in a secured and locked room, safe, or vault and in a manner sufficient to prevent diversion, theft, and loss.

(5) Diversion, theft, loss or any criminal activity involving the facility or any other breach of security must be reported immediately to law enforcement.

(H) Cannabis remnants, infused products, bi-products, and other waste material shall be disposed of in a safe, sanitary, and secure manner. Any portion of the cannabis remnants, products or bi-products being disposed of will be rendered unusable before disposal, will be protected from being possessed or ingested by any person or animal, and shall not be placed within the facility's exterior refuse containers.

(I) Signage associated with permitted cannabis facilities shall meet the applicable requirements set forth in the Mendocino County Zoning Code for signage and other applicable State regulations.

(Ord. No. 4538, § 65(Exh. A), 9-10-2024)

Sec. 20.243.060 - Permit Types and Zoning Districts.

All cannabis facilities shall be permitted in accordance with this Section. All new cannabis facilities shall obtain approval from other State and Local agencies with permitting jurisdiction. Cannabis facilities may be allowed with an approved Zoning Clearance or Administrative Permit as required for the zoning district in which the cannabis facility is located as listed in Table 1, below:

Table 1 Permit Requirements for Processing, Manufacturing, Testing, Retailers, Distribution, and Microbusiness by Zoning District and Cannabis Facilities Code Permit Type

Permit Type			6-A and 6-M	7-A and 7-M	8-A and 8-M	10-M and 10-A	11-A and 11-M	12-A
		Processing	Manufacturing Level 1 (Non-volatile) **	Manufacturing Level 2 (Volatile)	Testing	Retail/ Dispensary	Distri-bution	Micro-business

Zoning District	RR 2	—	—	—	—	—	—	—
	RR 5	—	—	—	—	—	—	—
	RR 10	—	—	—	—	—	—	—
	R3	—	—	—	—	—	—	—
	RC	AP	AP	AP	AP	AP	AP	AP
	SR	—	—	—	—	—	—	—
	AG	AP	—	—	—	—	—	—
	UR	AP	—	—	—	—	—	—
	RL	AP	—	—	—	—	—	—
	FL	AP	—	—	—	—	—	—
	TPZ	—	—	—	—	—	—	—
	C1	AP	—	—	—	ZC	—	—
	C2	AP	AP	—	ZC	ZC	AP	AP
	I1	ZC	ZC	AP	ZC	AP	ZC	AP
	I2	ZC	ZC	AP	ZC	AP	ZC	AP
	PI	ZC	ZC	AP	ZC	AP	ZC	AP

— = Not Allowed

ZC = Zoning Clearance

AP = Administrative Permit

* See Section 20.243.040(A)(2) regarding processing of cannabis grown on site.

** See Section 20.243.040(B)(2) regarding home manufacturing exception.

Notwithstanding the above Table 1:

(A) Distribution licenses shall be allowed in any zoning district as an accessory use to other cannabis facilities on the site, subject to the limitations of paragraph (E) of section 20.243.040.

(B) Non-Storefront Retail locations shall be permitted in any zoning district as an accessory use to a cultivation site under application review or permitted pursuant to Chapters 10A.17 and 20.242.

(Ord. No. 4538, § 65(Exh. A), 9-10-2024)

Sec. 20.243.070 - Exceptions.

(A) Existing packing and processing facilities. Establishment of new cannabis facilities may be considered with an Administrative Permit in FL, AG, or RL Districts, and in any other zoning district where such facilities exist subject to compliance with the County's existing nonconforming use requirements in Chapter 20.204, and consistent with Section 20.243.090 Planning Approval Required to Process, Manufacture, Test, Dispense, Retail, and Distribute, Cannabis, where all of the following can be demonstrated:

(1) The site has been previously permitted as a packing and processing facility prior to the effective date of these regulations.

(2) The site is developed with an existing packing and processing facility, including buildings, roads, power source, water source, and sewage disposal system.

(3) There will be no net expansion of impervious surfaces.

(4) No trees shall be unlawfully removed.

If all of the above are true, substantial improvements to existing facilities and systems would be acceptable, subject to Administrative Permit conditions of approval and subject to the making of findings consistent with those found in Chapter 20.204, as applicable.

(B) Business offices for cannabis at which no cultivation, processing, storage, handling, or distribution of cannabis in any form occurs shall be allowed in any zone in which business offices are allowed. Business offices that are clearly incidental and secondary to the use of the premises for residential purposes where cannabis cultivation or manufacturing may occur are subject to the provisions of Mendocino County Code Chapter 20.156. Cannabis business offices shall be subject to all the regulations and standards applicable to business offices in the Mendocino County Code.

(Ord. No. 4538, § 65(Exh. A), 9-10-2024)

Sec. 20.243.080 - Continued Operation.

All cannabis retailers/dispensaries operating with an approved business license prior to the effective date of these regulations, are eligible to continue operations without obtaining any additional permit which may be required by this Chapter, but shall comply with the requirements listed in sections 20.243.040 and 20.243.050, except for paragraph (C) of section 20.243.050, and any requirements of State law.

(Ord. No. 4538, § 65(Exh. A), 9-10-2024)

Sec. 20.243.090 - Planning Approval Required for Processing, Manufacturing, Testing, Retail/Dispensary, and Distribution Facilities for Cannabis.

(A) Planning Approval Procedure. Each cannabis facility site is subject to one (1) of the following planning procedures that correspond to the applicable zoning district, as specified by Table 1 of this Chapter. Planning and Building shall review the application in accordance with the applicable planning approval process.

(1) Zoning Clearance. Planning and Building Services and the Department of Environmental Health shall review projects for compliance with applicable local regulations.

(2) Administrative Permits.

(a) In accordance with the Administrative Permit review procedure listed in Chapter 20.192, the Zoning Administrator shall approve, conditionally approve or deny an Administrative Permit for a cannabis facility based on the following special findings:

(i) The cannabis facility site is allowed in the zoning district and is in compliance with the provisions of this Chapter and Chapter 10A.17, as applicable.

(ii) The cannabis facility will avoid or minimize odor and light impact on residential uses.

(iii) The findings required by Section 20.192.020 shall also be made.

(b) In addition to the requirements of paragraph (a) above, administrative permits may be approved, conditionally approved or denied for the reduction of the setback provided for in section 20.243.050(B) based on the following special findings:

(i) That there be special circumstances applicable to the property involved, including size, shape, topography, location or surrounding;

(ii) That the granting of such reduction will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located; and

(iii) That the granting of such reduction will not adversely affect the General Plan.

(B) The County shall notify any State licensing authority, as defined by the MAUCRSA, as applicable, whenever the County business license or Administrative Permit has been revoked or terminated.

(Ord. No. 4538, § 65(Exh. A), 9-10-2024)

Sec. 20.243.100 - Permit Application Submittal Requirements for Administrative Permits for Cannabis Facilities.

Any person or entity that wishes to engage in the processing, manufacturing, testing, dispensing, retailing, and distributing, of cannabis shall submit an application to Planning and Building. Applications for cannabis facilities shall be made upon such forms and accompanied by such plans and documents as may be prescribed by Planning and Building so as to assure the fullest practical presentation of facts for the review of the application. An application fee will be due at the time the application is submitted and is non-refundable.

Applicants for a permit for a cannabis facility shall provide the standard application materials for Administrative Permits and all of following information on, or as an attachment to, the application:

(A) An operations plan which provides a description of the proposed processing, manufacturing, testing, dispensing, retailing, or distributing of cannabis activities including, but not limited to, permit type, size of facility or structure where business will be conducted, description of the nature of the activity, product type, average production amounts (including each product produced by type, amount, process, and rate), source of cannabis material product(s), estimated number of employees, hours of operation, visibility, and anticipated number of deliveries and pickups.

(B) Planning and Building is hereby authorized to require in the permit application any other information reasonably related to the application including, but not limited to, any information necessary to discover the truth of the matters set forth in the application.

(Ord. No. 4538, § 65(Exh. A), 9-10-2024)

Sec. 20.243.110 - Permit Revocation.

An Administrative Permit may be revoked or modified according to the revocation or modification provisions in Mendocino County Code sections 20.192.060. Grounds for seeking revocation or modification include: non-compliance with one (1) or more of the requirements listed in this Code; failure to comply with the requirements of the Mendocino County Certified Unified Program Agency (CUPA), or any of the grounds listed in code sections identified in this paragraph, as applicable, and any successor provisions.

(Ord. No. 4538, § 65(Exh. A), 9-10-2024)

APPENDICES [62]

Footnotes:
*--- (**62**) ---*
Appendices A and B relate to Ordinance 3639, codified in Chapters 20.04 through 20.220.

APPENDIX A - INDUSTRIAL USES WHICH NORMALLY WILL NOT REQUIRE DEVELOPMENT Review

The following is a list of typical uses allowed in Industrial Zones which do not require a use permit, and normally will not require development review. If the proposed activity will cause excessive noise, smoke, odors or traffic disruption, or will produce hazardous fumes or chemicals, then the project will be subject to development review. For development review requirements, see Chapter 20.188. For accessory use regulations, see Chapter 20.164.

Bottling plants (beverages)

Building materials sales yards

Business and professional services, including:

Computer operations

Data processing

Research labs

Cabinet/woodworking shops

Caretaker housing

Cold storage

Communication equipment buildings

Contractors' yards/shop

Cabinet shops

Electrical

Equipment rental

Equipment storage

Glass

Heating and air conditioning

Masonry

Plumbing

Roofing

Sheet metal

Welding

Well drilling

Hatcheries (poultry)

Ice houses (mfg. and storage)

Janitorial services

Manufacturing (general)

Appliances

Artists supplies

Athletic goods

Bedding and pillows

Boots and shoes

Brick

Business machines

Canvas and burlap products

Carpets and rugs

Ceramics

Clothing

Communication equipment

Concrete products (block, stepping stones, pipe, septic tanks)

Cutlery

Electrical products

Feather products

Fur products

Furniture

Glass products

Hats/caps (millinery)

Heating fixtures

Hosiery

Jewelry

Leather goods

Metal doors and frames

Monuments

Musical instruments and parts

Pottery

Rope/cordage/twine

Toys

Packing and crating

Parcel delivery

Photography/motion pictures, including:

Motion picture studios

Processing labs

Sound studios

Precision manufacturing, including:

Machine shops

Precision instruments

Printing (graphic arts), including:

Bookbinding

Designing/editing

Lithographic shops

Printers

Silkscreening

Public scales

Railroad lines and spurs

Repair services (consumer products)

Sign shops

Stone cutting

Upholstering shops

Vehicle services, including:

Heavy equipment service/repair

Repair/restoration (auto, boat, plane, RV, trailer, truck)

Service stations (garages)

Tire recapping

Well service and supply

Wholesale, storage and distribution: light (except bulk feed and live animals)

Warehousing, including:

Mini-warehouses

Van and storage

APPENDIX B - INDUSTRIAL USES WHICH REQUIRE ENVIRONMENTAL REVIEW

The following is a list of typical uses allowed in Industrial Zones which do not require a use permit, but do require completion of the Environmental Checklist. Upon completion of the checklist, project may need to further comply with Chapter 20.188, Development Review:

Bottling plants (non-beverage)

Concrete ready mix

Dairy products processing and distribution

Electrical substations

Hatcheries (fish)

Landscaping sales and services

Landscape contractors yards

Landscape materials

Lumber mills

Manufacturing:

Compost

Construction/mining equipment

Dry ice

Hair products

Light machinery

Lighting products

Metal fabrication

Metal stamping

Office supplies

Paperboard boxes

Primary paper products

Textile mills

Tile

Wholesaling, storage and distribution: heavy

APPENDIX C - EXTERIOR NOISE LIMIT STANDARDS

Exterior Noise Limit Standards

(Levels not to be exceeded more than thirty (30) minutes in any hour)

Receiving Land Use Category [3,4]	Time Period	Noise Level Standards (dBA) [1,2]	
		Rural/Suburban	Urban/Highways [5]
One and Two Family	10:00 p.m.—7:00 a.m.	40	50
Residential	7:00 a.m.—10:00 p.m.	50	60
>Multifamily	10:00 p.m.—7:00 a.m.	45	55
Public Spaces	7:00 a.m.—7:00 p.m.	50	60
Limited Commercial	10:00 p.m.—7:00 a.m.	55	
Some Multifamily	7:00 a.m.—10:00 p.m.	60	
Commercial	10:00 p.m.—7:00 a.m.	60	
	7:00 a.m.—10:00 p.m.	65	
Light Industrial	Any time	70	
>Heavy Industrial	Any time	75	
Adjustments to Noise Level Standard			
Duration			
L_{50}	30 minutes per hour	Standard	
L_{25}	15 minutes per hour	Standard + 5 dB	
L_{0}	Maximum permissible level	Standard + 20 dB	
Character	Tone, whine, screech, hum, or impulsive, hammering, riveting, or music or speech	Standard + 5 dB	

Ambient Level[1]	Existing ambient L_{50}, L_{25}	Standard + 5 dB
	Existing ambient L_{0}	Existing maximum

Interpretive Footnotes

1. When an acoustical study demonstrates that ambient levels exceed the noise standard, then the ambient levels become the standard.
2. Higher noise levels may be permitted for temporary, short-term or intermittent activities when no sensitive or residential uses will be affected.
3. County staff shall recommend which receiving land use category applies to a particular project, based on the mix of uses and community noise levels. Industrial noise limits intended to be applied at the boundary of industrial zones, rather than within industrial areas.
4. The "rural/suburban" standard should be applied adjacent to noise sensitive uses such as hospitals or convalescence homes.
5. "Highways" apply to roads and highways where average daily traffic (ADT) exceeds ten thousand (10,000).

(Ord. No. 4017 (part), adopted 1998)

MENDOCINO COUNTY

ZONING ORDINANCE

Title 20—Division II
of The Mendocino County Code

EXHIBIT C
PLAT & LEGAL DESCRIPTION

(PENDING)

RESOLUTION NO. 2026-08
CITY OF UKIAH
JUNE 26, 2026
'2026 UKIAH VALLEY REORGANIZATION'

RESOLUTION OF THE CITY OF UKIAH PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL: [1] PREZONE CERTAIN PARCELS IN ASSOCIATION WITH THE UKIAH VALLEY REORGANIZATION BY AMENDING CITY ZONING REGULATIONS TO INCORPORATE APPLICABLE PROVISIONS OF TITLE 20, DIVISION I OF THE MENDOCINO COUNTY ZONING CODE; AND [2] ADOPT GENERAL PLAN AMENDMENTS TO INCORPORATE THE UKIAH VALLEY AREA PLAN (UVAP) AS AN 'AREA PLAN' OF THE CITY OF UKIAH AND TO ENSURE CONSISTENCY WITH EXISTING MENDOCINO COUNTY LAND USE DESIGNATIONS UPON ADOPTION OF THE PREZONING ORDINANCE.

WHEREAS**:**

1. On January 16, 2020, the Ukiah City Council adopted Resolution No. 2020-06 establishing an Annexation Policy that directs the City to pursue, apply for, and support the annexation of unincorporated areas to prevent urban sprawl and ensure the efficient provision of municipal services without imposing undue financial burdens on the City or its residents; and

2. Pursuant to Government Code Section 65859 and Ukiah City Code Section 9267, the City may prezone unincorporated territory adjacent to the City in anticipation of future annexation; and

3. On December 7, 2022, the City Council adopted:

    - Resolution No. 2022-79 approving the comprehensive update to the City's General Plan ("2040 General Plan") in accordance with California Government Code requirements and
    - Resolution No. 2022-78 certifying a Program Environmental Impact Report (EIR) for the 2040 General Plan pursuant to the California Environmental Quality Act ("CEQA"), State Clearinghouse No. 2022050556; and

4. The 2040 General Plan identifies the Ukiah Valley Area Plan (UVAP) area as a special planning area ("Planning Area") and supports preserving existing land use designations within the Planning Area to ensure a stable transition from County to City governance, continuity in land use regulation, and consistency with established community expectations; and

5. On August 2, 2011, the Mendocino County Board of Supervisors adopted Resolution No. 11-113 approving the UVAP and associated land use map in accordance with CEQA (SCH No. 2003072038); and

DRAFT

6. The City intends to retain Mendocino County land use and zoning designations for parcels proposed for annexation (as listed within Exhibit A) as provided in the UVAP, including applicable land use provisions from the Mendocino County Zoning Code, Title 20, Division I, except for parcels designated as Mixed-Use Brush Street Triangle (MUBST), which were previously adopted under the 2040 General Plan and 2022 Municipal Service Review; and

7. To implement this intent, the proposed Prezoning Ordinance divides its zoning regulations into two divisions: Division 1 ("Ukiah Zoning Code") applying to all areas within the incorporated City limits prior to the effective date of the annexation and Division 2 ("Mendocino Zoning Code") applying to annexed areas on the effective date of the annexation, with parcels retaining their Mendocino County zoning designations upon annexation, unless previously designated by Mendocino County for rezoning under the UVAP; and

8. In conjunction with the proposed adoption of the Ukiah Valley Area Plan (UVAP) as an official Area Plan of the City and the proposed amendment of the 2040 General Plan Land Use Element to ensure consistency with existing Mendocino County land use and zoning designations, the proposed prezoning ordinance will be consistent with the City's general plan; and

9. Pursuant to CEQA Guidelines Section 15060(d), the City determined that a Supplemental Environmental Impact Report (SEIR) tiered from the certified Ukiah 2040 General Plan Final EIR (SCH No. 2022050556) is required, and that the project constitutes a change requiring preparation of a SEIR pursuant to CEQA Guidelines Sections 15162 and 15163; and

10. On June 26, 2026, the Planning Commission held a duly noticed public hearing in compliance with Government Code Section 65854, where it received and considered all oral and written testimony and evidence, including the Staff Report and supporting documentation; and

11. The Planning Commission has reviewed this Resolution and finds that it accurately reflects its findings and recommendations regarding the proposed zoning ordinance and general plan amendments.

NOW, THEREFORE, BE RESOLVED as follows:

Section 1 – Recommendations to City Council

The Planning Commission recommends that the City Council:

A. Prezone specific parcels identified for annexation within unincorporated Mendocino County, as described in Exhibit A, by adopting the prezoning ordinance amending City zoning regulations to include applicable provisions of Title 20, Division I of the Mendocino County Zoning Code, excluding identified Chapters within Exhibit C;

DRAFT

B. Adopt a General Plan Amendment to incorporate the Ukiah Valley Area Plan (UVAP) as an official Area Plan of the City;
C. Amend the City of Ukiah 2040 Land Use Element to align with existing Mendocino County land use designations as described in Exhibit B;

Section 2 – Findings

The Planning Commission further finds and determines that:

1. The proposed prezoning complies with Government Code Section 65859 and Ukiah City Code Section 9267; and
2. The Planning Commission's action on this Resolution is a recommendation to the City Council. It does not constitute approval of the proposed project within the meaning of CEQA Guidelines Section 15352, does not commit the City to a definite course of action, and does not foreclose any alternative or mitigation measure identified in the SEIR, consistent with CEQA Guidelines Section 15004. No prezoning, General Plan amendment, or zoning code amendment recommended by this Resolution takes effect unless and until the City Council completes its review under CEQA and takes action on the recommended items; and
3. The City of Ukiah is the lead agency for the Ukiah 2026 Reorganization Project under the California Environmental Quality Act (CEQA), and the City Council is the decision-making body for the prezoning ordinance and the General Plan amendments associated with the proposed project. The City has prepared a Supplemental Environmental Impact Report (SEIR) for the proposed project pursuant to CEQA Guidelines Sections 15162 and 15163, tiered from the Final Program Environmental Impact Report for the Ukiah 2040 General Plan (State Clearinghouse No. 2022050556), which the City Council certified on December 7, 2022 by Resolution No. 2022-78; and
4. Before approving the prezoning ordinance or the General Plan amendments, the City Council will consider the Final SEIR and will certify that the Final SEIR was completed in compliance with CEQA, that the Council reviewed and considered the information in the Final SEIR, and that the Final SEIR reflects the Council's independent judgment and analysis, consistent with CEQA Guidelines Section 15090. The Council will adopt findings for each significant environmental effect identified in the Final SEIR pursuant to CEQA Guidelines Section 15091, will adopt a mitigation monitoring and reporting program pursuant to Public Resources Code Section 21081.6, and, if any significant effect remains unavoidable, will adopt a statement of overriding considerations pursuant to CEQA Guidelines Section 15093.

BE IT FURTHER RESOLVED that the Planning Commission designates the City Clerk as the custodian of the document and other materials that constitute the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the City of Ukiah Department of Community Development, 300 Seminary Avenue, Ukiah, CA 95482.

PASSED AND ADOPTED this 26 day of June 2026, by the following roll call vote:

DRAFT

AYES:
NOES:
ABSENT:

_____

Craig Schlatter, AICP
Community Development Director

_____

Alex De Grassi, Chair
City of Ukiah Planning Commission

ATTEST:

_____

Kristine Lawler, CMC/CPMC
City Clerk

DRAFT

EXHIBIT A
PREZONE MAP & LIST OF PARCELS
(SEE ATTACHMENT 1)

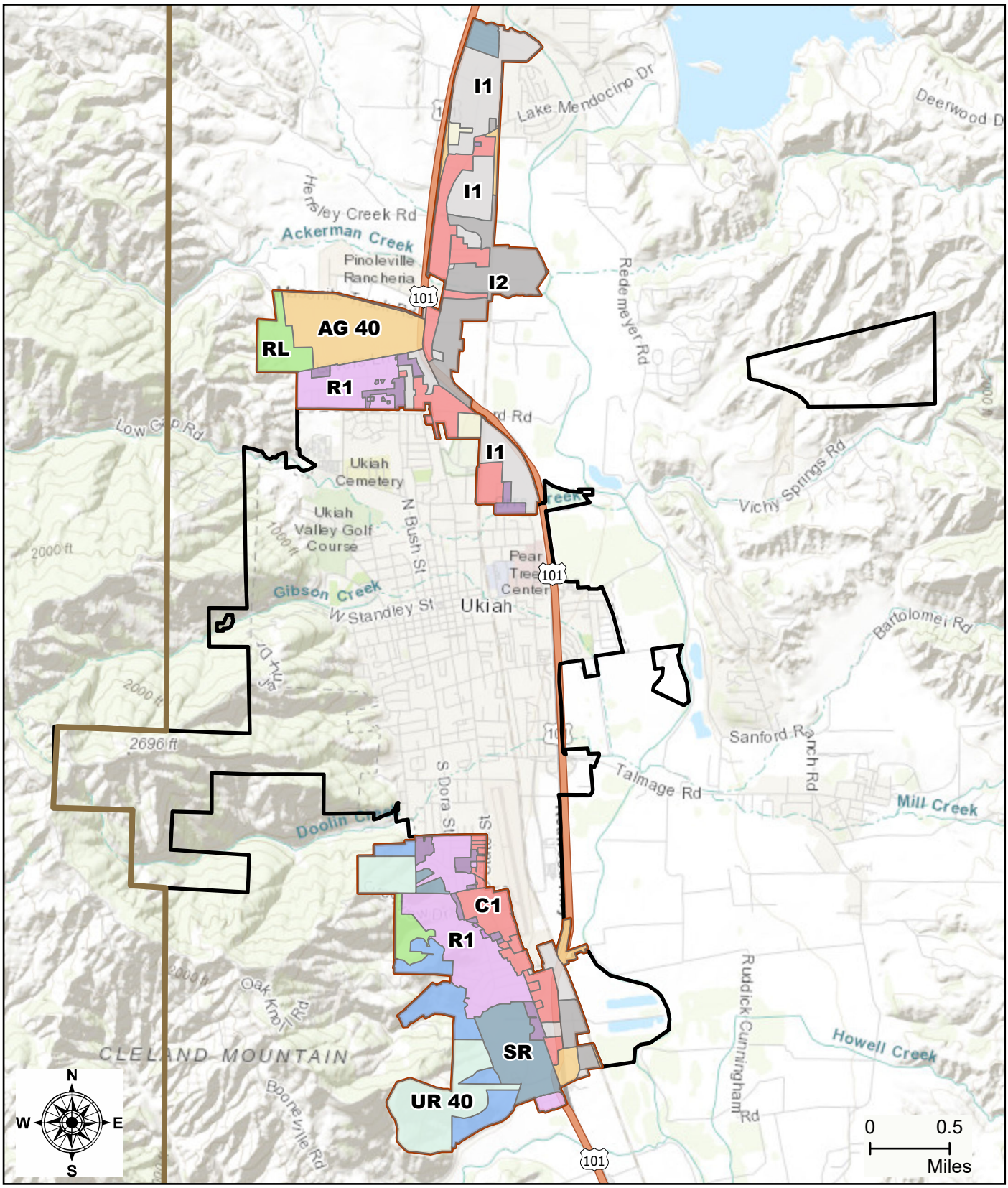
EXHIBIT B

2040 Land Use Element -

Modification Draft Page Inserts

(SEE ATTACHMENT 3)

EXHIBIT C
DRAFT ORDINANCE ADOPTING MENDOCINO COUNTY - INLAND ZONING DIVISION (SEE ATTACHMENT 4)



EXISTING ZONING MAP (SAPLING 2.0)

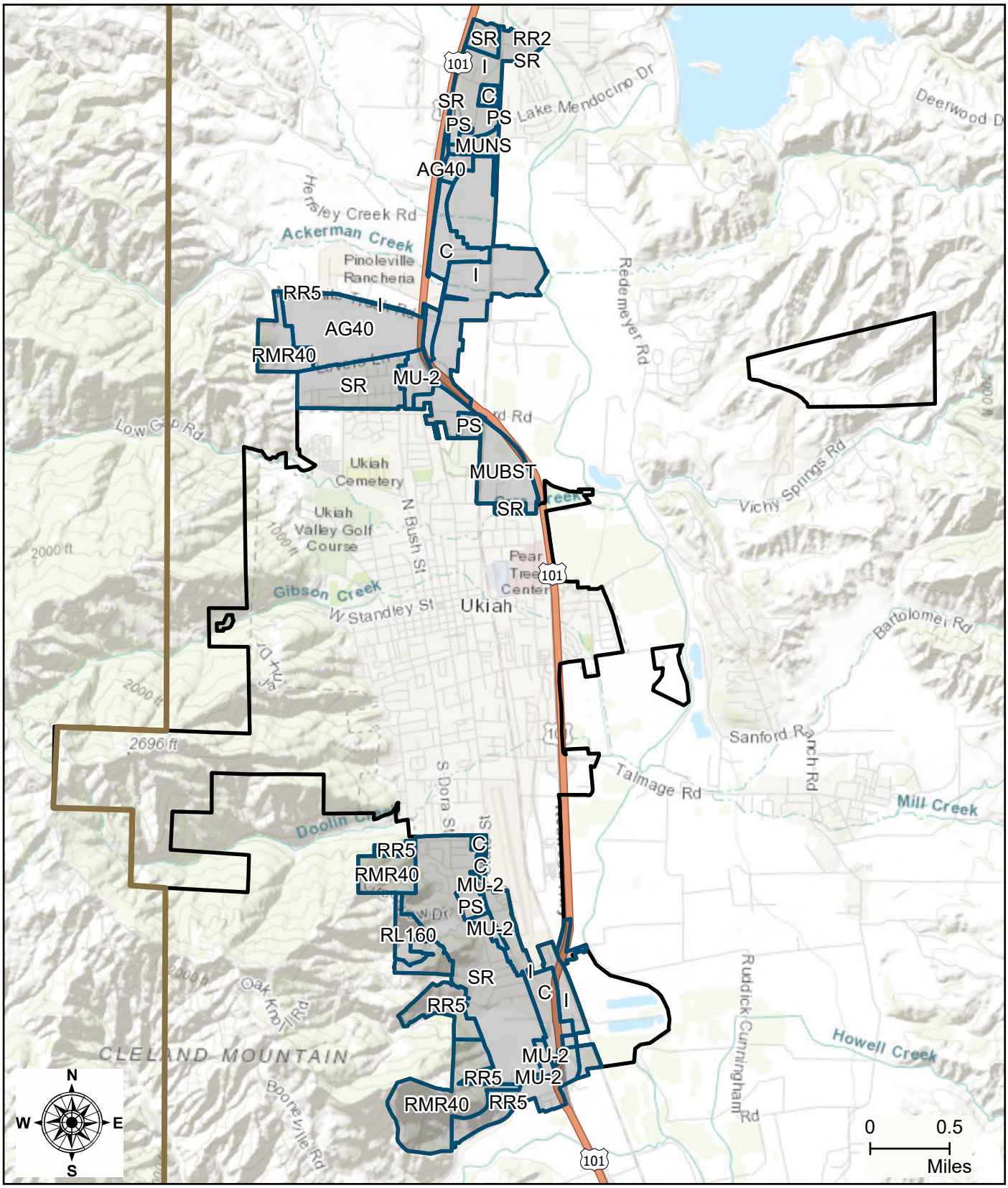
- Area of Interest 2025
- City of Ukiah City Limits
- Sapling Version 2 Annexation

Mendocino County Zoning

- AG 40
- C1
- C2
- C2:CR
- I1
- I2
- PF
- PI
- R1
- R2
- R3
- R3:CR
- R3:PD
- RL
- RR1
- RR2
- RR5
- SR
- UR 40

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City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT



OFFICIAL LAND USE MAP (SAPLING 2.0)

- Area of Interest 2025
- Sapling Version 2 Annexation
- Mendocino County General Plan Land Use Designations
- City of Ukiah City Limits

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City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT



Ukiah 2026 Reorganization Project

Supplemental Environmental Impact Report

SCH #2022050556

prepared by

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Appendix A Notice of Preparation and Scoping Comments

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Executive Summary

This document is a Supplemental Environmental Impact Report (SEIR) to the City of Ukiah 2040 General Plan EIR ("2040 General Plan EIR") (SCH #2022050556), analyzing the environmental effects of the City of Ukiah 2026 Reorganization Project (proposed project). This section summarizes the characteristics of the proposed project, alternatives to the proposed project, and the environmental impacts and mitigation measures associated with the proposed project.

Project Synopsis

Lead Agency and Contact Person

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Project Description

This SEIR has been prepared to examine the potential environmental effects of the proposed project. The following is a summary of the full project description, which can be found in Chapter 2, *Project Description*.

The proposed project is located within and adjacent to the City of Ukiah in Mendocino County, California, and includes unincorporated areas within the City's Sphere of Influence (SOI). The project area consists of multiple geographically distinct areas generally located south, north-northeast, north, and east of the existing city limits. These areas are currently served by the Ukiah Valley Sanitation District, Millview County Water District, and Willow County Water District. Surrounding land uses include a mix of residential, commercial, industrial, public facilities, agricultural uses, and open space.

Project Characteristics

The proposed project consists of two primary components: a Reorganization Component and a Pre-Zone Component.

Reorganization Component

The Reorganization Component would reorganize jurisdictional and service boundaries within the City's SOI to improve efficiency and governance of water and wastewater services. Specifically, the project would:

- Annex unincorporated areas currently within the Millview County Water District and detach those same areas from Millview
- Annex areas within the Willow County Water District and detach those areas from Willow
- Annex areas within the Ukiah Valley Sanitation District; once at least 70 percent of the district's area is within city limits, the City would establish the district as a subsidiary district in accordance with applicable law
- Coordinate with the Pinoleville Rancheria regarding continued service provision without annexation

These actions would be processed in accordance with State law governing jurisdictional boundary changes and would require approval by the Mendocino County Local Agency Formation Commission (LAFCo).

Pre-Zone Component

The Pre-Zone Component would apply City land use designations and zoning to annexed areas at the time of annexation. This component would:

- Maintain consistency with existing County land use designations and zoning
- Not change allowable uses, development intensity, or site development standards
- Include a General Plan amendment to incorporate City land use designations that align with the County General Plan and Ukiah Valley Area Plan

The proposed project would not induce population growth, expand infrastructure capacity, or increase development beyond what is currently allowed under existing County zoning and land use regulations.

Project Objectives

- Promote logical and orderly municipal boundaries consistent with the City's existing SOI
- Improve efficiency and clarity in the provision and governance of water and wastewater services
- Align service areas and jurisdictional boundaries to reduce fragmented governance and unincorporated islands
- Maintain consistency with existing County and City land use policies through pre-zoning
- Implement reorganization actions without inducing growth, expanding infrastructure capacity, or changing development potential

Alternatives

As required by the California Environmental Quality Act (CEQA), this SEIR examines alternatives to the proposed project. Studied alternatives include seven alternatives. Based on the alternatives analysis, Alternative 2 is considered the environmentally superior alternative.

- No Project Alternative
- Alternative 1: Valley Oak (Original 2025 Proposed Reorganization)
- Alternative 2: Proposed Project plus Western Parcels and Brush Street Triangle
- Alternative 3: Proposed Project plus Brush Street Triangle
- Alternative 4: Proposed Project plus Western Parcels
- Alternative 5: Proposed Project minus Territory above Lake Mendocino Drive
- Alternative 6: Acorn (Proposed Project minus Territory Above Orr Springs Road)

No Project Alternative assumes that the proposed reorganization, annexations, and pre-zoning are not approved. Under this alternative, the City would not modify its SOI, annex lands within the Millview County Water District, Willow County Water District, or Ukiah Valley Sanitation District, or apply City pre-zoning. Existing jurisdictional boundaries, service providers, and County land use and zoning designations would remain unchanged, and no physical development would occur. This alternative would not achieve the project objectives, including improving efficiency and clarity in water and wastewater service provision, reducing fragmented governance, or promoting orderly municipal boundaries.

Alternative 1 (Valley Oak - Original 2025 Proposed Reorganization) would include a broader reorganization than the proposed project, including expansion of the City's SOI and more extensive annexation of lands within Millview, Willow, and the Ukiah Valley Sanitation District. Under this alternative, the City would consolidate a larger portion of these service areas and establish subsidiary districts, while maintaining existing land use designations through pre-zoning. No physical development or infrastructure expansion would occur. However, this alternative would extend the City's SOI into areas not identified for

annexation in the General Plan, resulting in reduced consistency with adopted land use policies and increased long-term planning uncertainty.

Alternative 2 (Proposed Project plus Western Parcels and Brush Street Triangle) would include the proposed project with the addition of western and eastern areas, including lands outside the City's existing SOI and areas not currently served by public water or wastewater systems. These areas include rural residential and agricultural lands, as well as an unincorporated island and portions of the Brush Street Triangle. No changes to land use designations, development potential, or infrastructure would occur. However, this alternative would expand the City's consideration of service provision into areas with uncertain long-term service conditions and would introduce greater uncertainty related to water supply, wastewater service, and land use planning consistency compared to the proposed project.

Alternative 3 (Proposed Project plus Brush Street Triangle) would include the proposed project with the addition of the Brush Street Triangle area located entirely within the City's existing SOI. This alternative would not expand the SOI or modify land use designations, zoning standards, or development potential. No construction or infrastructure expansion would occur. Compared to the proposed project, this alternative would create a more contiguous and cohesive planning area, reduce unincorporated islands, and improve service coordination within the existing SOI. Because it meets project objectives while maintaining similar environmental conditions, this alternative is identified as the environmentally superior alternative.

Alternative 4 (Proposed Project plus Western Parcels) would include the proposed project with the addition of westside areas outside the City's existing SOI, including the Oak Knoll and Doolan Canyon areas and an unincorporated island. These areas consist primarily of rural residential and agricultural uses and are not fully served by public water or wastewater systems. No changes to land use designations, development potential, or infrastructure would occur. However, this alternative would extend the City's SOI into areas not identified for annexation in the General Plan, resulting in reduced consistency with adopted land use policies and increased long-term planning uncertainty.

Alternative 5 (Proposed project minus territory above Lake Mendocino Drive) would include a reduced version of the proposed project by excluding parcels located north of the intersection of North State Street and Lake Mendocino Drive. This alternative would reduce the geographic extent of the reorganization area while maintaining the same approach to annexation and pre-zoning. No changes to land use designations, development potential, or infrastructure would occur. While this alternative would achieve many of the project objectives, it would not fully improve boundary continuity or reduce fragmented service areas to the same extent as the proposed project.

Alternative 6 (Acorn – Proposed project minus territory Above Orr Springs Road) would further reduce the project area by excluding parcels north of Orr Springs Road. This alternative represents the smallest reorganization area among the action alternatives and would minimize the inclusion of rural and agricultural lands. No changes to land use designations, development potential, or infrastructure would occur. However, this alternative would meet project objectives to a lesser degree by limiting the City's ability to create cohesive boundaries, reduce fragmentation, and improve service coordination.

Areas of Known Controversy

CEQA requires that an EIR discuss areas of controversy known to the Lead Agency including issues raised by agencies and the public (CEQA Guidelines Section 15123 (b)(2)). Controversial issues related to the proposed project are primarily those related to potential future development, conversion of agricultural resources, and utility provider capabilities. Responses to the Notice of Preparation of a Draft SEIR and input received at the SEIR scoping meeting held by the City are summarized in Chapter 1, *Introduction*.

Issues to be Resolved

The proposed project would require approval by the City of Ukiah Planning Commission/City Council to adopt a General Plan Amendment and establish pre-zoning for the parcels included within the project area. The City Council would also consider certification of this SEIR, along with the previously certified Ukiah 2040 General Plan EIR and the Mendocino County General Plan EIR, prior to taking action on the proposed reorganization.

Issues Not Studied in Detail in the SEIR

Consistent with CEQA Guidelines Sections 15162 and 15163, this SEIR focuses on environmental topics that were not adequately addressed in the previously certified Ukiah 2040 General Plan EIR and that could result in potential impacts associated with the proposed project. Based on the nature of the project, which consists of administrative boundary changes, annexations, and pre-zoning without authorizing development or physical improvements, there is no substantial evidence that significant impacts would occur in the following resource areas beyond those already evaluated in the Ukiah 2040 General Plan EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Wildfire.

Summary of Impacts and Mitigation Measures

Table ES-1 summarizes the environmental impacts of the proposed project, proposed mitigation measures, and residual impacts (the impact after application of mitigation, if required). Impacts are categorized as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved pursuant to CEQA Guidelines Section 15093.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under CEQA Guidelines Section 15091.
- **Less than Significant.** An impact that may be adverse but does not exceed the identified impact threshold levels and does not require mitigation measures.
- **No Impact.** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Environmental Impact	Project Impact Conclusion	Mitigation Measure(s)	Residual Impact
Agricultural and Forestry Resources			
Impact AG-1 (Threshold 1, 2 and 5). The project would not convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland) to non-agricultural use. The project would not conflict with existing zoning for agricultural use or a Williamson Act contract. The project would not involve other changes in the existing environment which could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.	No Impact	None Required	No Impact
Impact AG-2 (Threshold 3 and 4). The project would not conflict with existing zoning for, or cause rezoning of, forest land; timberland; or timberland zoned Timberland Production. The project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.	No Impact	None required	No Impact
Hydrology and Water Quality			
Impact HYD-1 (Threshold 1 and 5). The project would not include development and would not violate water quality standards or waste discharge requirements, or conflict with regulatory compliance. The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact would occur.	No Impact	None required	No Impact
Impact HYD-2 (Threshold 2). The proposed project would not create an incremental increase in demand for groundwater supplies, nor would it directly interfere with the groundwater table or its recharge. No impact would occur.	No Impact	None required	No Impact
Impact HYD-3 (Threshold 3). The proposed project would not alter the existing drainage pattern of the project alignment, alter the course of a stream or river, or add new impervious surfaces. No impact would occur.	No Impact	None required	No Impact
Impact HYD-4 (Threshold 4). The proposed project is not subject to flooding from a tsunami or seiche, and regulations for development within a Federal Emergency Management Agency-designated flood zone would reduce the risk of pollutant release. No impact would occur.	No Impact	None required	No Impact
Land Use and Planning			
Impact LU-1 (Threshold 1). The project would not physically divide an established community. No impact would occur.	No Impact	None required	No Impact
Impact LU-2 (Threshold 2). The project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.	No Impact	None required	No Impact
Utilities and Service Systems			
Impact UTIL-1 (Threshold 1). The proposed project would not facilitate or authorize development or infrastructure expansion. The project would not increase demand for water, wastewater, electric power, natural gas, telecommunications, or stormwater drainage facilities. No impact would occur.	No Impact	None required	No Impact

Environmental Impact	Project Impact Conclusion	Mitigation Measure(s)	Residual Impact
Impact UTIL-2 (Threshold 2). The proposed project would not facilitate or authorize development or infrastructure expansion. Water demand would remain consistent with existing conditions, and no expansion of water supply infrastructure would be required. No impact would occur.	No Impact	None required	No Impact
Impact UTIL-3 (Threshold 3). The project is administrative in nature and would not authorize development. The proposed project would not increase demand for wastewater treatment or require expansion of wastewater facilities. No impact would occur.	No Impact	None required	No Impact
Impact UTIL-4 (Threshold 4 and 5). The proposed project would not increase the volume of solid waste generated in Ukiah or annexed areas because it would not facilitate or authorize development. The proposed project is administrative in nature and would not result in the generation of construction or operational waste. Therefore, no impact would occur.	No Impact	None required	No Impact

1 Introduction

This document is a Supplemental Environmental Impact Report (SEIR) for the proposed reorganization of service territories within the City's existing Sphere of Influence (SOI) and the pre-zoning of annexed unincorporated areas located in the City of Ukiah and unincorporated Mendocino County (hereafter referred to as the "proposed project" or "project"). The proposed project consists of several geographically distinct areas located generally south, north-northeast, north, and east of city limits. These areas are currently within the service boundaries of the Ukiah Valley Sanitation District, Millview County Water District, and Willow County Water District. Most of the proposed project area was not identified as annexation areas in the City of Ukiah 2040 General Plan (2040 General Plan). However, most of the proposed project area is within the City's SOI, and nearly all of the proposed project area is within the planning area identified in the 2040 General Plan.

The proposed project consists of two components: a Reorganization Component and a Pre-Zone Component. The Reorganization Component would consist of changes in organization within the City's SOI involving several adjacent special water districts and unincorporated portions of Mendocino County located adjacent to the city. The proposed project also includes a Pre-Zone Component, under which the City would pre-zone unincorporated territories proposed for annexation in order to maintain the existing land use designations and zoning standards following annexation. Pre-zoning would occur concurrently with annexation and would not modify allowable land uses, development intensity, or site development standards for affected parcels. The Pre-Zone Component would include an amendment to the Land Use Element of the 2040 General Plan to ensure consistency between City land use designations and pre-zoning would be applied to annexed areas.

This section discusses (1) the project and SEIR background; (2) the legal basis for preparing an SEIR; (3) the scope and content of the SEIR; (4) the lead, responsible, and trustee agencies; and (5) the environmental review process required under the California Environmental Quality Act (CEQA). The proposed project is described in detail in Chapter 2, *Project Description*.

1.1 Notice of Preparation and Scoping

The City of Ukiah distributed a Notice of Preparation (NOP) of the EIR for a 30-day agency and public review period starting on May 12, 2026 and ending on June 16, 2026. In addition, the City held an SEIR Scoping Meeting on June 1, 2026 The meeting, held at 5:00 PM , was aimed at providing information about the proposed project to members of public agencies, interested stakeholders and residents/community members. The meeting was held at Ukiah Valley Conference Center located at 200 South School Street. The City received letters from two agencies and ten individuals in response to the NOP during the public review period, as well as various verbal comments during the EIR Scoping Meeting. The NOP is presented in Appendix A of this EIR, along with the NOP responses received. Table 1-1 on the following page summarizes the content of the letters and verbal comments and where the issues raised are addressed in the EIR.

Table 1-1 NOP Comments and EIR Response

Commenter	Comment/Request	How and Where It Was Addressed
Agency		
Native American Heritage Commission (NAHC)	States that the proposed project is subject to the requirements and provisions under Assembly Bill (AB 52) for tribal cultural resources.	Consultation required by AB 52 was carried out by the City of Ukiah. Subsequent issues are discussed in Chapter 5, *Other CEQA*.
Mendocino County Farm Bureau	Expresses concern that annexation could result in future zoning changes, increased development, and impacts to rural character and community identity.	Comments are addressed in Section 4.3, *Land Use and Planning*.
	Expresses concern that annexation could accelerate future development and increase traffic and roadway maintenance demands. Requests a roadway maintenance plan.	Comments are addressed in Chapter 5, *Other CEQA*.
	Expresses concern regarding potential land use conflicts between future residential development and adjacent agricultural operations.	Comments are addressed in Section 4.1, *Agricultural and Forestry Resources*.
	Expresses concern regarding the City's ability to provide adequate law enforcement services and the fiscal impacts of annexation on County services.	Comments are addressed in Section 4.4, *Utilities and Service Systems*. Fiscal impacts that do not result in a physical environmental impact are outside the scope of CEQA review.
	Expresses concern regarding impacts to agricultural water supplies and requests analysis of future water demand and supply availability.	Comments are addressed in Section 4.2, *Hydrology and Water Quality* and Chapter 5, *Other CEQA*.
	Requests consideration of a reduced annexation area or other smaller-scale alternatives.	Comments are addressed in Chapter 6, *Alternatives*.
	Expresses concern regarding public outreach, transparency, and the public process associated with development of the annexation proposal.	This comment is outside the scope of the project and its associated environmental review.
Individual		
Joyce Archain	Expresses concern that unannexed areas of Ukiah could lose County revenue, resulting in reduced services or increased costs for residents, and states that affected residents should have input regarding revenue changes.	This comment is outside the scope of the project and its associated environmental review.
Jim Ronco	Requests analysis of impacts associated with extending water, wastewater, and electrical services to underserved annexation areas.	Comments are addressed in Section 4.2, *Hydrology and Water Quality,* and Section 4.4, *Utilities and Service Systems*.
	Requests analysis of impacts associated with adding police protection, patrols, surveillance, and municipal services to annexation areas.	Comments are addressed in Chapter 5, *Other CEQA*.
	Requests analysis of impacts associated with increased demands on infrastructure and public services resulting from future growth in annexed areas.	Comments are addressed in Section 4.2, *Hydrology and Water Quality,* and Section 4.4, *Utilities and Service Systems*. Growth-inducing impacts are addressed in Chapter 5, *Other CEQA*.
	Requests analysis of cumulative impacts associated with increased City staffing and municipal services.	Comments are addressed in Chapter 5, *Other CEQA*.

Commenter	Comment/Request	How and Where It Was Addressed
	Requests analysis of impacts associated with bringing existing land uses and structures into compliance with City codes and ordinances.	Comments are addressed in Section 4.3, *Land Use and Planning*.
	Requests analysis of impacts associated with reducing County water and sewer service areas.	Comments are addressed in Section 4.4, *Utilities and Service Systems*.
	Expresses concern regarding impacts to businesses associated with City taxation, fees, and regulations.	Economic and fiscal effects that do not result in a physical environmental impact are outside the scope of CEQA review.
	Expresses concern regarding annexation boundary decisions and annexation for revenue purposes.	This comment is outside the scope of the project and its associated environmental review.
	Requests analysis of impacts associated with the reduction of agricultural land resulting from annexation.	Comments are addressed in Section 4.1, *Agricultural and Forestry Resources*.
	Expresses concern regarding population growth and financial impacts on the City and existing residents.	Comments are addressed in Chapter 5, *Other CEQA*. Fiscal impacts that do not result in physical environmental impacts are outside the scope of CEQA review.
Julie Golden	Requests analysis of impacts to existing agricultural operations, including farming practices, water use, and potential loss of productive agricultural land.	Comments are addressed in Section 4.1, *Agricultural and Forestry Resources,* and Section 4.2, *Hydrology and Water Quality*.
	Expresses objection to the proposed annexation of privately owned agricultural and industrial properties and states that the annexation is primarily revenue-driven.	Economic and fiscal impacts that do not result in a physical environmental change are outside the scope of CEQA review.
	Expresses concern that City regulations, permitting requirements, taxes, and fees could affect the viability and value of agricultural, industrial, and commercial operations.	Comments are addressed in Section 4.3, *Land Use and Planning*. Economic and fiscal impacts are outside the scope of CEQA review.
	Requests analysis of impacts associated with extending water, sewer, roadway, and other infrastructure and services to annexed areas.	Comments are addressed in Section 4.2, *Hydrology and Water Quality,* Section 4.4, *Utilities and Service Systems* and Chapter 5, *Other CEQA, .*
	Requests consideration of alternatives that avoid annexation of agricultural and industrial lands.	Comments are addressed in Chapter 6, *Alternatives*.
	Expresses concern regarding public outreach and requests additional public meetings and scoping opportunities.	This comment is outside the scope of the project and its associated environmental review.
Marcia Morgan Lazaro	Requests clarification regarding the basis and extent of the City of Ukiah's proposed Sphere of Influence and annexation boundaries.	Comments are discussed in Section 4.3, *Land Use and Planning*.
	Requests analysis of wildfire response, emergency services, and jurisdictional responsibilities associated with annexation.	Comments are addressed in Section 4.4, *Utilities and Service Systems*.
	Expresses concern regarding impacts of annexation on County services, funding, and residents outside the proposed annexation area.	This comment is outside the scope of the project and its associated environmental review.

Commenter	Comment/Request	How and Where It Was Addressed
	Requests analysis of the benefits and service implications associated with annexation, including police, fire, utilities, and housing.	Comments are addressed in Section 4.4, *Utilities and Service Systems*.
	Expresses concern regarding public outreach and community engagement related to the annexation process.	This comment is outside the scope of the project and its associated environmental review.
Pinky Kushner	Requests consideration of a reduced annexation area or postponement of annexation until the City demonstrates its ability to provide consolidated services.	Comments are addressed in Chapter 6, *Alternatives*.
	Requests analysis of population trends and future housing demand.	Comments are addressed in Chapter 5, *Other CEQA*.
	Expresses concern regarding urbanization impacts, including increased paving, heat island effects, air quality degradation, lighting impacts, and effects on wildlife and rural character.	Comments are addressed in Chapter 5, *Other CEQA*.
	Expresses concern regarding the availability of water supplies to accommodate future growth and development.	Comments are addressed in Section 4.2, *Hydrology and Water Quality* and Chapter 5, *Other CEQA*.
	Requests analysis of impacts to residents who prefer a rural lifestyle and do not want urban improvements such as streetlights and sidewalks.	Comments relevant to CEQA are discussed in Section 4.3, *Land Use and Planning.*
	Requests analysis of whether utility and public services could be consolidated without annexation and references past issues associated with waste service consolidation.	Comments are addressed in Chapter 6, *Alternatives.* Fiscal and economic issues that do not result in a physical environmental impact are outside the scope of CEQA review.
Rob McCasey	Expresses opposition to the proposed annexation and concern regarding the City's ability to maintain services within existing City boundaries.	Comments are addressed in Section 4.4, *Utilities and Service Systems.*
Robert Mothershed	Expresses opposition to inclusion of privately owned property within the proposed annexation area.	This comment is outside the scope of the project and its associated environmental review.
Ron Bostwick	Expresses concern that annexation could accelerate growth and development and impact agricultural lands, open space, rural character, and community identity.	Comments are addressed in Section 4.1, *Agricultural and Forestry Resources,* Section 4.3, *Land Use and Planning,* and Chapter 5, *Other CEQA*.
	Requests analysis of the City's ability to provide adequate water, wastewater, police, fire, roadway maintenance, and other municipal services to annexed areas.	Comments are addressed in Section 4.2, *Hydrology and Water Quality,* and Section 4.4, *Utilities and Service Systems.*
	Requests analysis of impacts related to traffic, vehicle miles traveled, congestion, and roadway improvements associated with future development enabled by annexation.	Comments are addressed in Chapter 5, *Other CEQA*.
	Expresses concern regarding long-term water supply availability and drought resilience.	Comments are addressed in Section 4.2, *Hydrology and Water Quality.*

Commenter	Comment/Request	How and Where It Was Addressed
	Requests analysis of environmental impacts associated with future infrastructure expansion and service extensions.	Comments are addressed in Section 4.4, *Utilities and Service Systems*.
	Requests consideration of alternatives that reduce environmental impacts, including smaller annexation areas, phased annexation, and maintaining existing boundaries.	Comments are addressed in Chapter 6, *Alternatives*.
	Requests disclosure of assumptions regarding future growth and development within annexation areas.	Comments are addressed in Chapter 5, *Other CEQA*.
	Expresses concern regarding the public process, transparency, and responsiveness to community opposition.	This comment is outside the scope of the project and its associated environmental review.
Steve Miller	Expresses concern regarding the potential for future land use changes following annexation and uncertainty regarding the duration of existing land use protections.	Comments are addressed in Section 4.3, *Land Use and Planning*.
Lee Howard	Expresses concern regarding population trends, housing demand, and future population growth in Mendocino County.	Comments are addressed in Chapter 5, *Other CEQA*.
	Expresses concern regarding potential urbanization effects, including heat island impacts, additional pavement, lighting, and effects on rural character.	Comments are addressed in Section 4.3, *Land Use and Planning,* and Chapter 5, *Other CEQA*.
	Expresses concern regarding impacts to air quality, wildlife, and the Russian River basin associated with future urbanization.	Comments are addressed in Section 4.2, *Hydrology and Water Quality* and Chapter 5, *Other CEQA*.
	Expresses concern regarding long-term water supply availability, groundwater resources, water rights, and the carrying capacity of the Ukiah Valley.	Comments are addressed in Section 4.2, *Hydrology and Water Quality*.
	Requests analysis of impacts to residents who prefer a rural lifestyle and do not want urban improvements such as sidewalks and streetlights.	Comments relevant to CEQA are addressed in Section 4.3, *Land Use and Planning*.
	Requests consideration of a No Project Alternative and analysis of whether services could be consolidated without annexation.	Comments are addressed in Chapter 6, *Alternatives*.
	Expresses concern regarding the City's ability to manage an expanded service area, including future staffing, facilities, and capital improvements.	Comments are addressed in Section 4.4, *Utilities and Service Systems*.
Scoping Meeting		
	Requests clarification regarding how annexation would affect existing businesses located within the proposed annexation area.	Comments relevant to CEQA are addressed in Section 4.3, *Land Use and Planning*.
	Requests analysis of the City's ability to provide adequate water, wastewater, police, fire, roadway maintenance, and other municipal services to annexed areas.	Comments are addressed in Section 4.2, *Hydrology and Water Quality,* and Section 4.4, *Utilities and Service Systems*.

Commenter	Comment/Request	How and Where It Was Addressed
	Requests analysis of potential impacts to bears and mountain lions, wildlife corridors, and open space.	Comments relevant to CEQA are addressed in Chapter 5, *Other CEQA*.
	Expresses concern regarding additional VMT and vehicle trips.	Comments relevant to CEQA are addressed in Chapter 5, *Other CEQA*.
	Expresses concern regarding increase in tourism and associated increase in emissions.	Comments relevant to CEQA are addressed in Chapter 5, *Other CEQA*.
	Requests clarification on if existing County land uses would need to comply with City land use and zoning regulations.	Comments are addressed in Section 4.3, *Land Use and Planning*.

1.2 Purpose and Legal Authority

The proposed project requires the discretionary approval of the City of Ukiah City Council; therefore, the project is subject to the environmental review requirements of CEQA. In accordance with Section 15121 of the *CEQA Guidelines* (California Code of Regulations, Title 14), the purpose of this SEIR is to serve as an informational document that:

> "...will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project."

This SEIR has been prepared pursuant to CEQA Guidelines Sections 15162 and 15163 to evaluate whether the proposed City of Ukiah 2026 Reorganization Project would result in new or substantially more severe environmental impacts beyond those previously analyzed in the certified City of Ukiah 2040 General Plan EIR, the Mendocino County General Plan Update EIR, and the Ukiah Valley Area Plan (UVAP) EIR. The proposed project consists of jurisdictional reorganization and pre-zoning actions and does not authorize development or modify development assumptions evaluated in those prior environmental documents.

This SEIR relies on the analysis contained in prior program-level EIRs for development-related impacts and focuses on determining whether the proposed reorganization would result in new or substantially more severe environmental effects, or require additional mitigation measures.

This SEIR is intended to provide City decision-makers, responsible agencies, and the public with sufficient information to understand the potential environmental consequences of the proposed project and to make informed decisions in compliance with CEQA. The document identifies areas where impacts would remain consistent with previously certified environmental analyses and confirms where no additional environmental review is required.

1.3 Scope and Content

This SEIR has been prepared in accordance with relevant provisions of CEQA and CEQA Guidelines. Consistency with CEQA Guidelines sections pertaining to the applicability of SEIRs and program-level EIRs are provided below.

SEIRs are addressed in Section 15163 of the CEQA Guidelines, which states that:

> *The Lead Agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.*

The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised;

A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087;

A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR;

When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.

Pursuant to CEQA Guidelines Section 15163, the City of Ukiah prepared this SEIR because only minor additions and changes would be necessary to make the previously certified 2040 General Plan EIR adequately apply to the proposed project. In addition, because the proposed project involves annexation of unincorporated lands governed by the Mendocino County General Plan and located within the UVAP, the analysis in this SEIR also relies on and incorporates relevant conclusions from the Mendocino County General Plan Update EIR and the UVAP EIR. Collectively, these documents evaluated land use patterns, growth assumptions, infrastructure provision, and environmental impacts applicable to both incorporated and unincorporated areas within Ukiah Valley.

An SEIR is the appropriate level of CEQA documentation for several reasons. First, the proposed project would expand the city limits, reorganize water service providers, and pre-zone new annexed land consistent with existing County zoning and land use designations. While these new components are necessary, they are not anticipated to substantially increase the severity of impacts identified in the previously certified 2040 General Plan EIR. Second, the proposed project would not introduce new development or propose projects that would increase populations or service populations beyond growth projections previously analyzed in the 2040 General Plan EIR. All of these components are anticipated to result in only minor updates to the land use scenario envisioned in the 2040 General Plan, Mendocino County General Plan, and UVAP.

1.4 Lead, Responsible, and Trustee Agencies

The CEQA Guidelines define lead, responsible and trustee agencies. The City of Ukiah is the lead agency for the project because it holds principal responsibility for approving the project.

A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. Responsible agencies include the Mendocino County Local Agency Formation Commission (LAFCo) because it exercises discretionary authority over annexation, detachment, and reorganization actions, and Mendocino County as it retains discretionary authority over land use and resource regulation applicable prior to annexation. The EIR will also be submitted to these agencies for review and comment.

A trustee agency refers to a state agency having jurisdiction by law over natural resources affected by a project. There are no trustee agencies for the proposed project.

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2 Project Description

The City of Ukiah 2026 Reorganization Project (proposed project) would consist of a reorganization of service territories within the City's existing Sphere of Influence (SOI) and the pre-zoning of annexed unincorporated areas. This section describes the proposed project, including the project proponent, lead agency, existing setting of the project site, project objectives, key elements of the project, potential buildout under the project, and the approvals needed to implement the proposed project.

2.1 Lead Agency

Craig Schlatter, AICP, Director
City of Ukiah, Community Development Department
300 Seminary Avenue
Ukiah, California 95482
707-463-6219

2.2 Project Location

The City of Ukiah is located along U.S. Highway 101 (US 101) in southeastern Mendocino County and serves as both the county seat and the largest city in the county. Ukiah is situated within the Russian River valley approximately 60 miles north of Santa Rosa and approximately 158 miles south of Eureka. Figure 2-1 illustrates the regional context of the city, including its relationship to nearby communities and the regional transportation network, as well as the city's municipal boundaries.

The proposed project is located within and adjacent to the City of Ukiah in Mendocino County, California. The proposed project area includes unincorporated parcels that are situated within the City's Sphere of Influence (SOI) but outside of the city limits. The proposed project area is shown in Figure 2-2.

The proposed project area consists of several geographically distinct areas located generally south, north-northeast, north, and east of city limits. These areas are currently within the service boundaries of the Ukiah Valley Sanitation District, Millview County Water District, and Willow County Water District. The individual reorganization areas of the proposed project are shown in Figure 2-3.

Surrounding Land Uses and Setting

The proposed project area is characterized by a mix of urban, suburban, and rural land uses, including residential neighborhoods, commercial and industrial areas, public facilities, agricultural uses, and open space. Surrounding development patterns vary by location but generally reflect existing land use designations and zoning regulations established by the County and City.

Figure 2-1 Regional Location

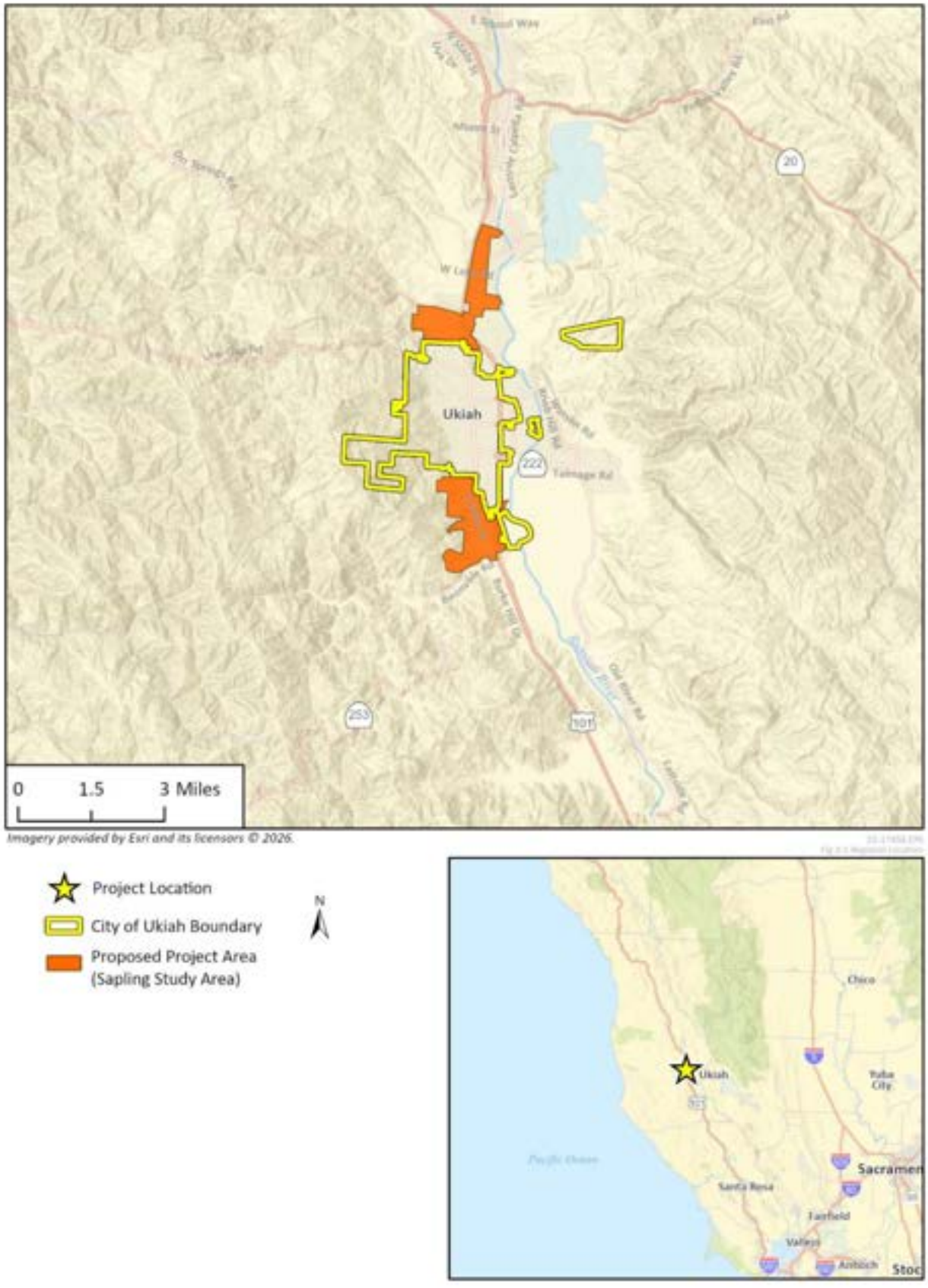


Figure 2-2 Project Area (Proposed Annexation Area)

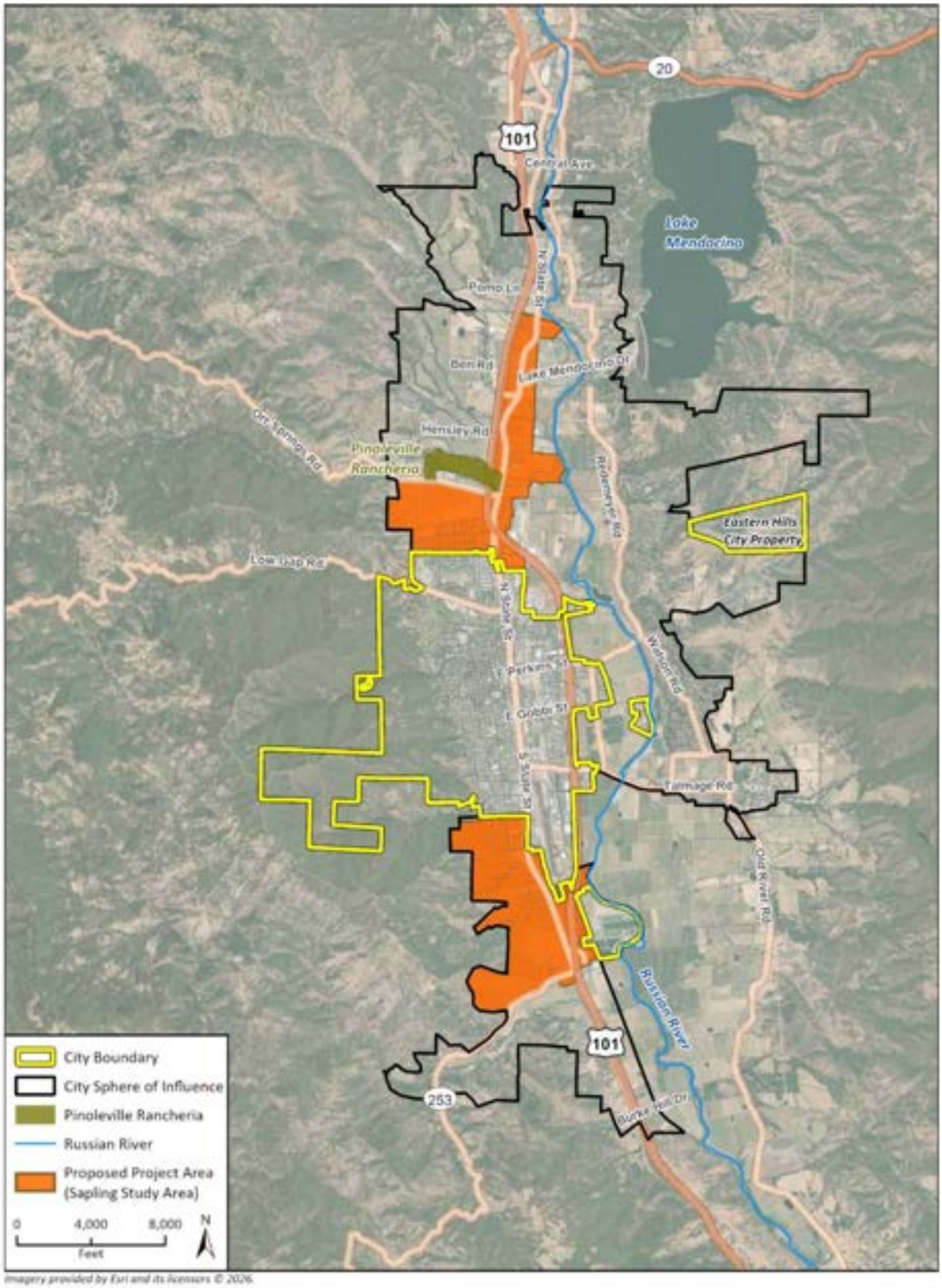
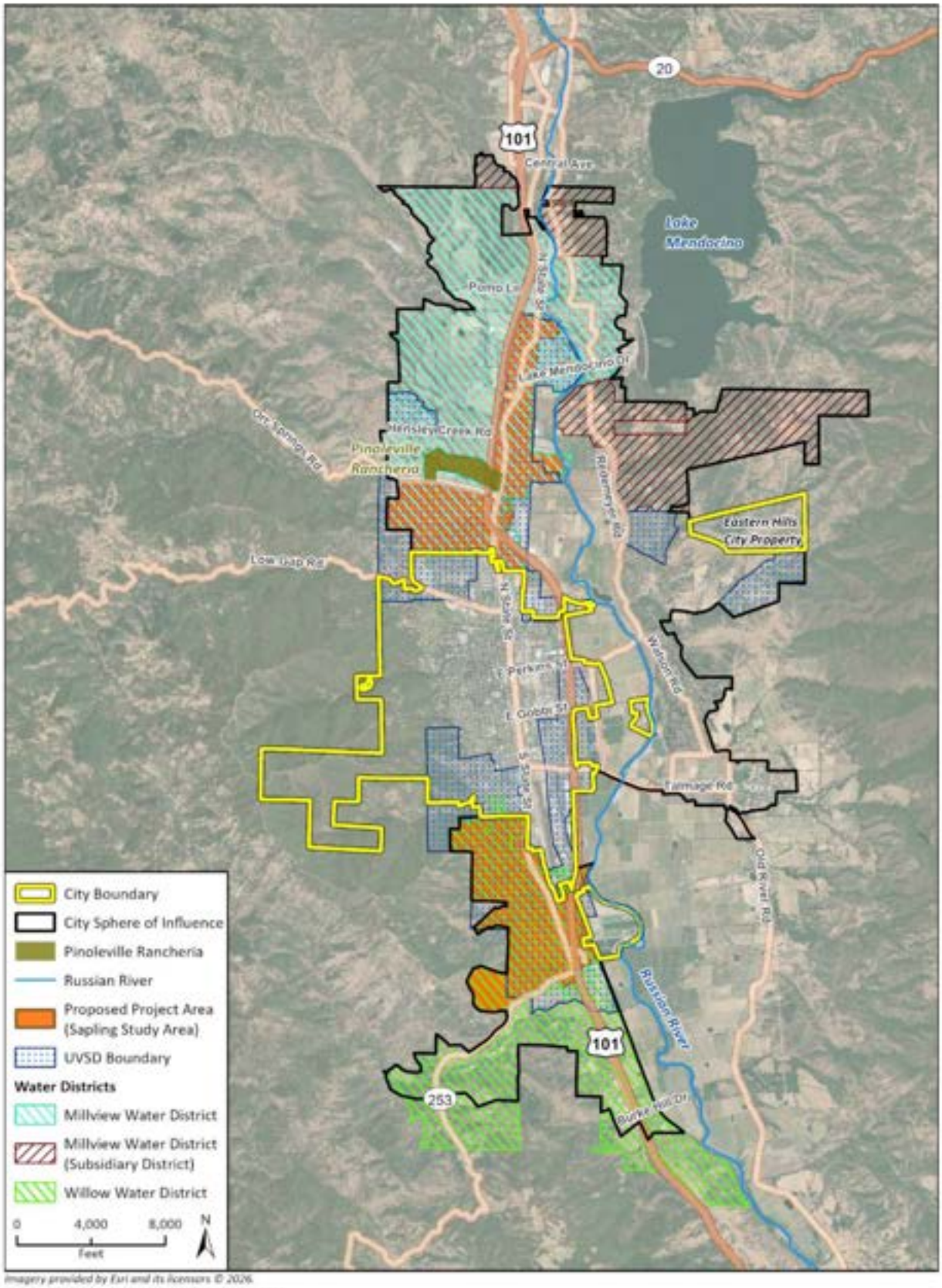


Figure 2-3 Project Reorganization Detail



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Additional data provided by County of Mendocino, 2026.

2.3 General Plan and Zoning

Most of the proposed project area was not identified as annexation areas in the City of Ukiah 2040 General Plan. However, most of the proposed project area is within the City's SOI, and nearly all of the proposed project area is within the planning area identified in the 2040 General Plan. While the 2040 General Plan does not assign City land use designations to the proposed project area, the County of Mendocino's General Plan (County General Plan) provides land use designations for these areas.

The County General Plan designates land uses within the proposed project area including commercial, industrial, residential, mixed use, public services, and agriculture, among others. The County's zoning ordinance provides zoning districts that are consistent with these land use designations.

Parcels within the proposed project area are currently subject to zoning regulations administered by Mendocino County. County zoning districts applied to the proposed project area are generally consistent with the applicable County General Plan land use designations.

2.4 Project Description

The proposed project consists of two components: a Reorganization Component and a Pre-Zone Component.

Reorganization Component

The Reorganization Component would consist of changes in organization within the City's SOI involving several adjacent special water districts and unincorporated portions of Mendocino County located adjacent to the city. As part of the Reorganization Component, the proposed project would include a reorganization involving the Millview County Water District (Millview) in which the City would annex territory within Millview and detach that same territory from Millview. The City proposes not to annex the territory in the Pinoleville Rancheria and will consult with Pinoleville regarding whether and to what extent the City may provide services to territory within Pinoleville Rancheria to maintain the existing levels of service already being provided. The proposed project would also include annexation of territory within the Willow County Water District (Willow) and would detach that same territory from Willow.

In addition, the City would annex territory within the Ukiah Valley Sanitation District (Sanitation District). Once at least 70 percent of the total acreage of the Sanitation District is located within the city, the City would establish the Sanitation District as a subsidiary district, consistent with applicable law.

Pre-Zone Component

The proposed project also includes a Pre-Zone Component, under which the City would pre-zone unincorporated territories proposed for annexation in order to maintain the existing land use designations and zoning standards following annexation. Pre-zoning would occur concurrently with annexation and would not modify allowable land uses, development intensity, or site development standards for affected parcels.

The Pre-Zone Component would include an amendment to the Land Use Element of the City of Ukiah 2040 General Plan to ensure consistency between City land use designations and pre-zoning would be applied to annexed areas.

General Plan Designations

As part of the proposed project's Pre-Zone Component, the City would apply land use designations consistent with the County General Plan and the Ukiah Valley Area Plan (UVAP). The UVAP is an element of the County General Plan that provides detailed land use policy direction for unincorporated lands within

the Ukiah Valley by refining and supplementing County General Plan policies to address land use, development patterns, and growth-related issues specific to the Ukiah Valley planning area.

Land use designations and zoning regulations applied following annexation would remain consistent with existing County standards, and no new development beyond what is currently permitted by right would occur.

Zoning

Through the Pre-Zone Component, the City would apply zoning districts to annexed parcels that mirror existing County zoning standards. No changes to allowable uses, development intensity, or site development standards are proposed.

The proposed project is initiated pursuant to state law governing changes in organization and jurisdictional boundaries of cities and special districts. The Local Agency Formation Commission of Mendocino County (Mendocino LAFCo) is responsible for reviewing and approving proposals for annexations, detachments, and reorganizations involving cities and special districts to ensure orderly growth, efficient service provision, and consistency with adopted policies. The proposed reorganization is intended to clarify service responsibilities, improve governance efficiency, and align service areas with the City's existing SOI.

2.5 Project Objectives

- Promote logical and orderly municipal boundaries consistent with the City's existing SOI
- Improve efficiency and clarity in the provision and governance of water and wastewater services
- Align service areas and jurisdictional boundaries to reduce fragmented governance and unincorporated islands
- Maintain consistency with existing County and City land use policies through pre-zoning
- Implement reorganization actions without inducing growth, expanding infrastructure capacity, or changing development potential

2.6 Required Approvals

Implementation of the proposed project would require the following discretionary actions by the City of Ukiah Planning Commission/City Council:

- Approval of a General Plan Amendment to incorporate the project area into the limits of the City and designate land uses
- Preliminary zoning of the parcels and lots comprising the project area
- Certification of this SEIR
- The Mendocino LAFCo must also consider this SEIR in conjunction with the City of Ukiah 2040 General Plan EIR and the County's General Plan EIR and make a decision whether to approve the proposed project.

3 Environmental Setting

This section provides a general overview of the environmental setting for the proposed project. More detailed descriptions of the environmental setting for each environmental issue area can be found in Chapter 4, *Environmental Impact Analysis*.

3.1 Regional Setting

The proposed project area is located within and adjacent to the City of Ukiah in southeastern Mendocino County, California. Ukiah serves as the county seat and is the largest city in Mendocino County. The city is situated along U.S. Highway 101 in the Russian River valley approximately 60 miles north of Santa Rosa and 158 miles south of Eureka. The project area includes multiple unincorporated parcels located within Ukiah's existing Sphere of Influence (SOI) but outside the current city limits. Figures 2-1 and 2-2 in Chapter 2, *Project Description*, illustrate the regional setting and the location of the proposed annexation and reorganization areas.

The proposed project area consists of several geographically distinct areas located generally south, north-northeast, north, and east of the city limits. These areas are currently served by the Ukiah Valley Sanitation District, Millview County Water District, and Willow County Water District, and are characterized by a mix of urban, suburban, and rural land uses, including residential neighborhoods, commercial and industrial areas, public facilities, agricultural lands, and open space.

Ukiah and the surrounding project area are served by a network of regional and local roadways, with U.S. Highway 101 providing the primary north-south transportation corridor through the city. Local circulation is provided by a system of arterial, collector, and local streets that connect the city to surrounding unincorporated areas within the SOI.

The Ukiah region experiences a Mediterranean climate, with warm, dry summers and cool, wet winters. Rainfall is concentrated primarily in the winter months. The project area lies inland from the Pacific coast and is not subject to direct coastal influences. Air quality in the Ukiah Valley reflects regional conditions of Northern California, with occasional seasonal impacts from vehicle emissions and wildfire smoke.

3.2 Project Site Setting

As shown in Figure 2-3 in Chapter 2, *Project Description*, the proposed project area consists of several geographically distinct unincorporated areas located within the City of Ukiah's existing SOI and adjacent to the current city limits. The project areas are generally bordered by a mix of incorporated city neighborhoods and unincorporated lands and are characterized by surrounding land uses that include residential neighborhoods, commercial and industrial development, public facilities, agricultural lands, and open space. Surrounding land use patterns vary by location but generally reflect existing development and service arrangements established by Mendocino County and the City of Ukiah.

Parcels within the proposed project area are currently developed or undeveloped and are subject to land use designations and zoning regulations administered by Mendocino County, consistent with the County General Plan and the Ukiah Valley Area Plan (UVAP). Existing land use designations within the project area include residential, commercial, industrial, mixed-use, public services, agricultural, and open space categories. Under the proposed project's Pre-Zone Component, the City of Ukiah would apply General Plan land use designations and zoning districts to annexed parcels that are consistent with existing County standards.

3.3 Cumulative Development

In addition to the specific impacts of individual projects, CEQA requires SEIRs to consider potential cumulative impacts of the proposed project. CEQA defines “cumulative impacts” as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be less than significant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

CEQA requires cumulative impact analysis in SEIRs to consider either a list of planned and pending projects that may contribute to cumulative effects or a forecast of future development potential. Currently planned and pending projects in Ukiah and surrounding unincorporated areas, are listed in Table 3-1. These projects are considered in the cumulative analyses in Chapter 4, *Environmental Impact Analysis*.

Table 3-1 Cumulative Projects List

Project Name	Project Location[1]	Land Use
City of Ukiah		
Ukiah Gateways	Talmage Road, Gobbi Street, and Perkins Street	Urban Design / Streetscape
Flock Transparency	Citywide	Municipal Operations
Downtown Zoning Code – General Plan Amendments and Rezones	Downtown Ukiah Planning Area	Land Use Regulation / Zoning reform
Ukiah Gigabit Fiber Project	Citywide	Utilities / Telecommunications
Urban Core Rehabilitation and Transportation Project	Main Street, Perkins Street, and Gobbi Street	Public right-of-way improvements
Commercial Shell Building	1294 North State Street	Commercial
Dual Branded Restaurant	1201 Airport Park Boulevard	Mixed-Use
Corporation Yard	1 Carousel Lane	Public Facilitates / Fleet Services
School Street Multimodal Transportation Corridor Study	Clay Street to Henry Street	Transportation
MCHC Urgent Care & Administration Building	1240 Airport Park Boulevard	Medical
Lookout Peak Trails	Lookout Peak Area	Open Space
Mendocino County (Unincorporated)		
Ackerman Creek Bridge Replacement	North State Street, CR 104, Milepost 0.97	Public Infrastructure / Transportation
North State Street Intersection Improvements	North State Street at Kuki Lane and US-101 ramps	Public Infrastructure / Transportation
Robinson Creek Bridge Replacement	Lambert Lane east of Ukiah city limits	Public Infrastructure / Transportation
Mountain View Road Improvements	Southern Mountain View Road	Public Infrastructure / Transportation

Source: City of Ukiah 2026; County of Mendocino 2026

4 Environmental Impact Analysis

This section discusses the possible environmental effects of the Ukiah 2026 Reorganization Project for the specific issue areas that were identified through the scoping process as having the potential to experience significant effects. A "significant effect" as defined by the CEQA Guidelines Section 15382:

> …a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

The assessment of each issue area begins with a discussion of the environmental setting related to the issue, which is followed by the impact analysis. In the impact analysis, the first subsection identifies the methodologies used and the "significance thresholds," which are those criteria adopted by the City and other agencies, universally recognized, or developed specifically for this analysis to determine whether potential effects are significant. The next subsection describes each impact of the proposed project, mitigation measures for significant impacts, and the level of significance after mitigation. Each effect under consideration for an issue area is separately listed in bold text with the discussion of the effect and its significance. Each bolded impact statement also contains a statement of the significance determination for the environmental impact as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per Section 15093 of the CEQA Guidelines.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under Section 15091 of the CEQA Guidelines.
- **Less than Significant.** An impact that may be adverse but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Following each environmental impact discussion is a list of mitigation measures (if required) and the residual effects or level of significance remaining after implementation of the measure(s). In cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed and evaluated as a secondary impact. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed project in conjunction with other planned and pending developments in the area listed in Section 3, *Environmental Setting*.

The Executive Summary of this SEIR summarizes all impacts and mitigation measures that apply to the proposed project.

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4.1 Agriculture and Forestry Resources

This section summarizes the setting for agricultural and forestry resources, including agricultural lands, timber land, and forest land, and analyzes the impacts of the project to agriculture and forestry resources. Assessment of impacts is based partially on pertinent analysis provided in the City of Ukiah 2040 General Plan Environmental Impact Report (EIR), which evaluated agricultural and forestry impacts associated with buildout under the General Plan.

4.1.1 Setting

The City of Ukiah is located within central Mendocino County in the Ukiah Valley, an area that has historically supported agricultural production due to its relatively flat valley floor, fertile alluvial soils, and access to water resources. Agricultural lands in Mendocino County are distributed throughout interior valleys, river corridors, and upland grazing areas, with the Ukiah Valley representing one of the county's primary agricultural planning areas.

a. Agricultural Resources

Important Farmland

The California Department of Conservation (DOC) develops Important Farmland Maps as part of its Farmland Mapping and Monitoring Program (FMMP) and includes the following definitions for Important Farmland (DOC 2026a):

1. **Prime Farmland.** Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
2. **Farmland of Statewide Importance.** Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
3. **Unique Farmland.** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
4. **Farmland of Local Importance.** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. In some counties, Confined Animal Agriculture facilities are part of Farmland of Local Importance, but they are shown separately.
5. **Grazing Land.** Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.
6. **Urban and Built-up Land.** Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
7. **Other Land.** Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Regional Agriculture

Mendocino County supports a substantial amount of agricultural land, particularly within valley floor and gently sloping areas that contain soils suitable for cultivation and grazing. According to the FMMP, agricultural lands in the county include areas classified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Grazing Land. These classifications are based on soil quality, land use, and agricultural productivity and are used to inform land use planning and environmental review.

Agricultural activities in Mendocino County are distributed across several distinct agricultural regions, including coastal terraces, interior valleys, and river corridors. The Ukiah Valley represents one of the county's primary agricultural areas due to its relatively flat topography, fertile alluvial soils, and access to water resources. Agricultural uses within the Ukiah Valley predominantly include vineyards, orchards, pasturelands, and other cultivated agricultural activities supported by the area's fertile soils and valley geography. As shown on Figure 4.1-1, areas of Prime Farmland and Farmland of Statewide Importance are present within Mendocino County, including portions located north and south of the City of Ukiah.

In addition to FMMP-designated farmland, surrounding areas are subject to the California Land Conservation Act of 1965 (Williamson Act). Lands under Williamson Act contract are restricted to agricultural and open space uses and are administered by Mendocino County. Figure 4.1-3 identifies Williamson Act lands within the region, including parcels located within the proposed project area (DOC 2026b).

LAFCo and Farmland

The Mendocino Local Agency Formation Commission (LAFCo) considers the protection of agricultural land as part of its review of jurisdictional boundary changes, including annexations and reorganizations. LAFCo policies relating to agricultural land are applied independently of the FMMP classifications used for CEQA analysis.

Under LAFCo policy, "prime agricultural land" may be defined more broadly than Prime Farmland as classified by the DOC. In some cases, lands such as grazing land that are not designated as Prime Farmland under FMMP may be considered prime agricultural land for purposes of LAFCo review. As shown on Figure 4.1-1, the proposed project area includes areas used for grazing and other agricultural purposes that may be subject to LAFCo farmland protection considerations.

Figure 4.1-1 Important Farmland in the Proposed Project Area

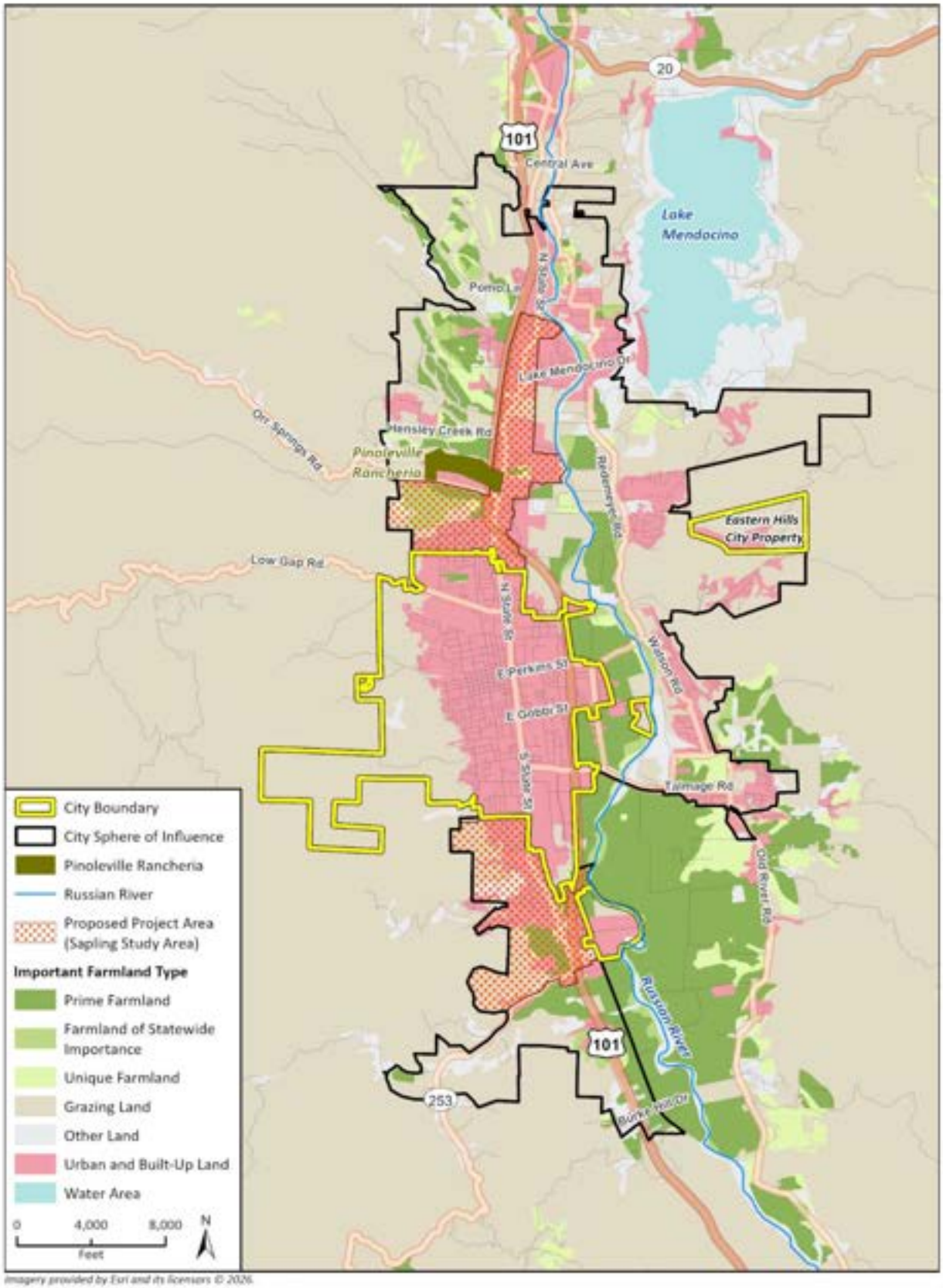
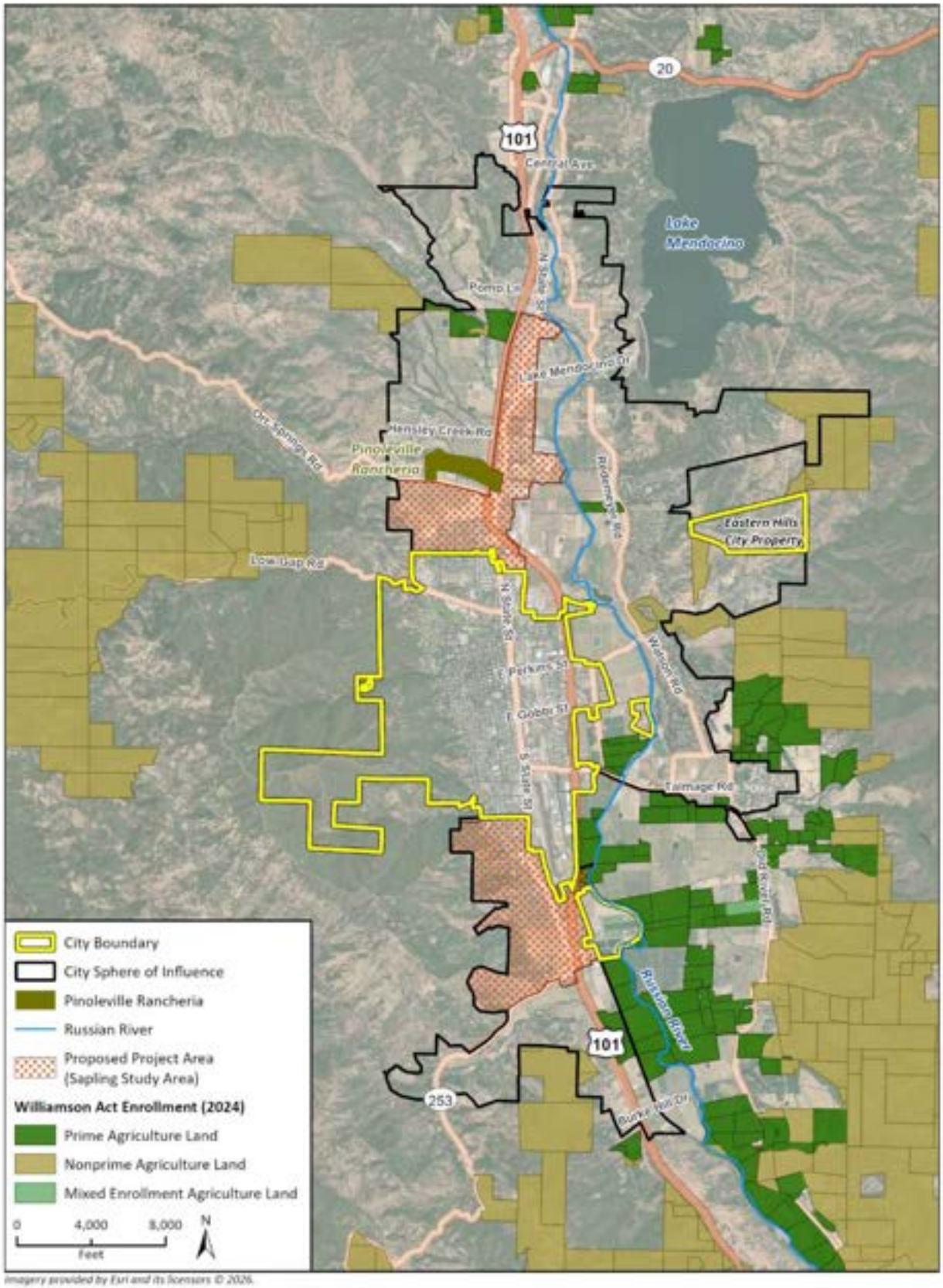


Figure 4.1-2 Williamson Act Contracts in the Proposed Project Area



b. Forestry Resources

Forest Land, Timberland, Timber Production Zones

The proposed project area does not have areas that are zoned for Forest Land or Timber Production Zones. There are associated lumber processing and industrial activities within the existing and proposed Sphere of Influence, but those are located on industrially zoned lots and would not be affected by the project. Forestry resources include forestland, timberland, and timberland production zones. Definitions used for forestland and timberland are those found in the California Public Resources Code (PRC) Sections 12220(g) and 4789.2(g) and California Government Code (CGC) Section 51104(g). These codes define forestland, timberland, and timberland production zones as follows:

Forest Land

Forest land is land that can support, under natural conditions, 10 percent native tree cover of any species, including hardwoods, and that allows for the preservation or management of forest-related resources such as timber, aesthetic value, fish and wildlife, biodiversity, water quality, recreational facilities, and other public benefits (PRC Section 12220(g)).

Timberland

Timberland means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species are determined by the board on a district basis (PRC Section 4526(g)).

Timberland Production Zones

Timberland production zones or “TPZ” means an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h) (CGC Section 51104).

4.1.2 Regulatory Setting

a. Federal Regulations

Farmland Protection Policy Act

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact Federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. It assures that to the extent possible federal programs are administered to be compatible with state, local units of government and private programs and policies to protect farmland. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a Federal agency or with assistance from a Federal agency.

b. State Regulations

California Farmland Conservation Program Act

The California Farmland Conservancy Program Act, also known as Senate Bill (SB) 1142, established the California Farmland Conservancy Program, which provides grants for agricultural conservation easements. An agricultural conservation easement aims to maintain agricultural land in active production by preventing development on the subject parcel and prohibiting practices that would damage or interfere with the agricultural use of the land. Because the easement is a restriction on the deed of the property, the easement remains in effect even when the land changes ownership. While other benefits may accrue

because the land is not developed (scenic and habitat values, for example), the primary use of the land is agricultural. Easements funded by the California Farmland Conservancy Program must be of a size and nature suitable for viable commercial agriculture.

California Farmland Mapping and Monitoring Program

DOC, under the Division of Land Resource Protection, developed the FMMP to monitor the conversion of the state's farmland to and from agricultural use. Data is collected at the county level to produce a series of maps identifying eight land use classifications using a minimum mapping unit of 10 acres. The program also produces a biannual report on the amount of land converted from agricultural to non-agricultural use. The program maintains an inventory of state agricultural land and updates the "Important Farmland Series Maps" every two years (DOC 2016).

Right to Farm Act 1981

The Right to Farm Act (Civil Code Section 3482.5) is designed to protect commercial agricultural operations from nuisance complaints that may arise when an agricultural operation is conducting business in a "manner consistent with proper and accepted customs." The code specifies that established operations that have been in business for 3 or more years that were not nuisances at the time they began shall not be considered a nuisance as a result of new land use.

Williamson Act

The California Land Conservation Act of 1965, Sections 51200 et seq. of the California Government Code, commonly referred to as the "Williamson Act," enables local governments to restrict the use of specific parcels of land to agricultural or related open space use. Landowners enter into contracts with participating cities and counties and agree to restrict their land to agriculture or open space use for a minimum of ten years. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market (speculative) value.

c. Local Regulations

Mendocino County General Plan

The Mendocino County General Plan contains the following policies related to agriculture and forestry resources that would apply to the project:

Policy RM-103. Maintain extensive agricultural land areas and limit incompatible uses

Policy RM-109. Land shall not be converted from the Agricultural Lands or Range Lands classifications to non-agricultural classifications unless all of the following criteria are substantiated:

- The project will not result in a need for unintended expansion of infrastructure in conflict with other policies.
- The project will not adversely affect the long-term integrity of the agricultural areas or agricultural uses in the area.
- The proposed use in the subject location will achieve the long-range objectives of the General Plan.

Policy RM-110. Maintain land use compatibility and minimize conflicts between agricultural and non-agricultural uses

Policy RM-117. Protect the county's timber resources by discouraging the conversion or fragmentation of lands zoned "TPZ" to housing or some other use that permanently precludes its use for carbon sequestration, timber production or timber growing.

Policy RM-120 Promote sustainable forest management practices (e.g., carbon sequestration, reforestation, timber stand improvement, stream corridor, and water quality protection).

Policy RM-124. Protect forest conservation and timber harvesting operations by minimizing conflicts posed by non-resource uses.

Policy RM-125. Prohibit rezoning and development of prime timberland (Site Classes I, II, and III) classified for resource uses, including proposed resort uses, unless:

- The project is determined to be in the public interest, and
- State timber conversion permits are approved, and
- The project is consistent with land use, resource management, and other applicable General Plan goals and policies.
- Managing the property for carbon sequestration or timber production is no longer sustainable.

Ukiah 2040 General Plan

The Ukiah 2040 General Plan contains policies related to agriculture and forestry resources. The following goals and policies in the Land Use Element and Agriculture Element would apply to the project:

Goal LU-7. To ensure the orderly and timely growth and expansion of the City.

Policy LU-7.5. The City shall discourage urban development of unincorporated land in the City's Sphere of Influence until such lands are annexed by the City. The City shall support County land use regulations that require minimum lot sizes to protect the viability of local agriculture and to prevent the development of incompatible or undesirable land use patterns prior to eventual annexation and urbanization.

Goal LU-8. To promote growth and development practices that improve quality of life, protect open space, natural and historical resources, and reduce resource consumption.

LU-8.2. The City shall support the long-term economic viability of agriculture and agrotourism and encourage landowners with land in agricultural production to undertake succession planning or agricultural preservation, as appropriate.

AG-1. To preserve and strengthen agricultural uses in and around Ukiah that influence the regional economy.

AG-1.1. The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City.

AG-1.2. With the exception of presently proposed or approved subdivisions, the City shall discourage urban development on unincorporated land within its Sphere of Influence until annexed by the City. The City shall support County land use regulations that protect the viability of local agriculture in the Ukiah Valley.

Ukiah Valley Area Plan

The Ukiah Valley Area Plan (UVAP) includes the following goals and policies related to agriculture and forestry resources that would apply to the project:

OC3.1b. Agricultural Land Conversion Criteria: Proposals to convert Agricultural Lands to non-agricultural classification will be considered only after satisfying the following requirements:

- 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

Mendocino County LAFCo

The Mendocino County LAFCo defines prime agricultural land as an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meet any of the following qualifications:

- Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not the land is actually irrigated, provided that irrigation is feasible.
- Land that qualifies for rating 80 through 100 Storie Index Rating.
- Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.
- Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars ($400) per acre.
- Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars ($400) per acre for three of the previous five calendar years.

City of Ukiah Municipal Code

Chapter 8 of the City of Ukiah Municipal Code, Article 1, establishes the City's Right-to-Farm framework to preserve and protect existing agricultural operations within the city and lands that may be annexed in the future. The chapter declares legally established agricultural operations to be a priority land use and not a nuisance, consistent with the Ukiah 2040 General Plan and State Right-to-Farm law and limits the circumstances under which agricultural activities may be subject to nuisance complaints or enforcement actions. By recognizing the continued viability of farming as urban development occurs, requiring disclosure to new non-agricultural landowners, and discouraging premature conversion of agricultural lands due to land use conflicts, Chapter 8 supports the long-term protection of agricultural resources while allowing for conversion only where consistent with adopted General Plan land use designations.

4.1.3 Impact Analysis

a. Significance Thresholds and Methodology

Significance Thresholds

According to Appendix G of the CEQA Guidelines, impacts related to agricultural and forestry resources from implementation of the project would be significant if it would:

1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))
4. Result in the loss of forest land or conversion of forest land to non-forest use

5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use

Methodology

Agricultural and forestry impact assessments involved a review of data available through the Department of Conservation's FMMP maps, as well as County forest land and Williamson Act Land maps provided by the County of Mendocino. An adverse effect would occur if a proposed development would have an impact on existing, mapped agricultural or forest land.

b. Prior Environmental Analysis

Agricultural and forestry resources in the proposed project area have been evaluated in multiple previously certified environmental documents, including the Ukiah 2040 General Plan EIR, the Mendocino County General Plan Update EIR (County General Plan Update EIR), and the UVAP EIR. These documents provide programmatic analyses of agricultural land conversion, conflicts with agricultural zoning and Williamson Act contracts, agricultural/urban interface conflicts, and potential impacts to forest and timber resources within the Ukiah Valley and Mendocino County.

Ukiah 2040 General Plan EIR

Agricultural and forestry resources are analyzed in Chapter 4.2 (Agricultural and Forestry Resources) of the Ukiah 2040 General Plan EIR. The EIR evaluated impacts related to conversion of Important Farmland, conflicts with agricultural zoning and Williamson Act contracts, and impacts to forest land and timber resources. The EIR concluded that implementation of the General Plan would result in less-than-significant impacts to agricultural resources, with no loss of Important Farmland, no conflicts with Williamson Act contracts, and no impacts to forest land or timberland. These conclusions are supported by the City's Agricultural Resources Element goals and policies, which discourage incompatible urban development, reduce agricultural/urban conflicts, and support the continued operation of agricultural uses. No mitigation measures were required.

Mendocino County General Plan Update EIR

Agricultural resources are addressed in Chapter 4.2 (Agriculture) of the County General Plan Update EIR. The County EIR determined that implementation of the General Plan Update could result in conversion of agricultural land, timberland, or rangeland to other land uses and could create conflicts with Williamson Act contracts and agricultural/urban interface conditions. However, the EIR concluded these impacts would be less than significant due to the limited acreage affected relative to countywide totals and the application of County zoning regulations, Right-to-Farm provisions, Williamson Act requirements, and numerous General Plan policies intended to protect agricultural and timber resources. No mitigation measures were identified beyond compliance with adopted policies and County Code provisions.

Ukiah Valley Area Plan EIR

Agricultural resources are discussed in Chapter 3.1 (Land Use) and Chapter 4.0 (Growth-Inducing Impacts) of the UVAP EIR. The UVAP EIR concluded that implementation of the UVAP could result in conversion of agricultural lands, including Important Farmland and lands subject to Williamson Act contracts, and could generate agricultural/urban interface conflicts. These impacts were identified as significant and unavoidable at a programmatic level due to growth-inducing land use changes anticipated under UVAP. The UVAP EIR also found potentially less-than-significant impacts to forest resources, noting that while no lands are zoned for Timber Production, some woodland areas meeting the State definition of forest land could be affected by future development. The UVAP EIR identified mitigation measures intended to buffer agricultural uses and minimize displacement of commercial agricultural activities.

c. Project Impacts and Mitigation Measures

Threshold 1:	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
Threshold 2:	Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?
Threshold 5:	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Impact AG-1 The proposed project would include annexation and pre-zoning actions and would not authorize development, rezone agricultural land, conflict with agricultural zoning or Williamson Act contracts, or result in direct or indirect conversion of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. Therefore, there would be no impacts to agricultural resources.

FMMP maps prepared by the DOC identify areas of Prime Farmland and Farmland of Statewide Importance within the broader Ukiah Valley region, including portions of the proposed project area, as shown on Figure 4.1-1. These lands support ongoing agricultural activities such as vineyards, orchards, pasturelands, and grazing. In addition, some parcels within the region are subject to the Williamson Act, which restricts enrolled lands to agricultural and compatible open space uses through renewable contracts administered by Mendocino County.

The proposed project area consists of multiple, geographically distinct unincorporated parcels located within the City of Ukiah's Sphere of Influence that are currently under County jurisdiction. Land uses within the proposed annexation areas include a mix of developed urban and suburban uses, public and institutional uses, rural residential parcels, and limited areas designated for agricultural and open space uses under the Mendocino County General Plan and the UVAP. Agricultural lands within the proposed project area are generally characterized by small-scale grazing, pasture, and vineyard uses, and include parcels designated as Important Farmland or subject to Williamson Act contracts.

Annexed lands would retain land use designations and zoning regulations consistent with existing County standards and the UVAP. Agricultural uses currently permitted under County zoning would remain permitted following annexation. The project would not rezone agricultural land to non-agricultural use and would not conflict with zoning regulations intended to protect agricultural resources.

The proposed project area includes existing Williamson Act contracts. Annexation of lands into the City would not, in itself, terminate or conflict with existing Williamson Act contracts. The project would not include changes to land use regulations, development standards, or allowed activities that would be inconsistent with the terms of such contracts. Lands subject to Williamson Act contracts would remain restricted to agricultural and compatible open space uses unless and until contract nonrenewal or cancellation occurs through a separate discretionary process in accordance with State law.

In addition, the project would not involve construction, grading, infrastructure expansion, or other physical changes to the existing environment that could indirectly result in the conversion of farmland to non-agricultural use. The City would continue to apply its adopted General Plan Policies LU-7.5, LU-8.2, AG-1.1, and AG-1.2 that discourage premature urban development, reduce agricultural/urban conflicts, and support the long-term viability of agricultural uses within and adjacent to the City. In addition, land use consistency would be maintained with applicable Mendocino County General Plan resource management Policies RM-103, RM-109, and RM-110 that limit conversion of agricultural lands and maintain compatibility between agricultural and non-agricultural uses. The UVAP also includes Policy OC3.1b that discourage premature infrastructure extension or land use changes that would undermine the long-term viability of agricultural and forestry resources.

Agricultural resources and farmland conversion associated with development allowed under existing land use and zoning designations were previously evaluated in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and the UVAP EIR, including the potential for conversion of Important Farmland and conflicts with agricultural zoning and Williamson Act contracts resulting from future urban development. While the UVAP EIR identified significant and unavoidable agricultural impacts related to development potential under the UVAP, those impacts were attributed to growth-inducing development rather than administrative actions. The proposed project would consist of annexation and pre-zoning actions that would maintain existing County land use designations and zoning standards, would not authorize development, increase development intensity, or modify allowable land uses, and would not terminate or conflict with Williamson Act contracts. Accordingly, the proposed project would not result in new or substantially more severe agricultural impacts than those previously analyzed, nor would it expand the extent or severity of impacts identified in prior environmental documents. Therefore, no impacts would occur to agricultural resources. The project would not result in new or substantially more severe significant impacts to agricultural resources beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required.

Mitigation Measures

No mitigation measures would be required.

Threshold 3:	Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?
Threshold 4:	Would the project result in the loss of forest land or conversion of forest land to non-forest use?

Impact AG-2 No forest land, timberland, or timberland zoned Timberland Production occurs within the proposed project area. Implementation of the proposed project would not authorize development or change allowable land uses. Therefore, the project would not conflict with forest or timberland zoning or result in the loss or conversion of forest land, and no impact would occur.

The proposed project would not involve construction, grading, vegetation removal, or other physical changes that could result in the loss or conversion of forest land to non-forest use.

Forest and timber resource impacts were previously evaluated in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, all of which concluded that impacts related to forest land, timberland, and TPZs would be less than significant or would not occur, as such land designations are not prevalent within the Ukiah Valley. Consistent with those findings, the proposed project would maintain existing land use designations and zoning standards and would not introduce new development or land use changes affecting forest or timber resources. Accordingly, the proposed project would not result in conflicts with forest or timberland zoning, nor would it cause the loss or conversion of forest land to non-forest use. Therefore, no impacts would occur to forest or timber resources. The project would not result in new or substantially more severe significant impacts to agricultural resources beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis are required.

Mitigation Measures

No mitigation measures would be required.

4.1.4 Cumulative Impacts

A project's environmental impacts are considered cumulatively considerable if the incremental effects of an individual project are significant when viewed in connection with the effects of past, present, and reasonably foreseeable future projects (CEQA Guidelines Section 15065[a][3]). The geographic scope for cumulative agricultural and forestry impacts includes agricultural lands, grazing lands, and forestry resources within the Ukiah Valley and surrounding portions of Mendocino County, where regional land use planning decisions and growth trends could affect agricultural and forest resources.

Past, present, and reasonably foreseeable future development within Mendocino County and the City of Ukiah could cumulatively result in the conversion of agricultural land to non-agricultural uses, increased agricultural/urban interface conflicts, and long-term pressure on agricultural viability. At a regional level, these cumulative impacts have been evaluated in the Ukiah 2040 General Plan EIR, the County General Plan Update EIR, and the UVAP EIR, which identified that agricultural land conversion and related conflicts may occur over time as part of broader planning and growth patterns. However, the proposed project would be limited to jurisdictional boundary changes, including annexation, detachment, and reorganization, and the application of pre-zoning that mirrors existing County land use designations and zoning standards. The proposed project would not authorize new development, increase development intensity, expand infrastructure capacity, or modify allowable land uses on agricultural lands. As a result, the project would not contribute to cumulative agricultural land conversion, conflict with agricultural zoning or Williamson Act contracts, or otherwise induce development that could affect agricultural resources.

In addition, the City of Ukiah's General Plan policies and applicable Mendocino County General Plan and UVAP policies that protect agricultural resources, discourage premature urban development, and minimize agricultural/urban interface conflicts would continue to apply following annexation. These policies are intended to maintain the long-term viability of agricultural uses and reduce cumulative impacts to agricultural resources at a regional scale. With respect to forestry resources, no forest land, timberland, or Timberland Production Zone lands occur within the proposed project area. The proposed project would not involve development, vegetation removal, or land use changes that could affect forest resources, and therefore would not contribute to cumulative impacts related to forest land loss or conversion.

Overall, because the proposed project would not directly or indirectly result in agricultural land conversion, conflicts with agricultural zoning or Williamson Act contracts, or impacts to forest resources, it would not contribute to cumulative agricultural and forestry impacts.

4.2 Hydrology and Water Quality

This section identifies and evaluates impacts of the project related to hydrology and water quality. The section discusses the environmental and regulatory setting; the criteria used to determine the significance of environmental impacts related to hydrology/water quality; and potential impacts related to hydrology and water quality that would result from implementation of the project.

4.2.1 Setting

The City of Ukiah is located in central Mendocino County, approximately 26 miles east of the Pacific Ocean, within the Ukiah Valley. The nearest major city is Santa Rosa, located approximately 60 miles to the south, while San Francisco and Sacramento are located approximately 100 miles to the south and southeast, respectively. The city is bounded by rolling hills and uplands to the west, the Russian River and associated floodplain to the east, and the Redwood Valley to the north (City of Ukiah 2020). Ground elevations generally slope toward the Russian River, which functions as the primary regional drainage feature. The City of Ukiah is located inland in the Russian River Valley, approximately 26 miles east of the Pacific Ocean, and is separated from the coastline by the Coast Ranges.

The proposed project area includes unincorporated lands located within the City of Ukiah's Sphere of Influence and adjacent to the city limits. These areas are part of the broader Ukiah Valley and share similar topographic, hydrologic, and climatic characteristics as the city, including valley floor areas, gently sloping terraces, and foothill landscapes. Drainage patterns in unincorporated areas generally flow toward the Russian River or its tributaries through a combination of natural channels, agricultural drainage features, and roadside ditches. Land uses in these areas include rural residential development, agricultural uses, public facilities, and developed urban uses, which can influence local drainage characteristics and stormwater runoff patterns.

The city and surrounding unincorporated areas lie within the Russian River watershed, which serves as the primary regional drainage system. The Russian River flows along the eastern boundary of the city and conveys surface water southward toward the Pacific Ocean. Within the City, surface drainage is accommodated through a combination of natural drainage courses, modified channels, and a network of storm drains and culverts that convey runoff from developed areas and surrounding hillsides toward the Russian River. Several smaller tributaries and drainage swales, many of which are channelized or partially enclosed, are present within and adjacent to the city limits and contribute to localized stormwater conveyance.

Development adjacent to creeks, floodplains, and drainageways has the potential to influence local drainage patterns and flood behavior. During large storm events, runoff from surrounding hillside areas, combined with elevated river flows, can result in localized flooding, particularly in low-lying areas near creeks and within portions of the Russian River floodplain. Maintaining existing drainage capacity and accommodating storm flows are ongoing considerations in land use planning and infrastructure management within the city.

Mendocino County, including Ukiah, is characterized by a temperate Mediterranean climate, with hot, dry summers and mild, wet winters. Average temperatures are highest between June and August and lowest between November and February. July is typically the hottest month, with an average high temperature of approximately 91 degrees Fahrenheit, while December is the coldest month, with an average low temperature of approximately 37 degrees Fahrenheit. Precipitation occurs primarily between October and April, with rainfall most heavily concentrated during the winter months of December through February (US Climate Data 2026). Seasonal rainfall patterns strongly influence surface runoff volumes, streamflow levels, and groundwater recharge throughout the Ukiah Valley.

a. Surface Water

The California Department of Water Resources (DWR) divides surface watersheds in California into 10 Hydrologic Regions. The proposed project area lies within the North Coast Hydrologic Region, which encompasses approximately 19,400 square miles and extends from the Oregon Border south to Marin County, and from the Pacific Ocean eastward to the crest of the Coast Ranges (DWR 2014).

The DWR further subdivides Hydrologic Regions into subregions, and further into basins, subbasins, watersheds, and subwatersheds. Within the North Coast Hydrologic Region, the proposed project area is within the Russian River Watershed. The Russian River watershed is one of the largest drainage systems in the North Coast Hydrologic Region. The Russian River flows generally southward through Mendocino and Sonoma counties before turning west and discharging to the Pacific Ocean near Jenner. Surface water features within and surrounding the city ultimately drain to the Russian River, which serves as the primary regional drainage feature for the Ukiah Valley (DWR 2014).

Water Quality

Water quality in the proposed project area is governed by the North Coast Regional Water Quality Control Board (NCRWQCB), which sets water quality standards in the Water Quality Control Plan for the North Coast Region (Basin Plan) for the Lower Klamath Lake and Lost River Basins, including the Russian River watershed (NCRWQCB 2025a). The Basin Plan identifies existing and potential beneficial uses of waters of the State and establishes water quality objectives to protect those uses. Beneficial uses are designated for individual waterbodies or groups of waterbodies within the North Coast Region and may include municipal and domestic supply, agricultural supply, recreation, fisheries habitat, freshwater habitat, and wildlife habitat (NCRWQCB 2025a). The Russian River and several reaches of its tributary drainage network within Mendocino County have designated beneficial uses that commonly include Municipal and Domestic Supply, Agricultural Supply, Water Contact and Non-Contact Recreation, Cold Freshwater Habitat, Warm Freshwater Habitat, Fish Spawning, and Wildlife Habitat, consistent with Basin Plan designations for inland surface waters in the North Coast Region (NCRWQCB 2025a).

The Clean Water Act 303(d) list is a register of impaired and threatened waters which the Clean Water Act requires all states to submit for United States Environmental Protection Agency (USEPA) approval. The list identifies all waters where the required pollution control measures have so far been unsuccessful in reaching or maintaining the required water quality standards. Waters that are listed are known as “impaired.” According to the State Water Resources Control Board (SWRCB), multiple reaches of the Russian River within Mendocino County, including areas upstream and downstream of the City of Ukiah, are listed as impaired under Section 303(d). Identified impairments in the Russian River watershed include pathogens (indicator bacteria), sediment, temperature, mercury, nutrients, and low dissolved oxygen, among others. These impairments have resulted in the development of Total Maximum Daily Loads (TMDLs) and implementation programs adopted or under development by the North Coast RWQCB to improve water quality conditions in the watershed (NCRWQCB 2025b).

b. Groundwater

DWR’s Bulletin 118 is the State’s official groundwater basin inventory and defines basin boundaries and describes hydrologic characteristics for groundwater basins throughout California. Bulletin 118 is periodically updated to reflect revised basin boundaries and improved hydrogeologic information. The proposed project area is located within the Ukiah Valley Groundwater Basin (DWR Basin No. 1-052). The basin is approximately 22 miles long and up to five miles wide at its widest point and is the largest of several groundwater basins located along the Russian River. The Ukiah Valley Groundwater Basin is designated as a medium-priority basin under the Sustainable Groundwater Management Act (SGMA) and is managed by the Ukiah Valley Basin Groundwater Sustainability Agency (UVBGSA) in accordance with the adopted Ukiah Valley Basin Groundwater Sustainability Plan (GSP).

Most of the land within the basin is privately owned, with smaller areas owned by the State, federally owned lands in the vicinity of Lake Mendocino, and limited California Tribal Reservation and Rancheria

lands. The Russian River flows along the length of the basin and is hydrologically connected to groundwater resources within the valley. Lake Mendocino, located along the eastern portion of the basin, provides managed releases to the East Fork of the Russian River through operation of Coyote Dam, influencing both surface water and groundwater conditions in the Ukiah Valley. The Ukiah Valley Groundwater Basin is bounded by the Mendocino Range of the Coast Ranges and is bordered to the south by the Sanel Valley Groundwater Basin (DWR Basin Number 1-053). Groundwater conditions within the basin provide an important regional water supply resource for municipal, agricultural, and domestic uses within and adjacent to the City of Ukiah.

Groundwater Quality

Ongoing groundwater management and protection measures are implemented through Basin Plan requirements and the Ukiah Valley Basin GSP. Beneficial uses and water quality objectives are established by the NCRWQCB through the Basin Plan to protect municipal, domestic, agricultural, and environmental uses of groundwater resources. Groundwater quality within the basin is influenced by a combination of natural geologic conditions, land use patterns, and surface-groundwater interactions associated with the Russian River watershed.

c. Flood Hazards

Flood hazards can occur when the amount of rainfall exceeds the infiltration capacity of the surrounding landscape or the conveyance capacity of the stormwater drainage system. The Federal Emergency Management Agency (FEMA) delineates regional flooding hazards as part of the National Flood Insurance Program (NFIP). FEMA identifies flood hazard risks through its Flood Insurance Rate Map (FIRM) program. Higher flood risk zones are called Special Flood Hazard Areas; these areas have a 1 percent chance or greater of flooding in any given year (also called the 100-year flood). Although a 100-year flood will, on average, occur once every 100 years, the probability of a 100-year flood is 1 percent for any particular year. Two 100-year floods could occur in the same year or even in the same month, but the likelihood that two 100-year flood events would occur consecutively is very small.

According to FEMA FIRMs for the City of Ukiah, Special Flood Hazard Areas designated as Zone A and Zone AE are present in multiple locations throughout the city. These areas are generally associated with creek corridors, agricultural lands, and low-lying developed areas, including portions of western, central, northern, and southwestern Ukiah, as well as adjacent unincorporated lands. FEMA-designated Special Flood Hazard Areas are also present in portions of the surrounding area, particularly along the Russian River corridor and associated tributaries, where flood risks are influenced by regional watershed conditions and topography (FEMA 2025).

According to tsunami hazard maps prepared by DOC, tsunami hazard zones are mapped along portions of the California coastline and low-lying coastal areas. The proposed project area is located inland within Mendocino County and is not located within a tsunami hazard area (DOC 2026). Seiches are standing waves that typically occur in large, enclosed bodies of water, such as lakes or reservoirs, as a result of seismic activity or other disturbances. Surface water features in the vicinity of the proposed project area include rivers, creeks, and stormwater conveyance facilities.

4.2.2 Regulatory Setting

a. Federal Regulations

Clean Water Act

The Federal Water Pollution Prevention and Control Act of 1948 was the first major law to address water pollution in the United States. In 1972, the Federal Water Pollution Control Act was amended and became known as the Clean Water Act. The Clean Water Act established the basic structure for regulating discharges of pollutants into the waters of the United States. The Clean Water Act gave the USEPA the

authority to implement federal pollution control programs, such as setting water quality standards for contaminants in surface water, establishing wastewater and effluent discharge limits for various industry contaminants in surface water, establishing wastewater and effluent discharge limits for various industry categories, and imposing requirements for controlling nonpoint-source pollution. At the federal level, the Clean Water Act is administered by the USEPA and United States Army Corps of Engineers (USACE).

The federal Clean Water Act places the primary responsibility for the control of water pollution and for the planning of development and use of water resources with the states, although it does establish certain guidelines for the states to follow in developing their programs. At the state and regional levels in California, the Clean Water Act is enforced by the SWRCB and the nine RWQCBs.

Section 303(d): Impaired Waters and Total Maximum Daily Loads (TMDL)

Section 303(d) of the Clean Water Act requires states to identify water bodies that do not meet water quality objectives and are not supporting beneficial uses. Each state must submit an updated biennial list, called the 303(d) list, to USEPA. In addition to identifying the water bodies that are not supporting beneficial uses, the list also identifies the pollutant or stressor causing the impairment. Once a water body has been deemed impaired, a TMDL must be developed for each pollutant causing an impairment. A TMDL is an estimate of the total load of pollutants from point, nonpoint, and natural sources that a water body may receive without exceeding applicable water quality standards (often with a "factor of safety" included, which limits the total load of pollutants to a level well below that which could cause the standard to be exceeded). Once established, the TMDL is allocated among current and future dischargers into the water body.

Section 401: Water Quality Certification

Section 401 of the Clean Water Act regulates discharges of fill and dredged material to waters of the United States. Under Section 401, the SWRCB and RWQCBs have regulatory authority over actions in waters of the United States through the issuance of water quality certifications, which are issued in conjunction with any federal permit (e.g., permits issued by the USACE under Section 404 of the Clean Water Act, described below). Section 401 provides the SWRCB and the RWQCBs with the regulatory authority to waive, certify, or deny any proposed activity that could result in a discharge to surface waters of the State. To waive or certify an activity, these agencies must find the proposed discharge would comply with State water quality standards, including those protecting beneficial uses and water quality. If these agencies deny the proposed activity, the federal permit cannot be issued.

Section 402: National Pollutant Discharge Elimination System

Section 402 of the Clean Water Act establishes the National Pollutant Discharge Elimination System (NPDES) regulations for stormwater and other pollutant discharges. Section 402 prohibits discharge of pollutants to waters of the United States unless they are regulated by an NPDES permit. Stormwater discharges are regulated under a variety of NPDES permits, including municipal, agricultural, industrial, construction, and low-threat discharge permits.

In 1987, Congress amended the Clean Water Act to require the implementation of a two-phased program to address stormwater discharges. Phase I of the NPDES program, promulgated by the USEPA in November 1990, requires NPDES permits for stormwater discharges from municipal separate storm sewer systems (MS4s)[1] serving populations of 100,000 or greater, construction sites disturbing greater than five acres of land, and 10 categories of industrial activities.

The USEPA recognized that smaller construction projects (disturbing less than five acres) and small MS4s (serving populations smaller than 100,000) were also contributing substantially to pollutant discharges nationwide. Therefore, in order to further improve stormwater quality, the USEPA promulgated

[1] An MS4 is a conveyance or system of conveyances designed or used to collect or convey stormwater (e.g., storm drains, pipes, ditches) that are owned by a state, city, town, or other public entity.

the NPDES Phase II program in January 2000, which requires NPDES permits for stormwater discharges from regulated small MS4s and for construction sites disturbing between one and five acres of land.

In California, the NPDES program is administered by SWRCB through the nine RWQCBs.

Section 404: Discharge of Dredge or Fill

Section 404 of the Clean Water Act requires a permit be issued by USACE before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulations (e.g. farming activities, maintenance activities, construction of temporary sedimentation basins, construction and maintenance of forest roads or temporary mining roads). Waters of the United States generally include tidal waters, lakes, ponds, rivers, streams (including intermittent streams), and wetlands (with the exception of isolated wetlands). When an application for a Section 404 permit is made, the Applicant must show it has:

- Taken steps to avoid impacts to wetlands or waters of the U.S. where practicable;
- Minimized unavoidable impacts on waters of the U.S. and wetlands; and
- Provided mitigation for unavoidable impacts.

National Flood Insurance Act/Flood Disaster Protection Act

The National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 were enacted by Congress to reduce the costs of disaster relief. The intent of these acts was to reduce the need for large, publicly funded flood control structures and disaster relief efforts by restricting development in floodplains. FEMA administers the NFIP to provide subsidized flood insurance to communities that comply with FEMA regulations limiting development in a floodplain. FEMA issues FIRMs of communities participating in the NFIP. These maps delineate flood hazard zones in the community. Local agencies are responsible for administering their community's floodplain management regulations. The City of Ukiah manages local storm drain facilities and is responsible for regional flood control planning within the city. Within the surrounding area, floodplain management and stormwater regulation are currently administered by Mendocino County in accordance with FEMA and NFIP requirements.

b. State Regulations

California Lake and Streambed Alteration Agreement

Sections 1600–1616 of the California Fish and Game Code require that any entity that proposes an activity that would divert or obstruct the natural flow of any river, stream or lake; change or use any material from the bed, channel, or bank of, any river, stream, or lake; or, deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake, must notify the California Department of Fish and Wildlife. The California Department of Fish and Wildlife requires a Lake or Streambed Alteration Agreement if it determines that the alteration may adversely affect fish and wildlife resources. The Agreement includes conditions necessary to protect those resources. The Agreement applies to any stream, including ephemeral streams and desert washes.

Porter-Cologne Water Quality Control Act

California's primary statute governing water quality and water pollution is the Porter-Cologne Water Quality Control Act of 1970 (Porter-Cologne Act). The Porter-Cologne Act grants the SWRCB and nine RWQCBs broad powers to protect water quality and is the primary vehicle for the implementation of the Clean Water Act in California. The Porter-Cologne Act grants the SWRCB and RWQCBs the authority and responsibility to adopt plans and policies, regulate discharges to surface water and groundwater, regulate waste disposal sites, and require cleanup of discharges of hazardous materials and other pollutants. The Porter-Cologne Act also establishes reporting requirements for unintended discharges of any hazardous

substance, sewage, oil, or petroleum product. Each RWQCB must adopt and implement a Basin Plan for its region in conformance with the policies set forth in the Porter-Cologne Act. The proposed project area is within the jurisdictional boundaries of the NCRWQCB (Region 1).

Construction Stormwater General Permit

The *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities*, Order No. 2022-0057-DWQ, NPDES No. CAS000002 (Construction Stormwater General Permit), adopted by SWRCB, regulates construction activities that include clearing, grading, and excavation resulting in soil disturbance of at least one acre of total land area. The Construction Stormwater General Permit authorizes the discharge of stormwater to surface waters from construction activities and requires all developers of land where construction activities will occur over more than one acre to do the following:

- Complete a Risk Assessment to determine pollution prevention requirements pursuant to the three risk levels established in the Construction Stormwater General Permit;
- Eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States;
- Develop and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies construction best management practices (BMPs) that will reduce pollution in stormwater discharges to the Best Available Technology/Economically Achievable/Best Conventional Pollutant Control Technology standards;
- Perform inspections and maintenance of all BMPs; and
- Conduct stormwater sampling, if required based on risk level.

To obtain coverage under the Construction Stormwater General Permit, a project applicant must electronically file all permit registration documents with SWRCB prior to the start of construction. Permit registration documents must include a Notice of Intent, Risk Assessment, site map, SWPPP, annual fee, and signed certification statement.

Typical BMPs contained in SWPPPs are designed to minimize erosion during construction, stabilize construction areas, control sediment, control discharges from groundwater dewatering, and control pollutants from construction materials. The SWPPP must also include a discussion of the program to inspect and maintain all BMPs.

The Construction Stormwater General Permit also contains post-construction requirements for projects not covered under a Phase I or Phase II MS4 Permit. The Construction Stormwater General Permit requires implementation of operational BMPs and low impact development features to reduce runoff and pollutants in stormwater discharge.

The Construction Stormwater General Permit also includes groundwater dewatering requirements for projects not covered under a De Minimis or Low Threat Discharge Permit. The dewatering requirements mandate dischargers to implement BMPs to control the volume and velocity of dewatering discharges. The Construction Stormwater General Permit also requires testing and treatment, if necessary, of groundwater discharge to verify the discharge meets or exceeds the effluent limitations specified in the permit.

California Drainage Law, Government Code 65302

Government Code Section 65302(a) requires cities and counties located within the state to review the Land Use, Conservation, and Safety elements of the general plan "for the consideration of flood hazards, flooding, and floodplains" to address flood risks. The code also requires cities and counties in the state to annually review the land use element within "those areas covered by the plan that are subject to flooding identified by floodplain mapping prepared by FEMA or the DWR."

c. Local Regulations

Mendocino County Low Impact Development Manual

The Mendocino County Low Impact Development (LID) Manual was adopted to implement stormwater management requirements under the County's MS4 permit and the federal NPDES program. The LID Manual establishes stormwater performance standards, design principles, and BMPs intended to manage runoff at its source by minimizing impervious surfaces, promoting infiltration, reducing runoff volumes and peak flows, and improving stormwater quality. These measures are intended to replicate pre-development hydrologic conditions to the extent feasible and to reduce erosion, pollutant loading, flooding, and hydromodification of receiving waters within the Russian River watershed and other County watersheds. The LID Manual applies to applicable development and redevelopment projects within unincorporated areas subject to the County's MS4 permit and is implemented through project-level permitting and review in coordination with County stormwater ordinances and Basin Plan requirements.

Mendocino County General Plan

The Mendocino County General Plan includes the following goals and policies related to hydrology and water quality within the Resources Management Element The following policies are applicable to the proposed project:

Goal RM-1. Land uses, development patterns, and practices that facilitate functional and healthy watershed ecosystems.

Goal RM-3. Land use development and management practices that protect or enhance water quality.

Policy RM-6. Promote sustainable management and conservation of the county's water resources.

Policy RM-7. Promote the incorporation of efficient indoor plumbing fixtures in new development and redevelopment. Where appropriate, promote drought-tolerant landscaping and the implementation of other water conservation best management practices.

Policy RM-19. Promote the incorporation of project design features that will improve water quality by minimizing impervious surface areas, maximizing on-site retention of stormwater runoff, and preserving existing vegetation to the extent possible. Examples include:

- Using Low Impact Development (LID) techniques.
- Updating the County's Building Codes to address "green" building and LID techniques that can reduce pollution of runoff water and promoting these techniques.

Policy RM-20. Require integration of stormwater best management practices, potentially including those that mimic natural hydrology, into all aspects of development and community design, including streets and parking lots, homes and buildings, parks, and public landscaping.

Ukiah 2040 General Plan

The Ukiah 2040 General Plan includes the following goals and policies related to hydrology and water quality within the Public Facilities, Services, and Infrastructure Element, and Environment and Sustainability Element. Relevant goals and policies include the following:

Goal PFS-2. To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development.

PFS-2.7. The City shall preserve and protect groundwater quality through the implementation of best practices and innovative methods for modern wastewater disposal.

Goal PFS-5. To maintain an adequate stormwater management system to accommodate runoff and improve environmental quality.

Policy PFS-5.1. The City shall require new developments to install green infrastructure consistent with the Stormwater Low Impact Development Technical Design Manual and sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID).

Policy PFS-5.2. The City shall provide non-point source pollution control programs to reduce and control the discharge of pollutants into the storm drain system and Russian River.

Goal ENV-5. To conserve and protect the city's natural woodlands and water resources for future generations.

Policy ENV-4.6. The City shall require, for new development that could result in a significant reduction in groundwater recharge area or water quantity, an analysis, prepared by a licensed hydrologist, of the project impacts on groundwater recharge and quality.

Policy ENV-4.8. The City shall protect water quality from adverse impacts of urban and agricultural runoff.

Ukiah Valley Area Plan

The Ukiah Valley Area Plan (UVAP) is an element of the Mendocino County General Plan and provides detailed land use and resource protection policies for unincorporated areas within the Ukiah Valley, including areas proposed for annexation under the project. The UVAP contains the following goals and policies related to hydrology and water quality:

Goal WM3. Promote reclamation and conservation of water.

Policy WM3.1. Integrate urban water conservation Best Management Practices into community planning.

Goal WM4. Protect water quality by improving storm and wastewater management practices.

Policy WM4.1. Integrate storm water management practices that utilize and mimic natural hydrology into all aspects of development and community design, including streets and parking, homes and buildings, parks and public landscaping.

Ukiah Municipal Code

Chapter 7, Division 9 of the City of Ukiah Municipal Code establishes stormwater protection requirements intended to prevent the discharge of pollutants to the City's stormwater system and receiving waters. City Code provisions prohibit non-stormwater discharges to the stormwater system, except for specific categories of allowable discharges such as those authorized under a NPDES permit, certain uncontaminated water sources, and other discharges approved in writing by the RWQCB. The Municipal Code further prohibits any discharge that would result in or contribute to a violation of the City's stormwater NPDES permit and makes it unlawful to create, maintain, or use unauthorized drainage connections or pollutant-contributing connections to the stormwater system. Additional provisions require persons and entities whose activities may generate pollutants, including construction activities, parking areas, commercial and industrial uses, and properties adjacent to watercourses, to implement BMPs, prevent the discharge of wastes or debris, and maintain watercourses in a manner that minimizes pollution, erosion, and obstructions to flow. These requirements are implemented through City permitting, inspections, and enforcement mechanisms in coordination with applicable state and federal water quality regulations.

Water Quality Control Plan

The NCRWQCB has adopted a Basin Plan for the North Coast Region that establishes a comprehensive framework for protecting surface water and groundwater resources within its jurisdiction. The Basin Plan delineates hydrologic planning areas and designates beneficial uses for surface waters and groundwaters, including municipal supply, agricultural supply, recreation, aquatic habitat, and wildlife habitat. To protect these beneficial uses, the Basin Plan establishes narrative and numeric water quality objectives that must be attained or maintained and identifies implementation programs, including prohibitions, action plans, and policies designed to achieve water quality objectives. The Basin Plan also describes regional monitoring activities, procedures for public participation, and the framework for regulating waste discharges through permitting and enforcement. Consistent with State Water Resources Control Board policies, including the State Antidegradation Policy (Resolution No. 68-16), the Basin Plan serves as the foundation for Regional Water Board regulatory programs and is used by state and local agencies in permitting and resource management decisions that may affect water quality within the region.

Groundwater Sustainability Plan

SGMA requires GSAs to prepare GSPs for groundwater basins designated as high- or medium-priority by the DWR. The Ukiah Valley Groundwater Basin is designated as a medium-priority basin and is managed by the UVBGSA under the adopted Ukiah Valley Groundwater Basin GSP. The purpose of the GSP is to achieve and maintain sustainable groundwater management by 2042 and thereafter by avoiding "undesirable results," which are defined by SGMA to include chronic lowering of groundwater levels, significant and unreasonable reductions in groundwater storage, degraded groundwater quality, land subsidence, and depletions of interconnected surface water that adversely affect beneficial uses. The GSP establishes basin-specific sustainability goals, monitoring objectives, and management criteria, informed by technical studies and stakeholder engagement, to guide long-term groundwater management and ensure groundwater resources can be managed and used sustainably over the planning and implementation horizon.

4.2.3 Impact Analysis

a. Significance Thresholds and Methodology

Significance Thresholds

In accordance with Appendix G of the CEQA Guidelines, an impact related to hydrology and water quality would be significant if the project would:

1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
   a. Result in substantial erosion or siltation on- or off-site
   b. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site
   c. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff
   d. Impede or redirect flood flows

4. Risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones
5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan

Methodology

Project impacts to hydrology and water quality are evaluated based on the project's adherence to local, state, and federal standards; the nature of proposed soil disturbance, construction activities, and groundwater dewatering during construction; the change in land use and proposed operational activities; changes in pre- and post-project stormwater flows; and proposed operational BMPs for control of surface runoff and reduction of pollutants in stormwater runoff.

b. Prior Environmental Analysis

Hydrology and water quality conditions within the proposed project area have been evaluated in several previously certified environmental documents, including the City of Ukiah 2040 General Plan EIR, the Mendocino County General Plan Update EIR, and the UVAP EIR. These documents provide programmatic analyses of water quality, groundwater supply and recharge, drainage patterns, erosion and sedimentation, surface runoff, and flood hazards within the Ukiah Valley and surrounding areas.

Ukiah 2040 General Plan EIR

Hydrology and water quality are addressed in Chapter 4.16, *Effects Found Not to Be Significant*, of the Ukiah 2040 General Plan EIR. The General Plan EIR determined that implementation of the Ukiah 2040 General Plan would result in less-than-significant impacts related to water quality, groundwater supplies and recharge, drainage patterns, erosion or siltation, surface runoff, and flood hazards. These conclusions are based on the nature of proposed land use changes, compliance with applicable regulations, and the application of adopted General Plan policies. No mitigation measures specific to hydrology or water quality were required.

Mendocino County General Plan EIR

Hydrology and water quality are analyzed in Chapter 4.8 (Hydrology and Water Quality) of the County General Plan EIR. The County EIR evaluated potential impacts related to surface water and groundwater quality, groundwater recharge, drainage patterns, erosion, stormwater runoff, and flood hazards at a countywide scale. The EIR concluded that these impacts would be less than significant with implementation of existing regulatory requirements and adopted General Plan policies addressing water resource protection and flood management. No project-specific mitigation measures were identified.

Ukiah Valley Area Plan EIR

Hydrology and water quality are discussed in Chapter 2.2 (Hydrology and Water Quality) of the UVAP EIR. The UVAP EIR determined that impacts related to water quality, groundwater conditions, and dam inundation hazards would be less than significant with implementation of existing policies and measures. However, the EIR identified potentially significant impacts associated with increased flooding and stormwater runoff resulting from development anticipated under the UVAP. The UVAP EIR identified mitigation measures related to flood management planning, stormwater management, streambank protection, and avoidance of development in flood-prone areas to reduce these impacts to less than significant levels.

c. Project Impacts and Mitigation Measures

Threshold 1:	Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
Threshold 5:	Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Impact HYD-1 The proposed project would not include development and would not violate water quality standards, waste discharge requirements, or conflict with regulatory compliance. No impact would occur.

The proposed project is limited to jurisdictional and regulatory actions and would not authorize new development, increase development intensity, expand infrastructure capacity, modify allowable land uses, or reduce minimum parcel sizes within the proposed annexation areas. As a result, no new sources of stormwater runoff, wastewater discharge, or groundwater extraction would be introduced, and existing drainage patterns and groundwater recharge conditions would remain unchanged.

In addition, the proposed project would involve a change in service responsibility and regulatory oversight for water and wastewater services within annexed areas but would not result in physical modifications to water supply infrastructure, wastewater facilities, or stormwater systems. Existing water quality standards, discharge requirements, and groundwater protection provisions would continue to apply following annexation, and service provision by the City of Ukiah would be subject to the same or more stringent state and regional regulatory frameworks, including compliance with applicable NPDES and MS4 permit requirements and Basin Plan standards administered by the NCRWQCB. Accordingly, the transfer of service responsibility would not result in changes to water quality conditions, hydrologic processes, or groundwater management practices.

Although the project itself would not authorize development, future development proposals within annexed areas would be subject to project-specific discretionary review and compliance with applicable NPDES and MS4 permit requirements, Chapter 7 of the Ukiah Municipal Code establishing stormwater discharge prohibitions and pollution prevention requirements, and Basin Plan requirements administered by the NCRWQCB.

Implementation of the proposed project would not conflict with or impede implementation of adopted water quality control and groundwater management programs, including the Basin Plan for the North Coast Region and the Ukiah Valley GSP adopted pursuant to SGMA. The proposed project would also be consistent with applicable water quality and groundwater protection policies of the Mendocino County General Plan, including Policies RM-6 and RM-19, the City of Ukiah 2040 General Plan, including Policies PFS-2.7, PFS-5.1 and PFS-5.2, and ENV-4.6, and the UVAP Policy WM3.1 which establish requirements and performance standards for protecting surface and groundwater quality, managing stormwater and wastewater discharges, and ensuring development would not degrade water resources or conflict with adopted water quality control and groundwater management plans. Because the project would not authorize development or involve physical changes, it would not conflict with or obstruct implementation of these policies. Future development within the annexation areas would be subject to project-specific discretionary review and would be required to comply with all applicable City, County, and state water quality and groundwater protection policies.

Previous environmental review documents, including the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, evaluated water quality impacts associated with development potential under existing land use and zoning designations, including impacts related to stormwater runoff, wastewater discharges, and groundwater quality. Those documents concluded that, with implementation of applicable regulations and policies, impacts related to water quality would be less than significant. The proposed project would not increase development potential, authorize new development, or modify development assumptions evaluated in the prior EIRs. As a result, the project would not result in new or more severe water quality impacts than those previously analyzed. Therefore, there would be no

direct impacts of the proposed project related to compliance with water quality standards, waste discharge requirements, and adopted water quality control or groundwater management plans. Impacts associated with development potential evaluated in the applicable program-level EIRs would remain less than significant. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures would be required.

Mitigation Measures

No mitigation measures would be required.

Threshold 2:	Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Impact HYD-2 The proposed project would not authorize new development, would not increase groundwater demand or alter groundwater extraction, recharge or management. Therefore, it would not substantially decrease groundwater supplies or interfere with groundwater recharge or sustainable groundwater management of the basin. No impact would occur.

The proposed project would not involve construction, grading, land disturbance, or physical modification of surface or subsurface conditions. As such, groundwater recharge areas, infiltration capacity, and hydrologic connections between surface water and groundwater resources in the Ukiah Valley would remain unchanged.

The proposed project would not authorize new development, increase development intensity, expand water service capacity, or modify allowable land uses or site development standards within the proposed annexation areas. Accordingly, the proposed project would not increase groundwater extraction or introduce new demands on groundwater supplies. Existing groundwater use associated with current land uses would remain unchanged and would continue to be regulated under applicable local, regional, and State groundwater management and water quality requirements. Although the proposed project would involve a change in water service responsibility following annexation, it would not authorize increased groundwater pumping, change groundwater sources, or affect existing private well use or groundwater availability for neighboring properties. The proposed project area is located within the Ukiah Valley Groundwater Basin (DWR Basin Number 1-052), a medium-priority basin managed by the UVGSA pursuant to the adopted Ukiah Valley GSP prepared in accordance with SGMA. Groundwater management would continue under the GSP, with groundwater quality regulated by the NCRWQCB Basin Plan and Waste Discharge Requirements, and local implementation through Chapter 7 of the Ukiah Municipal Code and stormwater LID requirements following annexation.

The proposed project would also be consistent with applicable groundwater protection and water conservation policies of the Mendocino County General Plan, including Policy RM-6, and the City of Ukiah 2040 General Plan, including Policies PFS-2.7 and ENV-4.6, as well as UVAP Policy WM3.1. These policies require sustainable management and conservation of groundwater resources, protection of groundwater recharge areas, implementation of water conservation best management practices, and evaluation of groundwater impacts for projects that could affect water quantity or recharge, consistent with sustainable groundwater management objectives. Because the proposed project would not authorize development or physical changes affecting groundwater recharge or demand, it would not conflict with or obstruct implementation of these policies. Future development within the annexation areas would be subject to project-specific discretionary review and would be required to comply with all applicable City, County, and state water quality and groundwater protection policies.

The proposed project would not involve physical changes affecting infiltration, would not increase groundwater demand, and would not modify development assumptions used in basin-wide groundwater planning. Therefore, it would not contribute to adverse groundwater conditions or SGMA-defined

undesirable results, including groundwater overdraft, reduced groundwater storage, degraded groundwater quality, land subsidence, or depletion of interconnected surface waters.

Groundwater supply, recharge, and sustainable groundwater management associated with development allowed under existing land use and zoning designations were previously evaluated in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR. Those analyses accounted for groundwater demand projections and groundwater management through adopted regulations and the Ukiah Valley GSP and concluded that impacts would be less than significant. The proposed project would not authorize new development, increase groundwater demand, or alter development assumptions used in basin-wide groundwater planning. As such, groundwater supply and recharge conditions would remain consistent with those evaluated in prior environmental reviews. Therefore, the proposed project would not result in groundwater impacts that are more severe than those previously analyzed, and there would be no impacts related to groundwater supply, recharge, and sustainable groundwater management. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures are required.

Mitigation Measures

No mitigation measures would be required.

Threshold 3: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

a. Result in substantial erosion or siltation on- or off-site?
b. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site
c. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff
d. Impede or redirect flood flows?

Impact HYD-3 The proposed project would not authorize development or physical changes to drainage features and would not result in modification to drainage infrastructure or operations. Therefore, it would not substantially alter drainage patterns or result in erosion, flooding, exceedance of stormwater system capacity, or redirection of flood flows. No impact would occur.

The proposed project would not involve construction, grading, vegetation removal, land disturbance, or physical modification of surface drainage features. As such, the proposed project would not alter topography, modify creeks or drainage channels, change floodplain conditions, or introduce new impervious surfaces within the annexation areas.

The proposed project would not authorize development, increase development intensity, or modify allowable land uses or site development standards. As a result, the project would not increase surface runoff, alter drainage patterns, introduce new erosion or sediment sources, or create new sources of polluted runoff. Existing drainage systems, stormwater infrastructure, and flood control facilities would continue to function as they do under current conditions, and although the proposed project would involve a change in stormwater service responsibility following annexation, it would not alter the physical capacity, operation, or maintenance of these facilities.

Annexation of territory into the City of Ukiah would not change the physical capacity or operation of existing stormwater infrastructure. Future development within annexed areas would be subject to project-specific discretionary review and required to comply with Chapter 7 of the Ukiah Municipal Code, LID requirements, NPDES and MS4 permit conditions, and the Basin Plan. These regulations would ensure that future projects avoid or minimize erosion, flooding, pollutant discharges, and impacts to flood flows.

The proposed project would be consistent with applicable drainage and stormwater management policies of the Mendocino County General Plan, including Policies RM-19 and RM-20, the City of Ukiah 2040 General Plan, including Policies PFS-5.1 and PFS-5.2 and Policy ENV-4.8, and the UVAP, including Policies WM4.1 which govern how development is designed to manage runoff, minimize impervious surfaces, control erosion and sedimentation, maintain stormwater system capacity, and avoid adverse changes to drainage patterns and flood flows. Because the project would not authorize development or physical changes affecting drainage or runoff, it would not conflict with or obstruct implementation of these policies. Although annexation would involve a change in stormwater service responsibility following annexation, it would not alter the physical capacity, operation, or regulatory requirements applicable to drainage and stormwater systems. Future development within the annexation areas would be subject to project-specific discretionary review and would be required to comply with all applicable City, County, and state water quality and groundwater protection policies.

Hydrology, drainage, runoff, and flooding impacts resulting from buildout under existing land use and zoning designations were previously evaluated in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR. Those documents concluded that drainage and flooding impacts associated with anticipated development would be less than significant through compliance with stormwater regulations and flood management requirements. The proposed project would not authorize development, alter drainage patterns, increase impervious surfaces, or modify floodplain conditions, and would not increase the development potential analyzed in the prior EIRs. Accordingly, the proposed project would not result in drainage, runoff, or flooding impacts that are more severe than those previously disclosed. Therefore, there would be no direct impact of the proposed project related to erosion, flooding, stormwater system capacity, or redirection of flood flows. Impacts associated with development potential evaluated in prior environmental reviews would remain less than significant. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures are required.

Mitigation Measures

No mitigation measures would be required.

Threshold 4:	In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Impact HYD-4 The proposed project would not authorize development or introduce new pollutant sources within flood hazard areas and would not result in physical changes to facilities or operations that could increase the risk of pollutant release due to flooding, tsunami, or seiche inundation. No impact would occur.

Special Flood Hazard Areas designated as Zone A and Zone AE are present in multiple locations throughout the city. These areas are generally associated with creek corridors, agricultural lands, and low-lying developed areas, including portions of western, central, northern, and southwestern Ukiah, as well as adjacent unincorporated lands. FEMA-designated Special Flood Hazard Areas are also present in portions of the surrounding unincorporated areas within the City's Sphere of Influence, particularly along the Russian River corridor and associated tributaries (FEMA 2025). However, the proposed project would not involve construction, land disturbance, or placement of new structures, facilities, or hazardous materials within flood hazard areas. The project would not introduce new sources of pollutants that could be mobilized during flooding events.

The proposed project area is located inland within the Russian River Valley and is not located within a mapped tsunami inundation area (DOC 2026). In addition, the proposed project area would not contain large natural or engineered reservoirs that could generate seiche hazards. Therefore, the project would not be exposed to tsunami or seiche-related inundation risks.

Annexation and pre-zoning would not alter existing land uses or introduce industrial, commercial, or hazardous material uses beyond those already allowed under existing Mendocino County regulations. Following annexation, properties would be subject to Chapter 7 of the Ukiah Municipal Code, regulating stormwater discharges, pollutant control, and hazardous materials management, as well as applicable federal and State requirements.

The proposed project would also be consistent with applicable water quality and runoff control policies of the Mendocino County General Plan, including Policies RM-19 and RM-20, and the City of Ukiah 2040 General Plan, including Policies PFS-5.2, and PFS-2.7 which regulate land uses, stormwater discharges, and pollutant controls in areas subject to flooding, and are intended to prevent the release of pollutants to surface water and groundwater during inundation events. Because the proposed project would not authorize development or introduce new pollutant sources in flood-prone areas, it would not conflict with or obstruct implementation of these policies. Future development within the annexation areas would be subject to project-specific discretionary review and would be required to comply with all applicable City, County, and state water quality and groundwater protection policies.

Prior environmental review for the Ukiah 2040 General Plan, Mendocino County General Plan, and UVAP evaluated risks associated with flooding and inundation of developed areas, including the potential mobilization of pollutants during flood events. Those analyses concluded that, with adherence to land use controls and stormwater and hazardous materials regulations, impacts would be less than significant. The proposed project would not authorize development, place new structures or pollutant sources within flood hazard areas, or increase development potential beyond that evaluated in previous EIRs. In addition, the proposed project area is not located within tsunami or seiche hazard zones. Therefore, the proposed project would not result in increased risk of pollutant release due to inundation. Thee project would not result in new or substantially more severe than those evaluated in prior environmental reviews. Accordingly, there would be no impacts related to flooding-related pollutant release, tsunami, or seiche hazards. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures are required.

Mitigation Measures

No mitigation measures would be required.

4.2.4 Cumulative Impacts

A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects" (*CEQA Guidelines* Section 15065[a][3]). The geographic scope for cumulative hydrology and water quality impacts is the Ukiah Valley Watershed, including the Russian River and associated tributaries, and the Ukiah Valley Groundwater Basin. This geographic scope is appropriate because surface water quality effects would occur within the same watershed system, and groundwater-related effects would affect basin-wide groundwater conditions managed under the Ukiah Valley GSP.

Past, present, and reasonably foreseeable future development within the cumulative study area includes development consistent with existing land use and zoning designations under the City of Ukiah 2040 General Plan, the Mendocino County General Plan, and the UVAP. Cumulative development has the potential to increase impervious surface area, alter drainage patterns, increase stormwater runoff, reduce groundwater recharge, and introduce pollutants to surface and groundwater resources.

However, the proposed project would consist of annexation, detachment, and application of pre-zoning consistent with existing County land use designations. The proposed project would not authorize development, increase allowable development intensity, expand infrastructure capacity, or change development assumptions evaluated in previously certified environmental documents. As such, the proposed project would not directly contribute to cumulative hydrology or water quality impacts through construction activity, increased impervious surfaces, new drainage alterations, increased groundwater

demand, or changes in groundwater extraction or management associated with a transfer of water service responsibility.

Cumulative development within the Ukiah Valley Watershed and Groundwater Basin would continue to be regulated under a comprehensive framework of federal, State, regional, and local requirements designed to protect water quality and manage hydrologic conditions. These include, but are not limited to, the NCRWQCB Basin Plan, the NPDES Construction and MS4 permit programs, the Ukiah Valley GSP adopted pursuant to SGMA, and applicable City of Ukiah Municipal Code provisions and Ukiah 2040 General Plan policies related to stormwater management, groundwater protection, and flood hazard avoidance. Future discretionary development projects would be required to comply with stormwater low-impact development requirements, erosion and sediment control measures, pollutant discharge limitations, groundwater sustainability objectives, and floodplain management regulations.

Hydrology and water quality impacts associated with cumulative development consistent with adopted land use plans were previously evaluated in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, including consideration of flood hazards, stormwater runoff, groundwater supply and recharge, and water quality protection. Those analyses concluded that, with implementation of applicable regulations, policies, and mitigation measures, cumulative hydrology and water quality impacts would be less than significant.

Because the proposed project would not increase development potential, modify the regulatory framework governing cumulative development, or result in changes to groundwater, stormwater, or flood management practices associated with a transfer of water or stormwater service responsibility, its incremental contribution to cumulative hydrology and water quality effects would not be cumulatively considerable. Therefore, there would be no cumulative impacts related to surface water quality, groundwater supply and recharge, drainage patterns, flooding, and pollutant discharges.

4.3 Land Use (and Planning)

This section summarizes the City's land use characteristics, including the overall land use pattern and major land use type, and analyzes the impacts related to land use and planning due to the project.

4.3.1 Setting

City limits and Sphere of Influence terms used in this EIR are defined below:

- **City Limits.** The political boundary that defines land that has been incorporated into a city. Ukiah has land use authority over all land within its city limits.
- **Sphere of Influence.** The Local Agency Formation Commission (LAFCo) establishes the Sphere of Influence (SOI), which defines the probable physical boundary and service area of a local agency. An SOI typically includes both incorporated and unincorporated areas within which the city will have primary responsibility for the provision of public facilities and services.

Existing Setting

The City of Ukiah encompasses approximately 3,071 acres, with residential development comprising roughly one-third of the incorporated area. The city's existing land use pattern is shaped by surrounding topography, the Russian River corridor, and the regional and local transportation network, including U.S. Highway 101 and major arterial streets. Urban development within the city limits consists of established residential neighborhoods, downtown commercial and mixed-use areas, highway-oriented commercial development, industrial and employment areas, public and institutional uses, parks, and open space.

Unincorporated areas proposed for annexation are located along the City's outer boundaries and represent a transitional setting between urban and rural land uses. These areas are currently governed by the Mendocino County General Plan and, where applicable, the Ukiah Valley Area Plan (UVAP). These planning documents designate land uses that include various residential densities, commercial and industrial uses, public facilities, agricultural lands, and open space. County zoning classifications applied to these areas are generally consistent with the County General Plan and UVAP land use designations.

Existing Zoning in Ukiah

Zoning within the City of Ukiah is regulated pursuant to Ukiah Municipal Code Division 9, Chapter 2, which establishes a series of zoning districts specifying land uses that are permitted, conditionally permitted, or prohibited within each district. These zoning regulations implement the City of Ukiah 2040 General Plan Land Use Element and apply to all lands within the city limits.

The City has fourteen zoning districts, which include residential, commercial, industrial, public, and planned development classifications. Existing zoning districts within the city are summarized below to provide context for the zoning framework that would be applied through the proposed project.

- **Residential Zoning Districts (R1, R2, R3).**The R1, R2, and R3 zoning districts allow residential development ranging from low-density hillside single-family development to higher-density multifamily housing. The Hillside Overlay (-H) district applies to certain R1 lands within the western hills and includes additional development standards to address slope, access, and visual impacts. Collectively, residential zoning districts comprise a substantial portion of the developed area within the city limits, particularly on the west side of Ukiah.
- **Commercial and Industrial Zoning Districts.** Commercial and industrial zoning districts include Manufacturing (M), Community Commercial (C1), Heavy Commercial (C2), and Neighborhood Commercial (CN). These zones accommodate retail, service, office, and employment-generating uses and are generally located west of U.S. Highway 101 and along North and South State Street.

Commercial and industrial zones collectively represent an important component of the City's employment base and service-oriented development pattern.

- **Public Facilities (PF) Zoning District**. The PF zoning district includes lands occupied by City-owned and publicly operated facilities, including civic buildings, parks, public utility facilities, and the Ukiah Municipal Airport. The PF district represents a significant share of land area within the city limits and supports essential municipal services and infrastructure.
- **Planned Development (PD) Zoning Districts.** PD zoning districts exist for both residential and commercial uses. These districts are intended to provide flexibility in site planning and design beyond the standard zoning requirements, allowing innovative development approaches and customized standards through an adopted development plan.

Most of the land within the proposed project area is currently designated for agricultural use, and agricultural (AG) zoning districts. The application of AG zoning would be consistent with existing County land use designations and zoning standards and would not modify allowable land uses, development intensity, or site development regulations.

Agricultural zoning districts currently applied within the project area allow for:

- Ongoing agricultural uses, including crop production, grazing, and other forms of agricultural operation.
- Accessory structures and uses customarily related to agricultural activities, such as barns, equipment storage, and similar facilities.
- Limited residential uses that are ancillary to agricultural operations and consistent with low-density development standards established by the County.
- Constraints on non-agricultural uses that would otherwise introduce urban levels of development intensity.
- Retention of AG zoning would reflect existing land use entitlements and development patterns within the project area. Annexation would not result in a change to agricultural zoning, permitted uses, or development potential on these parcels..

Existing Zoning in Mendocino County

Land use within unincorporated Mendocino County is regulated pursuant to Mendocino County Municipal Code Title 20, which establishes zoning districts specifying land uses that are permitted, conditionally permitted, or prohibited within each district. These zoning regulations implement the Mendocino County General Plan Development Element land use designations, and apply to lands outside incorporated city boundaries.

The County's zoning framework is applied in conjunction with General Plan land use designations, which establish allowable uses, residential densities, and minimum parcel sizes. Zoning districts are mapped on official County zoning maps and regulate site development standards such as lot size, setbacks, and allowable intensity of development. Existing zoning and land use categories are summarized below to provide context for the regulatory framework applicable to the proposed project area.

- **Residential and Mixed-Use Zoning Districts (SR, RR, RMR, RC, MU).** Residential zoning ranges from Suburban Residential (SR), allowing higher-density development near communities, to Rural Residential (RR) and Remote Residential (RMR), which allow low-density housing in more rural areas. Rural Community (RC) and Mixed Use (MU) designations allow a mix of residential, commercial, and small-scale employment uses, typically in unincorporated towns or along transportation corridors.
- **Commercial and Industrial Zoning Districts (C, I).** Commercial and industrial zoning districts accommodate retail, service, office, and manufacturing uses. These zones are generally located near developed areas and along transportation corridors and support the County's employment base.
- **Agricultural and Resource Zoning Districts (AG, RL, FL).** Much of the County is zoned for agricultural and resource uses, including Agricultural Lands (AG), Range Lands (RL), and Forest Lands (FL). These

districts allow agricultural production, grazing, and timber operations, along with limited residential uses at very low densities, and emphasize large parcel sizes to protect long-term resource use.

- **Public, Open Space, and Public Service Districts (PL, OS, PS).** Public Lands (PL), Open Space (OS), and Public Services (PS) districts apply to lands used for public facilities, infrastructure, or environmental protection. Development is generally limited to uses that support public services or resource conservation.

Most lands within the project area are designated and zoned for agricultural and/or resource use. Agricultural zoning districts allow for:

- Ongoing agricultural operations, including crop production, grazing, and timber-related uses;
- Accessory structures and uses related to agricultural or resource activities;
- Limited residential development at low densities consistent with large minimum parcel sizes; and

Restrictions on non-agricultural development that would introduce urban levels of intensity or conflict with resource preservation. Retention of existing zoning would be consistent with current land use designations and would not alter allowable uses or development intensity within the proposed project area.

4.3.2 Regulatory Setting

a. State Regulations

California Government Code

California Government Code Section 65300 regulates the substantive and topical requirements of general plans. State law requires each city and county to adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning." The California Supreme Court has called the general plan the "constitution for future development." The general plan expresses the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private.

California Government Code Section 65301 requires a general plan to address the geographic territory of the local jurisdiction and any other territory outside its boundaries that bears relation to the planning of the jurisdiction. The jurisdiction may exercise their own judgment in determining what areas outside of its boundaries to include in the Planning Area. The State of California General Plan Guidelines state that the Planning Area for a city should include (at minimum) all land within the city limits and all land within the city's Sphere of Influence.

Cortese Knox Hertzberg Local Government Reorganization Act of 2000

The Cortese Knox Hertzberg Local Government Reorganization Act (CKH Act) is the most significant reform to local government reorganization law since the 1963 statute that created a LAFCo in each county. The law established procedures for local government changes of organization, including city incorporation, annexation to a city or special district, and consolidation of cities or special districts (California Government Code Section 56000, et seq.). LAFCos have numerous powers under the CKH Act, but those of prime concern are the power to act on local agency boundary changes and to adopt spheres of influence for local agencies. The law also states that in order to update a Sphere of Influence, LAFCOs are required to first conduct a review of the municipal services provided in the county.

While LAFCo does not have any direct land use authority, the CKH Act assigns LAFCos a significant role in planning issues by requiring them to consider a wide range of land use and growth factors when they consider proposals. California Government Code Section 56001 specifically states that "the logical formation and determination of local agency boundaries is an important factor in promoting orderly

development and in balancing that development with sometimes competing State interests of discouraging urban sprawl, preserving open space and prime agricultural lands, [and] efficiently extending government services."

The CKH Act also requires LAFCos to update spheres of influence for every city and special district every five years. The original deadline was January 2006, five years following the CHK Act becoming State law. That deadline was extended two years to January 2008. As such, LAFCos now conduct ongoing, cyclical updates to for SOI's to remain current and reflect existing conditions, planned growth, and service capabilities. Every SOI update must be accompanied by an update of the municipal services review. Pursuant to Government Code Section 56430, Mendocino LAFCo conducts municipal service reviews for each agency under its jurisdiction. The municipal service reviews provide an in-depth look at provider service needs, use of resources, and possibilities for partnership with other agencies; and contain determinations that serve as guidelines to inform and support the LAFCo's decisions about SOIs. Mendocino County LAFCo and the City of Ukiah are currently in the process of updating the Municipal Service Review and Sphere of Influence for the City. These processes are occurring concurrently with preparation of this EIR; LAFCo can use this EIR to adopt the proposed SOI.

b. Regional and Local Regulations

Mendocino County General Plan

The Mendocino County General Plan (County General Plan) governs land use and development within the unincorporated areas of Mendocino County. The County General Plan establishes land use designations, development policies, and implementation standards for residential, commercial, industrial, agricultural, public service, and open space land uses across the County.

Within the Ukiah Valley, the County General Plan is supplemented by the UVAP, which provides area-specific policy guidance addressing land use compatibility, growth patterns, agricultural preservation, natural resource protection, and the relationship between incorporated and unincorporated communities. The UVAP serves as an important planning tool for lands that are urban-adjacent or located within municipal spheres of influence.

Development within unincorporated areas is regulated through County zoning districts that implement the General Plan and UVAP land use designations. These zoning regulations establish permitted uses, development intensity, site development standards, and procedural requirements applicable to new development and land use changes prior to annexation

Ukiah Valley Area Plan

The Ukiah Valley Area Plan (UVAP) includes the following goals and policies related to land use and planning that would apply to the project:

Goal LU1. Create compact, mixed-use, and well-balanced communities that can achieve this plan's principles of sustainability.

Goal LU7. Recognize that the Ukiah Valley is one community, and foster collaborative decision-making between County and City Agencies.

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

City of Ukiah 2040 General Plan

The City of Ukiah 2040 General Plan is the primary policy document governing land use, development, and provision of public services within the City of Ukiah. Adopted in December 2022, the Ukiah 2040 General Plan establishes a comprehensive framework for growth, infrastructure investment, resource protection, and community development through the year 2040.

The Land Use Element of the Ukiah 2040 General Plan designates land use categories for all parcels within the city limits and identifies the general distribution, location, and intensity of land uses, including residential, commercial, industrial, public, recreational, and mixed-use development.

The Ukiah 2040 General Plan also establishes policies supporting orderly growth, efficient provision of municipal services, coordination with regional and County planning efforts, and alignment with the City's adopted SOI. Amendments to the Ukiah 2040 General Plan are subject to discretionary review and environmental analysis pursuant to CEQA.

Ukiah Zoning Districts

The City of Ukiah Zoning Ordinance (Division 9, Chapter 2) contains 14 zoning districts (including two combining/overlay districts). Each zoning district has developed standards that are designed to protect and promote the health, safety, and general welfare of the community and to implement the policies of the Ukiah 2040 General Plan. The zoning districts only apply to land within the city limits and the standards serve to preserve the character and integrity of existing neighborhoods. Within a typical district there are regulations related to land use, lot size, coverage, setbacks, building heights, parking, and landscaping.

The 14 zoning districts established by the Ukiah Zoning Ordinance are:

- Residential Districts
  - Low Density Residential (R-1)
  - Medium Density Residential (R-2)
  - High Density Residential (R-3)
- Commercial Districts
  - Neighborhood Commercial (C-N)
  - Community Commercial (C-1)
  - Heavy Commercial (C-2)
- Industrial Districts
  - Manufacturing (M)
- Agricultural Districts
  - Agricultural Exclusive (A-E)
- Public Districts
  - Public Facilities (PF)

Mendocino County Zoning Districts

The Mendocino County Zoning Ordinance (Title 20) establishes a range of zoning districts that implement the Mendocino County General Plan. These zoning districts are intended to protect public health, safety, and welfare, while preserving the County's rural character and natural resource base. The zoning districts apply to lands within the unincorporated County and include standards for allowable land uses, parcel size, density, setbacks, building height, parking, and site design.

Mendocino County zoning districts generally correspond to General Plan land use designations and are organized into residential, commercial, industrial, agricultural/resource, and public categories, which include:

- Residential Districts
  - Suburban Residential (SR)
  - Rural Residential (RR – including variations such as RR-1, RR-2, RR-5, RR-10)

- Remote Residential (RMR)

- Mixed-Use Community Districts
  - Rural Community (RC)
  - Mixed Use (MU)
- Commercial Districts
  - Commercial (C)
- Industrial Districts
  - Industrial (I)
- Agricultural and Resource Districts
  - Agricultural Lands (AG)
  - Range Lands (RL)
  - Forest Lands (FL)
- Public and Special Purpose Districts
  - Public Lands (PL)
  - Open Space (OS)
  - Public Services (PS)
  - Tribal Lands (TL)

4.3.3 Impact Analysis

a. Significance Thresholds and Methodology

Significance Thresholds

Based on Appendix G of the CEQA Guidelines a project may be deemed to have a significant impact on land use and planning if it would:

1. Physically divide an established community; or
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Methodology

The analysis in this section focuses on the compatibility of land uses identified in Ukiah 2040 General Plan with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating environmental impacts. This section also analyzes whether development facilitated by the project, or its proposed policies would physically divide communities.

b. Prior Environmental Analysis

Land use and planning conditions within the proposed project area have been evaluated in multiple previously certified environmental documents, including the Ukiah 2040 General Plan EIR, the Mendocino County General Plan Update EIR (County General Plan Update EIR), and the Ukiah Valley Area Plan (UVAP) EIR. These documents provide programmatic analyses of land use patterns, growth assumptions, zoning consistency, agricultural and urban land use transitions, and growth-inducing effects within the City of Ukiah, the City's SOI, and the surrounding unincorporated areas of Mendocino County.

Ukiah 2040 General Plan EIR

Land use and planning impacts are evaluated in Chapter 4.7 (Land Use and Planning) of the Ukiah 2040 General Plan EIR. The EIR assessed whether implementation of the General Plan would conflict with applicable land use plans, divide existing communities, or induce unplanned growth. The General Plan EIR concluded that land use and planning impacts would be less than significant, as the General Plan provides a comprehensive framework for future development that is internally consistent and coordinated with regional and County planning efforts. The Ukiah 2040 General Plan EIR further concluded that anticipated annexations and changes to jurisdictional boundaries evaluated under the General Plan would not result in land use conflicts, provided that annexed areas are prezoned consistently with existing land use designations and development standards. No mitigation measures were required for land use and planning impacts.

Mendocino County General Plan Update EIR

Land use and planning are addressed in Chapter 4.9 (Land Use, Population, and Housing) of the County General Plan Update EIR. The County EIR evaluated potential impacts related to land use compatibility, conversion of agricultural and rural lands, division of established communities, and consistency with adopted plans. The EIR determined that, at a countywide level, implementation of the General Plan Update could result in changes to land use patterns and conversion of agricultural and rural lands; however, these impacts were found to be less than significant due to the application of County land use designations, zoning regulations, Right-to-Farm provisions, and comprehensive General Plan policies. The County General Plan Update EIR acknowledged that land use changes and growth would be managed through zoning and discretionary review processes, and no additional mitigation measures for land use and planning were identified beyond compliance with adopted policies and County Code provisions.

Ukiah Valley Area Plan EIR

Land use and planning issues are discussed primarily in Chapter 3.1 (Land Use) and Chapter 4.0 (Growth-Inducing Impacts) of the UVAP EIR. The UVAP EIR analyzed land use changes anticipated under the Area Plan, including future conversion of agricultural lands to urban uses, potential agricultural-urban interface conflicts, and growth-inducing characteristics associated with expanded development opportunities in the Ukiah Valley. The UVAP EIR concluded that certain land use impacts, including agricultural land conversion and growth-inducing effects, would be significant and unavoidable at a programmatic level due to the long-term buildout assumptions of the Area Plan. The EIR identified mitigation measures intended to minimize land use conflicts, buffer agricultural uses, and guide orderly development; however, some impacts were determined to remain significant and unavoidable due to the scale of anticipated growth.

c. Project Impacts and Mitigation Measures

Threshold 1:	Would the project physically divide an established community?

Impact LU-1 Implementation of the project would maintain orderly development in the planning area and would not physically divide an established community. No impact would occur.

Most of the lands within and immediately adjacent to the City of Ukiah are currently developed with urban, suburban, and rural uses. Within the city limits, development consists primarily of established residential neighborhoods, commercial corridors, industrial and employment areas, public facilities, and parks. Development patterns in surrounding unincorporated areas reflect a transition from urban to rural land uses and are governed by existing County land use designations and zoning standards intended to maintain compatibility and continuity among uses.

Unincorporated lands adjacent to the city limits are regulated by the Mendocino County General Plan and, where applicable, the Ukiah Valley Area Plan. These plans establish land use designations, development

intensity limits, and policy guidance intended to avoid fragmented development patterns and the physical division of established communities.

As part of the project's Pre-Zone Component, the City would apply City land use designations and zoning districts to annexed parcels that would mirror existing County land use and zoning designations. This approach would maintain existing allowable uses, density, and site development regulations following annexation. No changes to permitted land uses, no increase in development potential, and no growth-inducing land use changes would occur as a result of the proposed project. The project is limited to jurisdictional and service reorganization and would not include physical development, infrastructure construction, or circulation improvements that could divide an established community.

The following City of Ukiah 2040 General Plan goals and policies are applicable to the consideration of whether land use actions could physically divide an established community:

Goal LU-7. Orderly Growth and Expansion. Ensure orderly and timely growth and expansion of the City in a manner that reinforces existing development patterns and community cohesion.

> **Policy LU-7.1: Development Pattern.** Require orderly, contiguous development patterns that prioritize infill development, encourage compact and efficient land use, preserve open space and agricultural resources, and avoid land use incompatibilities.

Goal LU-8: Quality of Life and Resource Protection. Promote growth and development practices that improve quality of life and protect environmental, natural, and community resources.

> **Policy LU-8.1: Contiguous Development.** Discourage development that is not contiguous with existing urban development.
>
> **Policy LU-8.3: Infill Development.** Encourage population and employment growth to occur on infill sites within existing developed areas.

Goal LU-10: Coordination with Special Planning Areas. Assure coordination and consistency with special planning areas and regional planning efforts.

> **Policy LU-10.2: Ukiah Valley Community.** Recognize the Ukiah Valley as a single community and foster coordinated decision-making among the City, Mendocino County, and other public agencies.
>
> **Policy LU-10.3: Ukiah Valley Area Plan.** Coordinate with Mendocino County to ensure consistency with the goals and policies of the Ukiah Valley Area Plan.

The Mendocino County General Plan, including the Ukiah Valley Area Plan, contain complementary policies that emphasize orderly development, land use compatibility, coordination between jurisdictions, and efficient public service provision within the Ukiah Valley. These County policies are intended to reinforce established settlement patterns and avoid actions that would physically separate or disrupt existing neighborhoods.

The proposed project is a reorganization of jurisdictional boundaries and service territories, with no residential, commercial, or infrastructure development proposed, it would not involve construction or land use changes that could physically divide an established community. Therefore, no impact would occur. The proposed project would not result in new or substantially more severe significant impacts to land use beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required.

Mitigation Measures

No mitigation measures would be required.

Threshold 2:	Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Impact LU-2 Implementation of the project would be generally consistent with applicable land use plans, policies, or regulations adopted to avoid or mitigate environmental effects, therefore, no impact would occur.

Several regional and local land use plans, policies, and regulations provide the planning context relevant to jurisdictional boundary changes and municipal service reorganization within and adjacent to the City of Ukiah. These plans establish the regulatory structure under which land use authority, service provision, and interjurisdictional coordination are carried out but do not themselves authorize development or changes in land use intensity.

The Mendocino County General Plan governs land use and development within unincorporated areas of Mendocino County. It establishes land use designations, development policies, and implementation standards for residential, commercial, industrial, agricultural, public service, and open space land uses. Development within unincorporated areas is implemented through County zoning regulations that set forth permitted uses, development intensity, site development standards, and procedural requirements applicable prior to annexation.

The proposed project would not introduce new or different land use designations; rather, the existing County land use and zoning designations would be maintained through the pre-zoning component of the project and would remain consistent with the Ukiah Valley Area Plan. As such, the project represents a continuation of the existing land use framework rather than a change in planned land use.

The Ukiah 2040 General Plan Land Use Element includes goals and policies that promote infill development, redevelopment, and efficient use of land while avoiding urban sprawl and land use conflicts. These policies are consistent with the Mendocino County General Plan and the Ukiah Valley Area Plan, which together establish a coordinated and overlapping planning framework for the Ukiah Valley. Implementation of these goals and policies would ensure that future development remains compatible with surrounding uses and does not result in inconsistencies with applicable land use plans. Additional discretionary or ministerial review would be required should future development be proposed in the annexation area. Future development proposed in the annexation area would be subject to City standards. As the proposed project would not include proposals for development in the annexation area, existing County standards would continue to be maintained. The project would not result in new or more severe land use impacts beyond those previously analyzed in the certified environmental impact reports applicable to the project area.

Because the project would maintain existing land use designations and apply consistent planning frameworks, it would not divide an established community or create land use conflicts. State law governing changes to local governmental boundaries is established by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, which sets forth procedures and criteria for annexations, detachments, and reorganizations involving cities and special districts. Therefore, assigning responsibility to the Mendocino Local Agency Formation Commission to review such proposals in order to promote orderly development, preserve agricultural and open space lands, discourage urban sprawl, and ensure the efficient delivery of public services. Although the Cortese-Knox-Hertzberg Local Government Reorganization Act does not confer land use authority to LAFCo, it requires consideration of land use plans, service efficiency, and growth-related factors when evaluating jurisdictional changes.

Under the reorganization, annexed lands would be pre-zoned to reflect existing Mendocino County land use designations and zoning standards. This approach would maintain existing allowable uses, densities, and development regulations following annexation and would not authorize land use changes, expanded development capacity, or new infrastructure. The reorganization is administrative in nature and would not involve physical development or land use modification.

Overall, the applicable City, County, and State regulatory frameworks emphasize coordinated planning, efficient service provision, preservation of existing community patterns, and alignment between land use authority and municipal service responsibility. The proposed project would operate within this framework and would not introduce land use conflicts or development actions; therefore, no impact would occur to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project would not result in new or substantially more severe significant impacts to land use beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required.

Mitigation Measures

No mitigation measures would be required.

4.3.4 Cumulative Impacts

The geographic scope for the cumulative land use and planning analysis is the Ukiah Valley and surrounding unincorporated areas of Mendocino County, where jurisdictional boundaries and municipal services are coordinated among the City of Ukiah, the County, and other public agencies.

The proposed project would not authorize physical development, infrastructure construction, or changes in land use intensity. The proposed project would not include roads, utility corridors, or other linear facilities that could disrupt neighborhood connectivity or physically divide an established community. Other past, present, and reasonably foreseeable actions in the cumulative study area generally consist of site-specific development or infrastructure maintenance projects subject to discretionary review by the appropriate jurisdiction.

Land use decisions for cumulative projects required to be consistent with applicable City or County General Plans and zoning regulations, emphasizing orderly development patterns, land use compatibility, and protection of established neighborhoods. Because neither the proposed project nor other cumulative actions would introduce physical barriers or land use changes that could separate communities, there would be no cumulative land use and planning impacts related to the division of an established community.

4.4 Utilities and Service Systems

This section analyzes the effects of the proposed project on utilities and service systems. It considers potential impacts with respect to water supply and infrastructure, wastewater conveyance and treatment facilities, stormwater and drainage facilities, solid waste disposal, and electricity, natural gas, and telecommunications facilities

4.4.1 Setting

The following section describes the existing setting with respect to wastewater treatment providers, water suppliers, stormwater drainage facilities, solid waste facilities, electricity and natural gas providers, and telecommunications facilities serving the project alignment.

Water

The City of Ukiah's Department of Public Works provides water (primarily sourced from wells) to much of the city. The City of Ukiah draws its water from the Russian River and four active groundwater wells that draw water from the Ukiah Valley Groundwater Basin (City of Ukiah 2020a, City of Ukiah 2020b). Groundwater wells account for approximately 55 percent of the City's potable water.

According to annual water quality testing report, the City of Ukiah's water quality is safe and reliable (City of Ukiah 2020a). The City's water service area comprises nearly 100 percent of the population residing within the city limits, with a small amount (less than 1 percent) of City residents being served by other water providers (City of Ukiah 2020b).

Millview County Water District provides water to north Ukiah and an unincorporated area bordering the city to the north. Willow County Water District provides water to south Ukiah and an unincorporated area bordering the city to the south. All three agencies are expected to adequately meet existing and future demands for water, including in the event of a dry year or multiple dry years (City of Ukiah 2020b).

In addition to community water systems, parcels and residents within unincorporated areas of the City's Sphere of Influence (SOI) rely on private domestic wells for potable water supply. Private wells are common in rural and low-density areas outside city limits and are regulated by Mendocino County in accordance with County General Plan policies and environmental health requirements (County of Mendocino 2026). These private water systems operate independently of the City's municipal water system.

Wastewater

Ukiah's Department of Public Works provides wastewater collection and treatment for approximately two-thirds of the city and operates its own wastewater treatment plant (WWTP). A separate agency, the Ukiah Valley Sanitation District (UVSD) serves the remaining portions of Ukiah, as well as communities in the existing SOI. Operated by the City, one WWTP serves both the city and UVSD. The City's 2020 UWMP identifies that the WWTP has a dry-weather capacity of 3.01 million gallons per day (mgd) and that in 2020, the WWTP collected a total of 2,671 acre-feet per year (AFY), which is equivalent to 2.4 mgd. In unincorporated areas within the SOI, wastewater service conditions differ from those within city limits. Many residents and properties in the SOI are not connected to centralized wastewater collection systems and instead rely on individual private wastewater disposal systems, such as septic systems, consistent with Mendocino County standards for rural and low-density development (City of Ukiah 2020a). These private systems are regulated by the County Environmental Health Division and operate independently of the City's WWTP.

Stormwater Drainage

Stormwater discharges consist of surface water runoff generated from various land uses. The quality of these discharges varies and is affected by geology, land use, season, hydrology, and sequence and duration of hydrologic events. The Ukiah Department of Public Works manages the storm drainage system within the city. According to the 2022 Municipal Services Review, the capacity of the stormwater drainage system is unknown (Ukiah 2022a). Much of the city's stormwater is conveyed by surface flow along curbs and gutters. There are intermittent storm drains throughout the city; however, there is no central trunk line for all the storm drains to collect and convey stormwater to the Russian River. Within the City's SOI, stormwater drainage infrastructure is generally limited and varies by location. Unincorporated areas within the SOI are primarily served by roadside ditches, culverts, swales, and natural drainage features maintained by Mendocino County or, where applicable, Caltrans along state highways. These areas generally lack centralized or interconnected storm drain systems and rely on surface conveyance and natural infiltration consistent with rural and low-density development patterns.

Electricity and Natural Gas

Ukiah has its own Electric Utility Department that provides service to residents in the city. The City's Electric Utility Department is a municipally owned utility that maintains its own power-generating capabilities, such as the 3.5 Megawatt Lake Mendocino Hydroelectric Plant, which is one of the city's major sources of electricity (Ukiah 2022b).

The city is within Pacific Gas & Electric's (PG&E) natural gas service area (City of Ukiah 2020a). Nearly 45 percent of the natural gas burned in California was used for electricity generation, and much of the remainder consumed in the residential (21 percent), industrial (25 percent), and commercial (9 percent) sectors (California Energy Commission [CEC] 2026). Mendocino County consumed approximately 9.321 million US therms (the smallest scale at which natural gas consumption data is readily available) in 2024 (CEC2024).

Telecommunications

In California, approximately 98 percent of households have access to telecommunication infrastructure, including telephone and cable access (California Cable & Telecommunications Association 2026). Broadband and cellular services are provided to residents and businesses from a variety of private companies, including national retailers Comcast, AT&T, Verizon, and Sprint.

Solid Waste and Recycling

Ukiah contracts its solid waste, recycling, and composting to the private company C&S Waste Solutions. Solid waste is transported to the Ukiah Valley Transfer Station, located at 3151 Taylor Drive in Ukiah. Unincorporated areas are served by Waste Management. According to California Department of Resources Recycling and Recovery (CalRecycle) the maximum permitted capacity for the Ukiah Transfer Station is 400 tons per day (CalRecycle 2026a). CalRecycle does not report an estimated capacity closing date for the facility.

4.4.2 Regulatory Setting

a. Federal Regulations

Clean Water Act

The federal Clean Water Act, enacted by Congress in 1972 and amended several times since, is the primary federal law regulating water quality in the United States and forms the basis for several State and local laws throughout the country. The Act established the basic structure for regulating discharges of pollutants into the waters of the United States. The Clean Water Act gave the U.S. Environmental

Protection Agency (USEPA) the authority to implement federal pollution control programs, such as setting water quality standards for contaminants in surface water, establishing wastewater and effluent discharge limits for various industry contaminants in surface water, establishing wastewater and effluent discharge limits for various industry categories, and imposing requirements for controlling nonpoint-source pollution. At the federal level, the Clean Water Act is administered by the USEPA and U.S. Army Corps of Engineers. At the State and regional levels in California, the act is administered and enforced by the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCB).

Section 402 of the Clean Water Act requires that municipal, industrial and commercial facilities discharging wastewater or stormwater directly from a point source, such as a pipe, ditch, or channel, into a surface water of the United States must obtain permission under the National Pollutant Discharge Elimination System (NPDES) permit. All NPDES permits are written to ensure that the surface water receiving discharges will achieve specified water quality standards.

Safe Drinking Water Act

The Safe Drinking Water Act (SDWA) regulates public water systems that supply drinking water. The principal objective of the federal SDWA is to ensure that water from the tap is potable (safe and satisfactory for drinking, cooking, and hygiene). The main components of the federal SDWA are to:

1. Ensure that water from the tap is potable.
2. Prevent contamination of groundwater aquifers that are the main source of drinking water for a community.
3. Regulate the discharge of wastes into underground injection wells pursuant to the Underground Injection Control program (see 40 Code of Federal Regulations Section 144).
4. Regulate distribution systems.

Title 40 of the Code of Federal Regulations

Title 40 of the Code of Federal Regulations, Part 258 (Resource Conservation and Recovery Act Subtitle D) contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria. The federal regulations address the location, operation, design, groundwater monitoring, and closure of landfills.

Energy Independence and Security Act of 2007

The Energy Independence and Security Act of 2007 set energy efficiency standards for lighting (specifically light bulbs) and appliances.

Energy Star Program

Energy Star is a voluntary labeling program introduced by the USEPA to identify and promote energy-efficient products to reduce greenhouse gas emissions. The program applies to major household appliances, lighting, computers, and building components such as windows, doors, roofs, and heating and cooling systems. Under this program, appliances that meet specifications for maximum energy use established under the program are certified to display the Energy Star label. In 1996, the USEPA joined with the Energy Department to expand the program, which now also includes certifying commercial and industrial buildings as well as homes (USEPA 2026).

Telecommunications Act

In 1996, the Federal Communications Commission (FCC) passed the Telecommunications Act, allowing any communications business to compete in any market against any other business. This act affects

telephone service, cable programming, and other video services, including broadcast services and services provided to schools (FCC 2026).

b. State Regulations

Water and Wastewater

Sustainable Groundwater Management Act

In September 2014, the governor signed legislation requiring that California's critical groundwater resources be sustainably managed by local agencies. The Sustainable Groundwater Management Act gives local agencies the power to sustainably manage groundwater and requires groundwater sustainability plans to be developed for medium- and high-priority groundwater basins, as defined by the California Department of Water Resources.

California Department of Water Resources

The California Department of Water Resources is responsible for preparing and updating the California Water Plan, which is a policy document that guides the development and management of State water resources. The plan is updated every five years to reflect changes in resources and urban, agricultural, and environmental water demands. The California Water Plan suggests ways of managing demand and augmenting supply to balance water supply with demand.

Urban Water Management Planning Act

In 1983 the California Legislature enacted the Urban Water Management Planning Act (Water Code Section 10610–10656). The Act states that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet annually, should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years. The Act requires that urban water suppliers adopt an UWMP at least once every five years and submit them to the California Department of Water Resources. Noncompliant urban water suppliers are ineligible to receive funding pursuant to Division 24, commencing with Section 78500, or Division 26, commencing with Section 79000, or receive drought assistance from the State until the UWMP is submitted and deemed complete pursuant to the Urban Water Management Planning Act.

Porter-Cologne Water Quality Control Act (California Water Code)

The State of California is authorized to administer Federal or State laws regulating water pollution within the State. The Porter-Cologne Water Quality Control Act (Water Code Section 13000, *et seq*.) includes provisions to address requirements of the Clean Water Act. These provisions include NPDES permitting, dredge and fill programs, and civil and administrative penalties. The Porter-Cologne Act is broad in scope and addresses issues relating to the conservation, control, and utilization of the water resources of the State. Additionally, the Porter-Cologne Act states that the quality of all the waters of the State, including groundwater and surface water, must be protected for the use and enjoyment by the people of the State.

In California, the NPDES program is administered by the SWRCB through the RWQCB and requires municipalities to obtain permits that outline programs and activities to control wastewater and stormwater pollution. The federal Clean Water Act prohibits discharges of stormwater from construction projects unless the discharge is in compliance with an NPDES permit. The SWRCB is the permitting authority in California, and adopted an NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, otherwise known as the Construction General Permit (Order 2009-0009, as amended by Orders 2010-0014-DWQ and 2012-006-DWQ). The Order applies to construction sites that include one or more acres of soil disturbance. Construction activities include clearing, grading, grubbing, excavation, stockpiling, and reconstruction of existing facilities involving

removal or replacement. The Construction General Permit requires that the landowner and/or contractor file permit registration documents prior to commencing construction and then pay a fee annually through the duration of construction. These documents include a notice of intent, risk assessment, site map, stormwater pollution prevention plan (SWPPP), and signed certification statement. The SWPPP must include measures to ensure that: all pollutants and their sources are controlled; non-stormwater discharges are identified and eliminated, controlled, or treated; site Best Management Practices (BMP) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges; and BMPs installed to reduce or eliminate pollutants after construction are completed and maintained. The Construction General Permit specifies minimum BMP requirements for stormwater control based on the risk level of the site. The Permit also specifies minimum qualifications for a qualified SWPPP developer and qualified SWPPP practitioner.

Title 22 of California Code of Regulations

Title 22 regulates the use of reclaimed wastewater. In most cases only disinfected tertiary water may be used on food crops where the recycled water would come into contact with the edible portion of the crop. Disinfected secondary treatment may be used for food crops where the edible portion is produced below ground and will not come into contact with the secondary effluent. Lesser levels of treatment are required for other types of crops, such as orchards, vineyards, and fiber crops.

The California Department of Public Health sets specific requirements for treated effluent reuse, or recycled water, through Title 22 of the California Code of Regulations. These requirements are primarily set to protect public health. The California Code of Regulations Title 22, Division 4, Chapter 3, Sections 60301 through 60355 are used to regulate recycled wastewater and are administered jointly by the California Department of Public Health and the RWQCBs. Title 22 contains effluent requirements for four levels of wastewater treatment, from un-disinfected secondary recycled water to disinfected tertiary recycled water. Higher levels of treatment have higher effluent standards, allowing for a greater number of uses under Title 22, including irrigation of freeway landscaping, pasture for milk animals, parks and playgrounds, and vineyards and orchards for disinfected tertiary recycled water.

Electricity and Natural Gas

California Energy Commission

As the State's primary energy policy and planning agency, the CEC collaborates with State and federal agencies, utilities, and other stakeholders to develop and implement State energy policies. Since 1975, the CEC has been responsible for reducing the State's electricity and natural gas demand, primarily by adopting new Building and Appliance Energy Efficiency Standards that have contributed to keeping California's per capita electricity consumption relatively low. The CEC is also responsible for the certification and compliance of thermal power plants 50 megawatts and larger, including all project-related facilities in California.

California Public Utilities Commission

The CPUC regulates investor-owned electric and natural gas utilities operating in California. The energy work responsibilities of the CPUC are derived from the California State Constitution, specifically Article XII, Section 3 and other sections more generally, numerous State legislative enactments and various Federal statutory and administrative requirements. The CPUC regulates natural gas utility service for approximately 10.8 million customers that receive natural gas from PG&E and other natural gas utilities across California (CPUC 2026).

Senate Bill *350*

The Clean Energy and Pollution Reduction Act of 2015 (SB 350) requires a doubling of the energy efficiency savings in electricity and natural gas for retail customers through energy efficiency and conservation by December 31, 2030.

Solid Waste

California Department of Resources Recycling and Recovery

The California Department of Resources Recycling and Recovery (CalRecycle) oversees, manages, and monitors waste generated in California. CalRecycle provides limited grants and loans to help California cities, counties, businesses, and organizations meet the State waste reduction, reuse, and recycling goals. It also provides funds to clean up solid waste disposal sites and co-disposal sites, including facilities that accept hazardous waste substances and non-hazardous waste. CalRecycle develops, manages, and enforces waste disposal and recycling regulations, including Assembly Bill (AB) 939 and SB 1016, both of which are described below.

Assembly Bill 939

AB 939 (Public Resources Code 41780) requires cities and counties to prepare integrated waste management plans and to divert 50 percent of solid waste from landfills beginning in calendar year 2000 and each year thereafter. AB 939 also requires cities and counties to prepare Source Reduction and Recycling Elements as part of the integrated waste management plans. These elements are designed to develop recycling services to achieve diversion goals, stimulate local recycling in manufacturing and stimulate the purchase of recycled products.

Senate Bill 1016

SB 1016 requires that the 50 percent solid waste diversion requirement established by AB 939 be expressed in pounds per person per day. SB 1016 changed the CalRecycle review process for each municipality's integrated waste management plan. After an initial determination of diversion requirements in 2006 and establishing diversion rates for subsequent calendar years, the Board reviews a jurisdiction's diversion rate compliance in accordance with a specified schedule. The Board is required to review a jurisdiction's source reduction and recycling element and hazardous waste element once every two years.

Assembly Bill 341 – Mandatory Commercial Recycling

The purpose of AB 341 is to reduce greenhouse gas emissions by diverting commercial solid waste to recycling efforts and to expand the opportunity for additional recycling services and recycling manufacturing facilities in California. AB 341 required all businesses that generate four or more cubic yards of garbage per week and multi-family dwellings with five or more units to recycle by July 1, 2012. AB 341 also sets a statewide goal of 75 percent waste diversion.

c. Local Regulations

Municipal Stormwater Permitting Program

RWQCBs issue stormwater discharge permits. The Phase I Municipal Separate Storm Sewer System (MS4) (Order R1-2015-0030) is applicable to the City of Ukiah in the North Coast Region RWQCB (RWQCB 2026). The MS4 programs implement and enforce BMPs to reduce the discharge of pollutants from municipal separate storm sewer systems. The MS4 requires the City to establish monitoring programs for outfalls, receiving water, and chronic toxicity.

Ukiah Valley Basin Groundwater Sustainability Agency

In 2017, the City came together with the County of Mendocino and other Ukiah Valley agencies to form the Ukiah Valley Basin Groundwater Sustainability Agency (UVBGSA). The UVBGSA was created by a Joint Powers Agreement to serve as the official Groundwater Sustainability Agency for the Ukiah Valley Basin required by the Sustainable Groundwater Management (SGMA) Act of 2014.

City of Ukiah 2040 General Plan

The City of Ukiah 2040 General Plan provides the policy framework governing the provision and long-term planning of municipal utilities and public services within the city limits. The Public Facilities, Services, and Infrastructure Element addresses water supply, wastewater collection and treatment, stormwater management, solid waste services, energy, and municipal facilities. This Element establishes policies to ensure that public services and utilities are provided efficiently, maintain adequate service levels, and are aligned with land use planning and growth management objectives.

Mendocino County General Plan

The Mendocino County General Plan governs utilities and public services within unincorporated areas of the County. County policies address water supply, wastewater systems, stormwater management, solid waste disposal, and other public services, with an emphasis on ensuring adequate capacity, protecting public health, and coordinating service provision with land use designations.

County General Plan policies support orderly transitions of service responsibility where annexation or reorganization occurs and encourage coordination between the County, cities, and special districts to ensure efficient and cost-effective delivery of utilities. Utility services within unincorporated areas are implemented through County departments and special districts, subject to applicable regulatory requirements and service standards.

Ukiah Valley Area Plan

The Ukiah Valley Area Plan (UVAP), together with the Mendocino County General Plan, includes goals and policies related to utilities and service systems. The following goals and policies emphasize orderly growth, infrastructure efficiency, and the coordination of public services with land use planning to avoid premature or unnecessary expansion of facilities:

- **WM1**: Promote efforts that protect and increase water supply storage and capacity
  - WM1.1: Maintain and increase water supplies and systems for existing and future water system needs.
  - WM1.1a 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.
  - 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

4.4.3 Impact Analysis

a. Significance Thresholds

In accordance with Appendix G of the CEQA Guidelines, a significant utilities impact would occur if new development facilitated by the proposed project would:

1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;

2. Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years;
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
4. Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

b. Methodology

This analysis considers the existing capacity of utilities serving the city, estimates qualitatively and quantitively the potential additional demand on utilities, and identifies whether the existing system can serve the demand of the existing demand plus the project's estimated demand.

Prior Environmental Analysis

Utilities and service systems within the proposed project area have been evaluated in multiple previously certified environmental documents, including the Ukiah 2040 General Plan EIR, the Mendocino County General Plan Update EIR, and the UVAP EIR. These documents provide program-level analyses of water supply, wastewater treatment and collection, stormwater drainage, solid waste management, and energy and telecommunications infrastructure within the City of Ukiah, the City's Sphere of Influence, and surrounding unincorporated areas of Mendocino County. Collectively, these documents establish the environmental baseline and growth assumptions applicable to the proposed reorganization project.

Ukiah 2040 General Plan EIR

Utilities and service systems are analyzed in Chapter 4.13 (Utilities and Service Systems) of the Ukiah 2040 General Plan EIR. The General Plan EIR evaluated impacts related to water supply adequacy, wastewater treatment capacity, stormwater drainage facilities, solid waste generation and disposal, and the provision of electricity, natural gas, and telecommunications services. The EIR concluded that implementation of the General Plan would result in less-than-significant impacts related to utilities and service systems, provided that development complies with adopted General Plan policies, infrastructure planning requirements, and applicable state and local regulations.

The Ukiah 2040 General Plan EIR determined that projected growth under the General Plan would be accommodated by planned water supply sources and wastewater treatment capacity, and that no new or expanded utilities infrastructure would be required beyond what is contemplated in adopted plans and capital improvement programs. No mitigation measures were required for utilities and service systems, as impacts were determined to be less than significant.

Mendocino County General Plan Update EIR

Utilities and service systems are addressed in Chapter 4.14 (Utilities and Service Systems) of the Mendocino County General Plan Update EIR. The County EIR evaluated potential impacts associated with water supply, wastewater disposal, solid waste facilities, and dry utilities resulting from development permitted under the County General Plan. The analysis concluded that impacts related to wastewater disposal, solid waste, and dry utilities would be less than significant with implementation of adopted County policies.

The County General Plan Update EIR identified potentially significant and unavoidable impacts related to long-term water supply availability at a countywide, programmatic level, based on projected growth and cumulative demand. These conclusions were based on conservative assumptions regarding buildout across Mendocino County and included areas outside the City of Ukiah and its Sphere of Influence. The

County EIR did not identify mitigation measures beyond compliance with adopted policies, water conservation measures, and coordination with water service providers.

Ukiah Valley Area EIR

Utilities and service systems are discussed in Chapter 3.10 (Public Services and Infrastructure) of the Ukiah Valley Area Plan EIR. The UVAP EIR analyzed the potential for growth envisioned under the UVAP to affect water supply, wastewater treatment capacity, and other utility services within the Ukiah Valley. The UVAP EIR concluded that buildout of the UVAP could result in significant and unavoidable impacts related to water supply and wastewater treatment capacity, based on growth-inducing land use changes and assumptions that exceed existing service constraints.

The UVAP EIR included mitigation measures aimed at coordinating infrastructure planning, promoting conservation, and managing growth; however, due to the scale of potential development anticipated under the plan, certain utility impacts were determined to remain significant and unavoidable at the programmatic level.

c. Project Impacts and Mitigation Measures

Threshold 1:	Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Impact UTIL-1 The proposed project would not increase demand for water, wastewater, electric power, natural gas, telecommunications, or stormwater drainage facilities. The proposed project is administrative in nature and would not facilitate or authorize development or infrastructure expansion. Therefore, no impact would occur.

The proposed project would not require or result in the construction or relocation of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities.

The proposed project consists of the reorganization of jurisdictional boundaries and municipal service territories within the City's existing Sphere of Influence and the pre-zoning of annexed unincorporated areas to reflect existing County standards. The proposed project would not authorize new residential or non-residential development, would not increase development intensity, and would not establish a growth or buildout program. As a result, the proposed project would not create additional demand for utilities beyond existing conditions.

No development is proposed or would be facilitated by the proposed project. As such, expansion of water supply infrastructure, wastewater treatment capacity, stormwater drainage systems, or energy and telecommunications facilities would not be required. Existing water, wastewater, and stormwater systems would continue operating under current service conditions, with service provision adjusted administratively where annexation occurs. Any future connections to utility systems would be limited to development already permitted under existing County or City entitlements and would remain subject to separate discretionary review and project-level CEQA analysis.

The Pinoleville Rancheria area would not be included in the proposed reorganization areas; however, the City would coordinate with the Pinoleville Rancheria regarding the continued provision of City services in order to maintain existing levels of service currently being provided. This coordination would be administrative in nature and would not involve construction or expansion of utility infrastructure beyond existing conditions.

Similarly, implementation of the proposed project would not require construction of new electric power, natural gas, or telecommunications infrastructure. Utility providers would continue to operate existing

facilities, and no new trunk lines, substations, pipelines, or communication facilities would be proposed as part of the proposed project. Any future utility upgrades unrelated to the proposed project would be implemented independently and would undergo individual environmental review as required.

With respect to stormwater drainage, the proposed project would not alter drainage patterns or require construction or expansion of stormwater facilities. Because no grading, construction, or land disturbance is proposed as part of the proposed project, there would be no change in runoff characteristics attributable to project implementation. Existing stormwater regulations would continue to apply to future development proposals.

The City of Ukiah General Plan includes policies in the Public Facilities, Services, and Infrastructure Element that guide utility planning toward efficiency, resilience, and sustainability, including improving infrastructure performance, promoting energy conservation, encouraging undergrounding of utilities where feasible, and requiring low-impact development practices for stormwater management. The following applicable policies provide guidance for utility planning and service provision within the city:

Goal PFS-1. To maintain a safe and adequate water system to meet the needs of existing and future development.

> **Policy PFS-1.1: Water Service Annexation Impacts.** The City shall ensure newly annexed areas within the city do not negatively affect water services to existing customers
>
> **Policy PFS-1.3: Consolidation of Water Districts.** The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery.
>
> **Policy PFS-1.4: Water Storage.** The City shall encourage the protection and expansion of existing sources and methods of water storage for future development.
>
> **Policy PFS-2.4: Ukiah Valley Sanitation District.** The City should collaborate with Ukiah Valley Sanitation District to ensure adequate wastewater collection and treatment is provided to properties within City limits and their jurisdictional boundaries.
>
> **Policy PFS-2.5: Out of Area Service Agreements.** The City shall require out of service area agreements in rural areas where the Ukiah Valley Sanitation District cannot feasibly provide wastewater services.

While these policies would apply to future development projects, they are not triggered by, nor would they be implemented as part of, the proposed project.

The proposed project is administrative in nature and does not include or facilitate physical development, it would not require the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities. Therefore, there would be no impacts related to utilities and service systems. The project would not result in new or substantially more severe significant impacts to utilities and service systems beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required.

Mitigation Measures

No mitigation measures would be required.

Threshold 2:	Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Impact UTIL-2 The proposed project would not increase water demand because it would not facilitate or authorize development. Water demand would remain consistent with existing conditions, and no expansion of water supply infrastructure would be required. Therefore, no impact would occur

The proposed project would not facilitate future growth or development and therefore would not create additional demand for potable water supplies within the City of Ukiah or the annexed areas. The proposed project is administrative in nature and is limited to the reorganization of jurisdictional boundaries and municipal service territories within the City's existing Sphere of Influence, along with the pre-zoning of annexed unincorporated lands to maintain existing County land use designations and zoning standards.

The proposed project would not authorize residential or non-residential development, would not increase development intensity, and would not establish a growth or buildout scenario. As such, no new water demand was calculated using water demand factors or modeling tools, and no assumptions regarding future growth were made for the purposes of this analysis. Water demand within the city and annexed areas would continue to be governed by the growth assumptions and buildout scenarios established in the City of Ukiah General Plan, the Mendocino County General Plan, and the UVAP EIR. Under the proposed project, water demand would remain consistent with existing conditions. Any demand would be limited to development already permitted under existing City or County land use entitlements. Further, as discussed in the City of Ukiah General Plan EIR, growth under the City of Ukiah General Plan accounted for potential growth and expansion of the SOI. As determined in the City of Ukiah General Plan EIR, water supply would be sufficient to accommodate estimated growth in the city and the SOI. The proposed project would not introduce new growth beyond that evaluated in the City of Ukiah General Plan EIR and the UVAP EIR. The proposed project would operate within these adopted planning frameworks and would not modify, expand, or accelerate growth beyond what has already been contemplated and evaluated in those documents.

Although annexation would result in a change in service provider for certain areas, the reorganization would not require expansion of water supply sources, construction of new water treatment facilities, or increased water deliveries. Existing water systems would continue to operate within their current capacity, and service realignment would occur administratively. Any future development proposals within annexed areas would be subject to separate discretionary review and project-level CEQA analysis to evaluate water supply availability and infrastructure capacity at that time.

The City of Ukiah General Plan includes policies that guide long-term water system planning, conservation, and service efficiency to ensure reliable water supplies for existing customers and any future development that may occur independently of the proposed project. As described in Impact UTIL-1 policies would continue to apply following annexation but are not activated by the proposed reorganization itself. In addition, the Pinoleville Rancheria area would not be included in the proposed reorganization areas; however, the City would coordinate with the Pinoleville Rancheria regarding the continued provision of City water services in order to maintain existing levels of service currently being provided. This coordination would be administrative in nature and would not require expansion of water supply infrastructure or result in increased water demand.

Because the proposed project would not increase water demand, modify land use patterns, or induce growth, it would not adversely affect the City's water supply or distribution system. Accordingly, the proposed project would not result in impacts to the City's water supply or distribution system. The project would not result in new or substantially more severe significant impacts to water supply beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required.

Mitigation Measures

No mitigation measures would be required.

Threshold 3:	Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Impact UTIL-3 The proposed project would not increase demand for wastewater treatment or require expansion of wastewater facilities. The project is administrative in nature and would not authorize development. Therefore, no impact would occur.

The proposed project would not result in increased wastewater generation or additional demand on wastewater collection, treatment, or disposal facilities. The proposed project would not facilitate new residential or non-residential development, would not increase development intensity, and would not establish a growth or buildout scenario. As a result, no wastewater generation calculations based on projected water demand or land use assumptions were required for this analysis, as the proposed project does not introduce new growth forecasts, modify adopted buildout scenarios, or alter the growth assumptions established in the City of Ukiah General Plan, the Mendocino County General Plan, or the Ukiah Valley Area Plan EIR.

Implementation of the proposed project would involve the administrative realignment of wastewater service responsibilities within annexed areas but would not require expansion of wastewater treatment capacity, construction of new wastewater facilities, or modification of existing wastewater infrastructure. As part of the reorganization, the City would annex a portion of the Ukiah Valley Sanitation District, and once statutory thresholds are met, the Sanitation District would be established as a subsidiary district of the City. This action would consolidate governance and service responsibility while continuing wastewater collection and treatment using the existing facilities operated by the City. In areas not served by centralized wastewater systems, including portions of the SOI, properties relying on private wastewater disposal systems (e.g., septic systems) would continue to operate as currently permitted and regulated, with no changes required as a result of the proposed project. Existing wastewater flows would remain consistent with current conditions and permitted land use entitlements. Wastewater service to annexed areas would continue under existing service arrangements, with jurisdictional responsibility adjusted as appropriate.

As the proposed project would not authorize development or increase wastewater flows, the Ukiah Valley Wastewater Treatment Plant would not experience increased loading attributable to the reorganization. Any future development proposals within annexed areas that could generate additional wastewater would be subject to separate discretionary review and project-level CEQA analysis to evaluate wastewater generation, collection system capacity, and treatment plant capacity at the time such development is proposed.

The City of Ukiah Public Facilities, Services, and Infrastructure Element of the General Plan includes policies that guide long-term wastewater planning and coordination to ensure continued service reliability and regulatory compliance. Relevant policies include the following:

Goal PFS-2. To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development.

> **Policy PFS-2.1: Level of Service.** The City shall maintain an adequate level of service in the City's wastewater collection, treatment, and disposal system to meet the needs of existing and projected development and all State and Federal regulations.
>
> **PolicyPFS-2.3: Wastewater Service Coordination.** The City shall coordinate with the Ukiah Valley Sanitation District to ensure ongoing wastewater treatment capacity within the wastewater treatment plant for future development.

Policy PFS-2.4: Ukiah Valley Sanitation District. The City should collaborate with Ukiah Valley Sanitation District to ensure adequate wastewater collection and treatment is provided to properties within City limits and their jurisdictional boundaries.

Policy PFS-2.5: Out of Area Service Agreements. The City shall require out of service area agreements in rural areas where the Ukiah Valley Sanitation District cannot feasibly provide wastewater services. PFS-2.6 Wastewater Service Capacity. The City shall ensure there is adequate wastewater service capacity prior to annexation of additional land.

These policies address maintaining adequate levels of service, ensuring sufficient funding for wastewater infrastructure, coordinating with the Ukiah Valley Sanitation District regarding treatment capacity, and verifying service availability prior to annexation or approval of development. While these policies establish a framework for future infrastructure planning, they are not triggered by the proposed reorganization project, as no new demand would be created.

The proposed project would not increase wastewater generation, require expansion of wastewater treatment facilities, or induce development, therefore it would not result in adverse environmental impacts related to wastewater treatment or disposal. Accordingly, there would be no impact to wastewater facilities. The project would not result in new or substantially more severe significant impacts to wastewater facilities beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required.

Mitigation Measures

No mitigation measures would be required.

Threshold 4:	Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
Threshold 5:	Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Impact UTIL-4 The proposed project would not increase the volume of solid waste generated in Ukiah or annexed areas because it would not facilitate or authorize development. The proposed project is administrative in nature and would not result in the generation of construction or operational waste. Therefore, no impact would occur.

The proposed project would not result in increased solid waste generation and would not require expanded solid waste disposal capacity. The proposed project would not authorize residential, commercial, industrial, or infrastructure development and would not include construction activities. As such, no construction-related debris, operational municipal solid waste, or industrial waste would be generated as a result of implementation of the proposed project.

Because the proposed project would be limited to the reorganization of jurisdictional boundaries and municipal service responsibilities related to water and wastewater only, solid waste generation levels within the City of Ukiah and annexed areas would remain consistent with existing conditions and with levels already permitted under existing land use entitlements. C&S Waste Solutions through two franchise waste haulers, Ukiah Waste Solutions and Redwood Waste Solutions, provides solid waste collection and recycling to the city of Ukiah and its SOI. These services would continue to be provided by existing providers under current service arrangements for five years after annexation under the existing franchise agreement. After five years, the franchise waste hauler for the annexation area may be adjusted from Redwood Waste Solutions to Ukiah Waste Solutions.

The Ukiah Transfer Station currently operates below its permitted daily capacity, and existing solid waste management facilities have sufficient capacity to accommodate solid waste generated under existing conditions. Because the proposed project would not increase population, change land use intensity, or facilitate new development, it would not increase the amount of waste requiring disposal at local or regional facilities.

Any future development proposals within annexed areas that could generate additional solid waste would occur independently of the proposed project and would be subject to separate discretionary review and project-level CEQA analysis. Such analysis would evaluate solid waste generation and disposal capacity at the time development is proposed and would ensure compliance with applicable federal, state, and local solid waste management regulations.

The City of Ukiah Public Facilities, Services, and Infrastructure Element of the General Plan includes policies that promote waste reduction, recycling, composting, and diversion of solid waste through compliance with CALGreen requirements and other waste-management practices.

Goal PFS-3. To ensure adequate solid waste, recycling, and composing services and maximize waste diversion from landfills.

> **Policy PFS-3.2: Waste Management Services.** The City shall continue waste management service contracts to provide quality and cost-effective solid waste removal throughout the city and require all residents and businesses to comply with solid waste collection and recycling service requirements.

These policies provide a framework for future development but are not triggered by the proposed project, as no development is proposed.

Because the proposed project would not generate solid waste or increase demand on disposal facilities, it would not result in impacts related to solid waste generation and disposal. The project would not result in new or substantially more severe significant impacts to solid waste beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required.

Mitigation Measures

No mitigation measures would be required.

4.4.4 Cumulative Impacts

The geographic scope for cumulative analysis of utilities and service systems varies by utility type and is generally defined by the service area of the applicable utility provider and associated infrastructure. The cumulative analysis considers past, present, and reasonably foreseeable actions within the City of Ukiah and surrounding unincorporated areas of Mendocino County, in combination with implementation of the proposed project. Because the proposed project is administrative in nature and would not authorize development, the cumulative analysis focuses on whether reorganization, when considered alongside other actions, would result in cumulatively considerable impacts to utilities or service systems.

Water

The geographic scope for cumulative water impacts includes the City of Ukiah water service area and adjacent unincorporated areas currently served by local water districts. This scope is appropriate because water supply, treatment, and distribution are managed at the local level and cumulative demands are evaluated within existing service boundaries.

The proposed project would not increase water demand, as it would not authorize new development or intensification of land uses. Existing water supply, treatment, and distribution systems would continue to operate under current conditions following reorganization, with responsibility for service provision

transitioning administratively to the applicable City water agency or subsidiary district where annexation occurs. Existing and reasonably foreseeable projects in the cumulative study area are subject to separate discretionary review to ensure that adequate water supplies are available prior to approval. Because the proposed project would not add demand and existing regulatory processes ensure water availability for other cumulative projects, there would be no cumulative impacts to water supply, and the proposed project's contribution would not be cumulatively considerable.

Wastewater

The geographic scope for cumulative wastewater impacts encompasses areas served by the Ukiah Valley wastewater collection and treatment system. This scope is appropriate because wastewater flows from multiple jurisdictions are conveyed to shared treatment facilities.

The proposed project would not increase wastewater generation, as it does not facilitate new development. Wastewater collection and treatment operations would continue using existing facilities and capacities, though service responsibility would be adjusted administratively where reorganization or annexation occurs, such as through establishment of a city subsidiary sanitation district. Existing and future projects in the cumulative study area that could generate additional wastewater are required to demonstrate adequate conveyance and treatment capacity and would undergo project-level CEQA review if system expansions or upgrades are needed. Because the proposed project would not add wastewater flows and planning for wastewater capacity is addressed through separate regulatory processes. As such, there would be no cumulative impact related to wastewater facilities, and the proposed project would not contribute cumulatively.

Stormwater

The geographic scope for cumulative stormwater impacts includes the City's stormwater drainage service area and adjacent unincorporated areas subject to County stormwater regulations. This scope captures areas where runoff management and water quality protection are regulated through municipal and regional programs.

The proposed project would not alter drainage patterns or increase impervious surfaces and therefore would not contribute to increased stormwater runoff. Existing stormwater drainage systems and regulatory frameworks would remain in place following reorganization, with operations and maintenance continuing under the appropriate City or County authority as jurisdictional boundaries change. Cumulative projects involving physical development are required to comply with applicable stormwater permitting requirements and low-impact development standards. Because the proposed project would not involve construction or land disturbance and cumulative projects are regulated to address stormwater impacts, there would be no cumulative stormwater impacts, and the proposed project's contribution would not be cumulatively considerable.

Electric Power, Natural Gas, and Telecommunications

The geographic scope for cumulative impacts related to electric power, natural gas, and telecommunications encompasses the service territories of existing utility providers serving the Ukiah area. These services are planned and operated on a service-area basis to ensure reliability and capacity.

The proposed project would not increase energy or telecommunications demand, as it would not authorize development or population growth. Any future infrastructure upgrades required to serve cumulative development would be implemented independently by utility providers and subject to applicable regulatory oversight and environmental review. Because the proposed project would not add demand or require new facilities, there would be no cumulative impacts to electric power, natural gas, and telecommunications systems, and the proposed project would not contribute cumulatively.

Solid Waste

The geographic scope for cumulative solid waste impacts includes areas contributing waste to local solid waste management facilities serving Ukiah and surrounding areas. This scope is appropriate because disposal capacity and diversion programs are addressed regionally.

The proposed project would not generate solid waste, as it would not include construction or operational activities. Other cumulative projects that generate solid waste are subject to state and local waste diversion requirements and are served by facilities with available permitted capacity. Because the proposed project would not increase waste generation and solid waste facilities are planned to accommodate regional needs, there would be no cumulative impacts related to solid waste, and the proposed project's contribution would not be cumulatively considerable.

5 Other CEQA Required Discussions

This section discusses effects found not to be significant, growth inducement, and irreversible environmental impacts, that would be caused by the proposed project.

5.1 Effects Found Not to be Significant

Pursuant to CEQA Guidelines Section 15128, an EIR must contain a brief discussion of the reasons that various impacts were determined not to be significant, and therefore not discussed in detail in the EIR. The proposed project was evaluated against CEQA Guidelines Appendix G criteria. As a result of that evaluation, several environmental resource areas were eliminated from further analysis. A summary of these resource areas and why they were eliminated from further analysis follows below.

5.1.1 Aesthetics and Visual Resources

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on aesthetics and visual resources. Would the project:

1. Have a substantial adverse effect on a scenic vista
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway
3. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area

Proposed Project Impacts

While the proposed project would result in changes to the City's Sphere of Influence (SOI) and annexation of Millview, Willow, and Sanitation District territory, the proposed project would include pre-zoning and land use designations for the annexation areas that would be consistent with the current land use designations provided in the County's General Plan and the Ukiah Valley Area Plan. The proposed project would not facilitate development beyond what was considered in the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or the Ukiah Valley Area Plan EIR. Development that occurs within the project area would be designed in compliance with City design guidelines that address building materials, height limitations, parking, and pedestrian orientation, among other aspects. Therefore, the proposed project would not result in any impacts to aesthetics and visual resources not disclosed within the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or the Ukiah Valley Area Plan EIR.

5.1.2 Air Quality

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on air quality. Would the project:

1. Conflict with or obstruct implementation of the applicable air quality plan
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard
3. Expose sensitive receptors to substantial pollutant concentrations
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people

Proposed Project Impacts

The proposed project would change the City's SOI and city limits; however, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the proposed project, which would be consistent with the Ukiah Valley Area Plan. Therefore, the proposed project would not result in new or increased amounts of construction or density, and therefore no corresponding increase in short- or long-term emissions compared to what was evaluated in the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or Ukiah Valley Area Plan EIR. The proposed project would not involve land use changes, new development, or construction activities. As such, the project would not generate emissions typically associated with development projects, such as construction-related dust, equipment exhaust, or long-term emissions from new land uses. Operational emissions associated with the addition of four police officers would be limited to a minor increase in patrol vehicle use. However, this incremental increase would be negligible as police patrol activities are part of an existing, citywide service system. The addition of four police officers would primarily redistribute patrol coverage or enhance response capacity, rather than create entirely new travel demand. Any incremental increase in fuel consumption and tailpipe emissions (e.g., NOx, ROG, PM10, and PM2.5) from a small number of additional patrol vehicles would be negligible and below applicable regional air quality significance thresholds and would be somewhat offset by the change of need from sheriff patrol vehicles to Ukiah Police Department vehicles in the portions currently served by Sonoma County Sheriff. Therefore, the proposed project would not result in additional impacts to air quality not disclosed within the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or the Ukiah Valley Area Plan EIR.

5.1.3 Biological Resources

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on biological resources. Would the project:

1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service
3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance

6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan

Proposed Project Impacts

The proposed project would change the City's SOI and city limits such that additional habitat for special-status species, riparian habitat, wetlands, and other sensitive natural communities may occur within the city limits. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the project. The land use and zoning designations would also be consistent with the Ukiah Valley Area Plan. The proposed project would not result in new or increased amounts of construction and therefore, would not result in potential to impact special-status species. The proposed project would not result in new or increased conversion or loss of habitat, wetlands, or riparian and other sensitive natural communities compared to what was concluded in the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or Ukiah Valley Area Plan EIR. Similarly, as the proposed project would not change the location of the land uses envisioned in the Ukiah 2040 General Plan, Mendocino County General Plan Update, or the Ukiah Valley Area Plan, there would be no new or additional impacts to wildlife movement corridors. The City would continue to apply the Ukiah 2040 General Plan goals and policies designed to reduce impacts to biological resources. Therefore, the proposed project would not result in additional impacts to biological resources not disclosed within the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or the Ukiah Valley Area Plan EIR.

5.1.4 Cultural Resources

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on cultural resources. Would the project:

1. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5
3. Disturb any human remains, including those interred outside of dedicated cemeteries

Proposed Project Impacts

The proposed project would change the City's SOI and city limits such that additional historic resources, archaeological resources, and human remains may occur within the city limits. However, the proposed project would not result in new or increased amounts of construction and therefore would not result in potential to damage historic resources, archaeological resources, and human remains. Any future development within the expanded city limits would remain subject to the same regulatory framework and mitigation measures identified in the Ukiah 2040 General Plan EIR, including requirements for resource assessments, avoidance protocols, and compliance with state laws governing the treatment of human remains. Therefore, the proposed project would not result in any impacts to cultural resources not disclosed within the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or the Ukiah Valley Area Plan EIR.

5.1.5 Energy

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on energy. Would the project:

1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

Proposed Project Impacts

The proposed project would change the City's SOI and city limits; however, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the proposed project. Accordingly, the maximum buildout potential of the land annexed into the city would be the same as existing conditions and potential future energy use in these areas for subsequent construction and operation would be the same as existing conditions. Therefore, the proposed project would not result in new or increased amounts of construction or density. With mandatory adherence to Ukiah City Code Section 3000 on implementing energy efficient construction, the project would not result in new or substantially more severe significant impacts to energy beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, County General Plan Update EIR, and Ukiah Valley Area Plan EIR.

5.1.6 Geology and Soils

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on geology and soils. Would the project:

1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
    a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
    b. Strong seismic ground shaking
    c. Seismic-related ground failure, including liquefaction
    d. Landslides
2. Result in substantial soil erosion or the loss of topsoil
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property
5. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater
6. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature

Proposed Project Impacts

The proposed project would change the City's SOI and city limits such that additional construction and operation would be within city limits. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the project. The land use and zoning designations would also be consistent with the Ukiah Valley Area Plan. Therefore, the proposed project would not result in new or increased amounts of construction or density, and therefore no corresponding increase in indirect or direct impacts related to geology and soils would occur from these activities beyond what was evaluated in the Ukiah 2040 General Plan EIR or Ukiah Valley Area Plan EIR.

The proposed project would change the City's SOI and city limits such that additional paleontological resources may occur within the city limits. However, the proposed project would not result in new or increased amounts of construction and therefore would not result in potential to damage paleontological resources. The project would not result in new or substantially more severe significant impacts to paleontological resources beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, County General Plan Update EIR, and Ukiah Valley Area Plan EIR.

5.1.7 Greenhouse Gas Emissions

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on greenhouse gas emissions. Would the project:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

Proposed Project Impacts

The proposed project would change the City's SOI and city limits such that additional construction and operation would be within city limits. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the project. The land use and zoning designations would also be consistent with the Ukiah Valley Area Plan. The proposed project would not involve land use changes, new development, or construction activities. As such, the project would not generate emissions typically associated with development projects, such as construction-related dust, equipment exhaust, or long-term emissions from new land uses. Operational emissions associated with the addition of four police officers would be limited to a minor increase in patrol vehicle use. However, this incremental increase would be negligible as police patrol activities are part of an existing, citywide service system. The addition of four police officers would primarily redistribute patrol coverage or enhance response capacity, rather than create entirely new travel demand. Any incremental increase in vehicle related carbon dioxide emissions (CO_2) from a small number of additional patrol vehicles would be negligible and below applicable statewide or regional reduction targets and would be somewhat offset by the change of need from sheriff patrol vehicles to Ukiah Police Department vehicles in the portions currently served by Sonoma County Sheriff. Therefore, the proposed project would not result in new or increased amounts of construction or density, and therefore no corresponding increase in greenhouse gas emissions from these activities beyond what was evaluated in the Ukiah 2040 General Plan EIR or Ukiah Valley Area Plan EIR.

5.1.8 Hazards and Hazardous Materials

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on hazards and hazardous materials. Would the project:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment

3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires

Proposed Project Impacts

The proposed project would change the City's SOI and city limits such that additional construction and operation would be within city limits. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the project. The land use and zoning designations would also be consistent with the Ukiah Valley Area Plan. Therefore, the proposed project would not result in an increase in the potential development footprint on sites with identified hazardous materials concerns beyond what was evaluated in the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or Ukiah Valley Area Plan EIR. The proposed project would also not introduce new land uses involving the routine use or handling of hazardous materials beyond what was considered in previous environmental reviews. Hazardous materials would continue to be managed in accordance with Ukiah 2040 General Plan goals and policies designed to reduce impact to hazards and hazardous materials. The proposed project would not result in new or increased amounts of construction or density and therefore, would not result in safety hazards or excessive noise near an airport, impair implementation of an emergency response plan or emergency evacuation plan, and would not expose people or structures to risks associated with wildland fires. Therefore, the proposed project would not result in any impacts related to hazards and hazardous materials not disclosed within the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or the Ukiah Valley Area Plan EIR.

5.1.9 Mineral Resources

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on mineral resources. Would the project:

1. Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state
2. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan

Proposed Project Impacts

There are no significant mineral resources or mining operations in the City of Ukiah or County of Mendocino. The proposed project would change the City's SOI and city limits such that future mineral extractions, if any, would be within city limits. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the project. The land use and zoning designations would also be consistent with the Ukiah Valley Area Plan. Therefore, the proposed project would not result in new or increased amounts of mineral recovery or change the currently allowed

uses that would impact mineral recovery, and therefore no corresponding impact to mineral resources beyond what was evaluated in the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or Ukiah Valley Area Plan EIR.

5.1.10 Noise

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on noise. Would the project result in:

1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies
2. Generation of excessive groundborne vibration or groundborne noise levels
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels

Proposed Project Impacts

The proposed project would change the City's SOI and city limits such that additional construction and operation would be within city limits. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the project. The land use and zoning designations would also be consistent with the Ukiah Valley Area Plan. Because the proposed project would not change the land uses or zoning within the annexation areas, there would be no corresponding change in land use affecting exposure to noise or vibration, nor would there be an increase in construction related noise or vibration. The proposed project would not result in increased construction or density near an airport and, as such, would not expose people residing or working in the proposed project area to excessive noise levels. Therefore, the proposed project would not result in increases in noise producing activities beyond what was evaluated in the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or Ukiah Valley Area Plan EIR.

5.1.11 Population and Housing

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on population and housing. Would the project:

1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere

Proposed Project Impacts

The proposed project would result in changes to the City's SOI and city limits such that additional growth would occur within the City's jurisdiction compared to exiting conditions. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the proposed project. Accordingly, the growth that would occur within the city limits is already planned and is consistent with the growth anticipated by the Ukiah Valley Area Plan, Ukiah 2040 General Plan, and the

County General Plan. Accordingly, the proposed project would not result in substantial unplanned population growth, or result in long-term physical environmental effects related to unplanned population growth or displacement.

5.1.12 Public Services

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on public services. Would the project:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
    a. Fire protection
    b. Police protection
    c. Schools
    d. Parks
    e. Other public facilities

Proposed Project Impacts

The proposed project would result in changes to the City's SOI and city limits such that additional growth would occur within the City's jurisdiction compared to exiting conditions. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the proposed project. Accordingly, the growth that would occur within the city limits is already planned and is consistent with the growth anticipated by the Ukiah Valley Area Plan, Ukiah 2040 General Plan, and the County General Plan. Implementation of the proposed project would require the addition of four police officers that would travel to existing Ukiah Police Department offices. The Ukiah 2040 General Plan EIR accounts for the need to expand public services, including staffing and operational capacity, to serve anticipated growth through the planning horizon. The addition of four officers would be consistent with these projections and would not represent a substantial increase beyond the service assumptions analyzed in the Ukiah 2040 General Plan EIR. Therefore, the proposed project would not result in new or more severe impacts than those previously disclosed. The proposed staffing increase would not require the construction of new police facilities or the expansion of existing facilities. The additional personnel would be accommodated within existing City infrastructure. Additionally, Ukiah Valley Police Department would continue to coordinate with the Mendocino County Sheriff's Office to provide police protection services to the city and its SOI consistent with General Plan policy PFS9.3. As such, no physical environmental changes, including land disturbance, construction-related emissions, emissions associated with police vehicles, or impacts to biological or cultural resources, would occur as a result of implementation of the proposed project. No change or additional staffing needs are anticipated for the Ukiah Valley Fire Authority, schools, parks, or other public facilities as a result of implementation of the proposed project. Therefore, the proposed project would not result in impacts to public services not disclosed within the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or the Ukiah Valley Area Plan EIR.

5.1.13 Recreation

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on recreation. Would the project:

1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment

Proposed Project Impacts

The proposed project would result in changes to the City's SOI and city limits such that additional growth would occur within the City's jurisdiction compared to exiting conditions. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the proposed project. Therefore, the proposed project would not result in any development and population growth that would impact the need for or construction of parks and recreation beyond existing conditions. The proposed project does not include the construction of any recreational facilities. Therefore, the proposed project would not result in any impacts to recreation not disclosed within the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or the Ukiah Valley Area Plan EIR.

5.1.14 Transportation

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on transportation. Would the project:

1. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities
2. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)
4. Result in inadequate emergency access

Proposed Project Impacts

The proposed project would change the City's SOI and city limits such that additional development would be within city limits which could have an impact on transportation. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the project. The land use and zoning designations would also be consistent with the Ukiah Valley Area Plan. Though the proposed project would require the addition of four officers to the Ukiah Valley Police Department, this increase in staff would represent a minor operational adjustment to maintain public safety services. Although the additional officers may result in a small increase in patrol-related to driving, this would be considered redistributed or incremental operational travel within an existing service area. Police patrols are typically deployed to meet existing service needs and often replace or optimize existing coverage patterns, meaning the net change in total fleet VMT would be minimal. As such, the incremental increase in trips associated with the addition of four officers would be negligible relative to the City's overall transportation network and VMT baseline. The Ukiah 2040 General Plan EIR evaluated cumulative VMT associated with full buildout of the General Plan, including increased public services. The proposed project would be within the scope of these analyzed conditions and would not result in a measurable or substantial increase in per capita or total VMT. Therefore, the proposed project would not result in any development or population growth that would impact the circulation system, conflict with CEQA Guidelines Section 15064.3, subdivision (b), increase hazards due to a design feature, or affect emergency access beyond what was evaluated in the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or Ukiah Valley Area Plan EIR. Accordingly, the proposed project would not result in any impacts to transportation not disclosed within the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or the Ukiah Valley Area Plan EIR.

5.1.15 Tribal Cultural Resources

Significance Thresholds

The following thresholds are based on Appendix G of the *CEQA Guidelines,* which provides the following to determine if a project would have a potentially significant impact on tribal cultural resources. Would the project:

1. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
    a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
    b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Proposed Project Impacts

Tribal cultural resources are discussed in Chapter 4.12 of the Ukiah 2040 General Plan EIR. The Ukiah 2040 General Plan EIR determined that impacts on previously unidentified tribal cultural resources is potentially significant. The EIR introduces Mitigation Measure TCR-1 to protect and avoid the disturbance of known tribal cultural resources during development in coordination with local California Native American Tribes and Mitigation Measure TCR-2 which introduces measures of encountered and unidentified tribal cultural resource during project implementation, requiring a work-halt upon finding materials. Tribal cultural resources were added to the 2016 CEQA Guidelines as a separate environmental issue area. Thus, the County General Plan Update EIR (certified August 2009) tribal cultural resources are discussed in Chapter 4.5 of the County General Plan Update EIR. The County General Plan Update EIR does not include a chapter or section dedicated to analysis of impacts to tribal cultural resources; however, it does distinguish tribal cultural resources as a separate cultural resource and analyzes general impacts to historical and cultural resources (which would include archeological resources that may originate from Native American tribes). The Ukiah Valley Area Plan EIR (certified August 2011) also does not include a chapter or section dedicated to analysis of impacts to tribal cultural resources. However, it does analyze general impacts to historical and cultural resources (which would include archeological resources that may originate from Native American tribes) as a significant and unavoidable impact. As the Notice of Preparation for the General Plan EIR was published before July 1, 2015, tribal consultation pursuant to Assembly Bill 52 (AB 52) was not required. Nonetheless, the City of Ukiah sent AB 52 and Senate Bill 18 notification letters to several tribes on June 5, 2026. As of the date of the publication of this EIR, consultation is ongoing.

The proposed project would change the City's SOI and city limits such that additional tribal cultural resources may occur within the city limits. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the project. The land use and zoning designations would also be consistent with the Ukiah Valley Area Plan. Likewise, as the proposed project would not change the location of the land uses envisioned in Ukiah 2040 General Plan, County General Plan Update, or the Ukiah Valley Area Plan, there would be no new or additional impacts to tribal cultural resources or to archaeological resources that could be of Native American origin. Any future development within the expanded city limits would remain subject to the same regulatory framework and mitigation measures identified in the Ukiah 2040 General Plan EIR, including requirements for resource assessments, avoidance protocols, and compliance with state laws governing the treatment of tribal cultural resources. Any future development in the proposed project area subject to discretionary review

may be subject to AB 52. The County General Plan Update EIR and Ukiah Valley Area Plan EIR did not specifically address tribal cultural resources in their analyses, beyond resources of historical and archeological significance generally. However, the proposed project would not increase development potential of the proposed project area and as such, potential impacts to unidentified tribal cultural resources would not increase under the proposed project. Additionally, the City would continue to apply the Ukiah 2040 General Plan goals and policies designed to reduce impacts to cultural resources. Accordingly, the proposed project would not result in any impacts to tribal cultural resources not disclosed within the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or the Ukiah Valley Area Plan EIR.

5.1.16 Wildfire

Significance Thresholds

The following thresholds are based on Appendix G of the CEQA Guidelines, which provides the following to determine if a project would have a potentially significant impact on wildfire. Would the project:

1. Substantially impair an adopted emergency response plan or emergency evacuation plan
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes

Proposed Project Impacts

The proposed project would change the City's SOI and city limits such that future development would be within city limits. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the project. The land use and zoning designations would also be consistent with the Ukiah Valley Area Plan. Therefore, the proposed project would not result in an increase in potential development on sites with identified wildfire hazard beyond what was evaluated in the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or Ukiah Valley Area Plan EIR. Further, as the proposed project would not increase construction or density, it would not impair implementation of an adopted emergency response plan or emergency evacuation plan, exacerbate wildfire risks, or expose people or structures to slope instability risks after a wildfire. The proposed project would not increase the number of people or structures subject to wildfire risk beyond what was evaluated in the Ukiah 2040 General Plan EIR, County General Plan Update EIR, or Ukiah Valley Area Plan EIR. Therefore, impacts of the proposed project would be less than significant as the City would uphold the updated California Fire Code, the Safety Element of the Ukiah 2040 General Plan, and 2040 General Plan policies.

5.2 Growth Inducement

Section 15126(d) of the CEQA Guidelines requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed project's growth inducing potential is therefore considered significant if project-induced growth could result in significant physical effects in one or more environmental issue areas.

5.2.1 Population Growth

The proposed project would result in changes to the City's SOI and annexation of Millview, Willow, and Sanitation District territory such that additional growth would occur within the City's jurisdiction compared to existing conditions. However, the existing County land use and zoning designations would be maintained as part of the pre-zoning component of the proposed project. Accordingly, the growth that would occur within the city limits is already planned and is consistent with the growth anticipated by the Ukiah Valley Area Plan, Ukiah 2040 General Plan, and the County General Plan. The proposed project would not result in substantial unplanned population growth or result in long-term physical environmental effects related to unplanned population growth or displacement.

5.2.2 Economic Growth

The proposed project would result in changes to the City's SOI and annexation of Millview, Willow, and Sanitation District territory; however, such changes would not result in additional long-term employment or job creation as the reorganization of the City's SOI would not expand overall operations for Millview, Willow, the Sanitation District, or the City. The potential for the proposed project to result in a substantial change in employment in the city beyond employment already provided by Millview, Willow, and the Sanitation District would be minimal because no new facilities would be developed as part of the project. Additional employees necessary to fill the additional four police officer positions would likely be drawn from the existing workforce in the City of Ukiah or Mendocino County. If additional employees would be necessary for the operation of the City of Ukiah water service, it is likely these employees would also be drawn from the existing workforce in the City of Ukiah or Mendocino County. No short-term construction activities would result from the proposed project. Accordingly, the proposed project would not have potential to induce economic expansion to the extent that substantial environmental impacts would occur.

5.2.3 Removal of Obstacles to Growth

The proposed project would result in changes to the City's SOI and annexation of Millview, Willow, and Sanitation District territory. As described in Section 4.4, *Utilities and Service Systems*, the proposed project would not require or result in the construction or relocation of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities. No development is proposed or would be facilitated by the proposed project. Accordingly, no infrastructure or facilities would be required to carry out the proposed project. Therefore, implementation of the proposed project would not extend infrastructure in a manner that would remove obstacles to growth in the project vicinity.

5.3 Irreversible Environmental Effects

CEQA Guidelines Section 15126.2(b) requires that an EIR identify significant impacts that a project would cause which cannot be reduced to less than significant with the application of mitigation measures. As discussed throughout Chapter 4, *Environmental Impact Analysis,* there would be no environmental impacts which would be considered significant and unavoidable. All potentially significant impacts would be reduced to no impact through compliance with existing regulations.

6 Alternatives

6.1 Introduction

Section 15126.6 of the California Environmental Quality Act (CEQA) Guidelines provides guidance for the identification and evaluation of project alternatives in an Environmental Impact Report (EIR). The *CEQA Guidelines* state that an "EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives."

As required by Section 15126.6 of the *CEQA Guidelines*, this Supplemental EIR examines a range of reasonable alternatives to the project that would attain most of the following project objectives:

- Promote logical and orderly municipal boundaries consistent with the City's existing SOI
- Improve efficiency and clarity in the provision and governance of water and wastewater services
- Align service areas and jurisdictional boundaries to reduce fragmented governance and unincorporated islands
- Maintain consistency with existing County and City land use policies through pre-zoning
- Implement reorganization actions without inducing growth, expanding infrastructure capacity, or changing development potential

6.2 Project Alternatives

This discussion focuses on alternatives to the proposed project, including alternatives that were considered but ultimately rejected from further evaluation. These alternatives have been selected for their ability to reduce or eliminate one or more of the significant adverse impacts associated with the project while still meeting most of the basic project objectives. This SEIR also evaluates a No Project Alternative, consistent with the CEQA Guidelines Section 15126.6(e).

6.2.1 Alternatives Considered but Rejected from Further Evaluation

Section 15126.6(c) of the CEQA Guidelines requires that an EIR identify alternatives that were considered but rejected as infeasible and provide a brief explanation as to why such alternatives were not fully considered in the EIR. As required by the CEQA Guidelines, the selection of alternatives for this SEIR included a screening process to determine a reasonable range of alternatives, which could reduce significant effects but also feasibly meet project objectives. Alternatives that do not clearly provide any environmental advantages compared to the proposed project, do not meet basic project objectives, or do not achieve overall lead agency policy goals, have been eliminated from further consideration. The factors that may be considered when addressing the feasibility of alternatives include site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (CEQA Guidelines, Section 15126.6[f][1]).

CEQA Guidelines Section 15126.6(a) also states that "an EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation." The alternatives shall be limited to those that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. Other alternatives may be considered but are not required to satisfy

the requirements of CEQA. For the project, characteristics used to reject alternatives from further consideration include:

- Failure to meet basic project objectives;
- Limited effectiveness in reducing project environmental impacts;
- Inconsistency with City policies;
- Potential for inconsistency with adopted agency plans and policies; and
- Reasonableness of the alternative when compared to other alternatives under consideration.
- All potentially feasible alternatives for the proposed project were evaluated in this SEIR.

6.2.2 Descriptions of Alternatives Evaluated

This analysis considers the following seven alternatives to the proposed project:

- No Project Alternative
- Alternative 1: Valley Oak (Original 2025 Proposed Reorganization)
- Alternative 2: Proposed Project plus Western Parcels and Brush Street Triangle
- Alternative 3: Proposed Project plus Brush Street Triangle
- Alternative 4: Proposed Project plus Western Parcels
- Alternative 5: Proposed Project minus territory above Lake Mendocino Drive
- Alternative 6: Acorn (Proposed Project minus territory Above Orr Springs Road)

The description and potential environmental impacts of each alternative are analyzed in Section 6.3.

6.3 Alternatives Impact Analysis

6.3.1 No Project Alternative

The purpose of describing and analyzing a No Project Alternative is to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. According to CEQA Guidelines Section 15126.6(e)(3)(C), the lead agency should analyze the impacts of the no project alternative by projecting what would reasonably be expected to occur in the foreseeable future if the project were not approved. Under the No Project Alternative, the City would not reorganize the City's sphere of influence (SOI) and would not annex any land within the Millview County Water District (Millview), Willow County Water District (Willow), or Ukiah Valley Sanitation District (Sanitation District). The City would also not pre-zone any land. No amendments to the City's General Plan would be required. As with the proposed project, the No Project Alternative would not result in any change of service, infrastructure, or land use designations.

a. Agricultural and Forestry Resources

The No Project Alternative would not result in changes to the City's SOI and would not include any annexations, district reorganizations, or pre-zoning actions. As with the proposed project, the No Project Alternative would not include any land use designation changes. Accordingly, the No Project Alternative would not result in new or increased conversion or loss of agricultural land or forest land compared to the proposed project. The No Project Alternative would have no impact on agriculture and forestry resources, similar to the proposed project.

b. Hydrology and Water Quality

The No Project Alternative would not result in changes to the City's SOI and would not include any annexations, district reorganizations, or pre-zoning actions that would require the City to manage additional stormwater runoff. In addition, the No Project Alternative does not include any development and therefore would not directly result in impacts to hydrology and water quality. Individual developments facilitated in City limits would undergo project-specific developmental review, including design review, and would be subject to adopted regulations, including Division 9, Chapter 7 of the Ukiah City Code and Policy PFS-5.1 of the Ukiah 2040 General Plan which ensures stormwater control measures for future development and requires installation of green infrastructure consistent with the City's Stormwater Low Impact Development Technical Design Manual. Development would also be subject to applicable permitting processes such as the NPDES and Municipal Separate Storm Sewer System (MS4) permits to ensure adequate stormwater capture and treatment post-construction. Therefore, the No Project Alternative would have no impact on hydrology and water quality, similar to the proposed project.

c. Land Use and Planning

The No Project Alternative would not result in changes to the City's SOI and would not include any annexations, district reorganizations, pre-zoning actions, or new construction. Therefore, the No Project Alternative would not result in the potential to physically divide an established community or conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating and environmental effects. No impact would occur, similar to the proposed project.

d. Utilities and Service Systems

The No Project Alternative would not result in changes to the City's SOI and would not include any annexations, district reorganizations, pre-zoning actions, or new construction. Therefore, demands for water supply, wastewater, electric and natural gas, telecommunications, or solid waste services would be limited to the City's current SOI and would therefore be less than the proposed project. Development facilitated within the City's SOI pursuant to the No Project Alternative would continue to undergo project-specific developmental review and would be subject to adopted policies in the Ukiah 2040 General Plan to ensure adequate utility services are available. The No Project Alternative would have no impact to utilities and service systems, similar to the proposed project.

e. Other CEQA Topics

Under the No Project Alternative, the proposed annexation, detachment, reorganization of service territories, and pre-zoning actions would not occur. Existing jurisdictional boundaries, service providers, and County land use designations and zoning regulations within the City of Ukiah's SOI would remain in place. No changes to land use controls, development standards, or service arrangements would occur, and no physical development or ground-disturbing activities would be authorized as a result of this alternative.

Because the No Project Alternative would not involve construction, land use changes, or infrastructure expansion, it would not result in impacts related to aesthetics, air quality, greenhouse gas emissions, energy, hazards and hazardous materials, mineral resources, noise, recreation, transportation, wildfire, or public services. In addition, because Alternative 1 would not alter zoning or development potential, it would not result in population growth, housing displacement, or increased demand for public facilities. No impact to population and housing and land use and planning would occur, similar to the proposed project.

The No Project Alternative would avoid any potential for ground disturbance and would therefore result in no impacts to biological resources, cultural resources, tribal cultural resources, geology and soils, or paleontological resources. There would be no potential for disturbance of previously unidentified archaeological, historical, or tribal cultural resources, and no mitigation measures related to inadvertent discoveries would be required under this alternative.

Although the No Project Alternative would avoid all environmental effects associated with the proposed project, it would not meet the project objectives of promoting orderly municipal boundaries, improving efficiency and clarity in water and wastewater service provision, reducing fragmented governance, or aligning service responsibilities with the City's existing SOI. In contrast, the proposed project would implement these objectives without changing land use designations, zoning, or development intensity and would remain within the scope of impacts analyzed in the previously certified Ukiah 2040 General Plan EIR, County General Plan Update EIR, and Ukiah Valley Area Plan EIR.

f. Summary

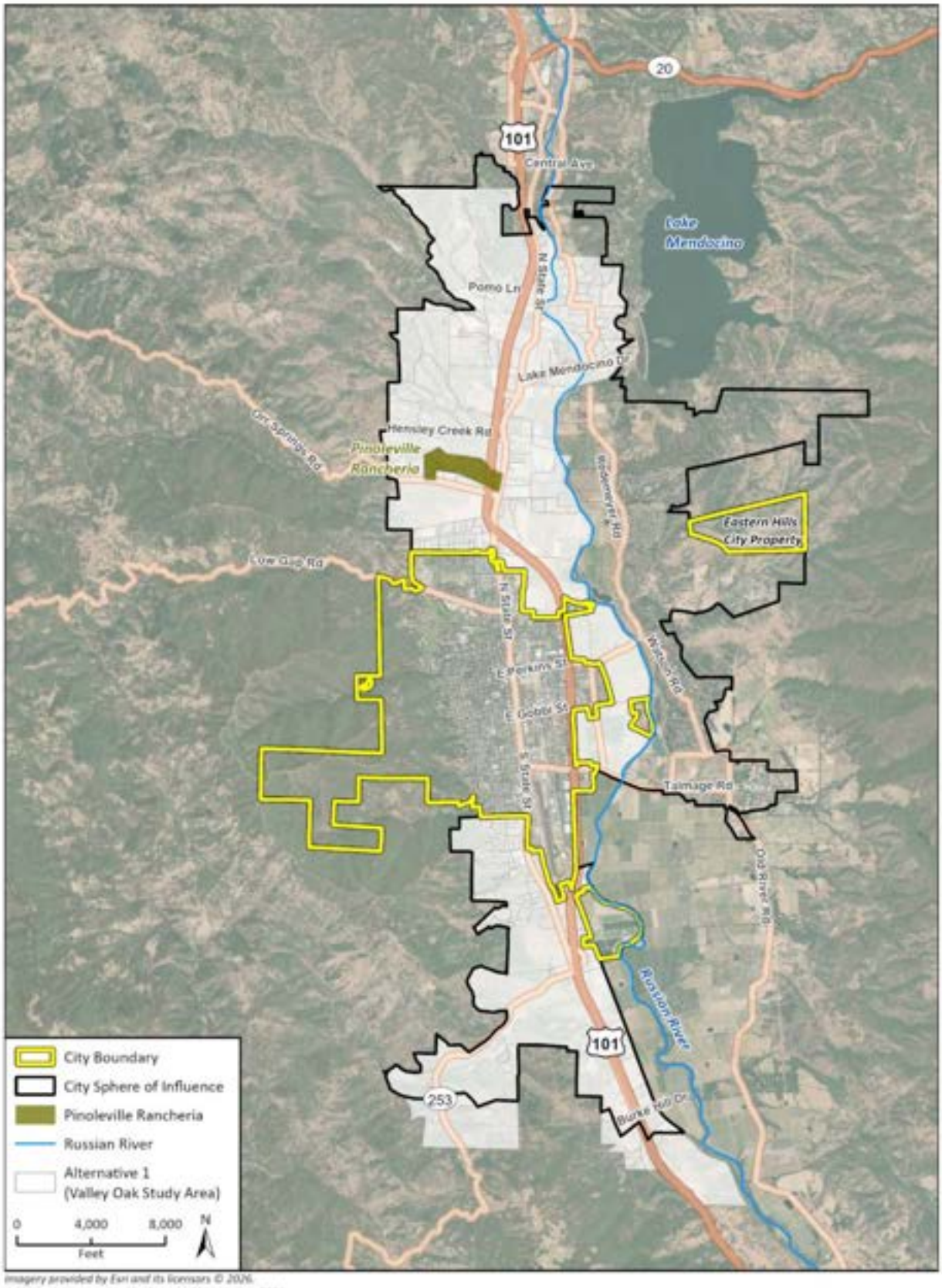
Overall, the No Project Alternative would result in similar environmental impacts than the proposed project but would not fulfill the purpose of the project.

6.3.2 Alternative 1: Valley Oak (*Original 2025 Proposed Reorganization*)

Alternative 1 is the City's originally proposed 2025 reorganization project. Alternative 1 includes an update to the City's SOI, expanding the existing SOI shown in the current General Plan to align with the southern boundaries of Willow. Alternative 1 would also consist of several changes of organization within the City's SOI involving several adjacent or overlapping districts and a number of parcels inside the city and in unincorporated portions of Mendocino County adjacent to the city. As part of Alternative 1, the City would annex approximately 70 percent of the territory of Millview and establish Millview as a subsidiary district of the City. The City would not annex the territory in the Pinoleville Rancheria and would discuss with Pinoleville whether and to what extent the City may provide services to territory within Pinoleville Rancheria to maintain the existing levels of service already being provided. Additionally, the City would annex the entirety of the territory of Willow and detach the entirety of that territory from Willow for purposes of water services, resulting in a merger of Willow with the City. As part of these annexations, the City would also annex significant portions of the Sanitation District, establishing the Sanitation District as a subsidiary district of the City. Under Alternative 1, the City would also pre-zone the unincorporated territories it would annex in order to maintain the existing land use designations currently provided for in the County General Plan and Ukiah Valley Area Plan. This would include an amendment to the Land Use Element within the City's General Plan to ensure the pre-zoning is consistent with the City's General Plan.

No change of or in service, or in infrastructure would occur at any parcel, nor would any land use designations change, as a result of Alternative 1. The proposed Alternative 1 (Valley Oak) area is shown in Figure 6-1.

Figure 6-1 Alternative 1 (Valley Oak) Area



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Additional data provided by County of Mendocino, 2026.

a. Agricultural and Forestry Resources

Alternative 1 would include an expansion of the City's SOI which is not included as part of the proposed project. Alternative 1 would also not authorize development, convert farmland, or modify existing County land use or zoning designations. Accordingly, Alternative 1 would result in a larger geographic expansion of City-managed land compared to the proposed project, including agricultural lands. However, similar to the proposed project, Alternative 1 would maintain existing County land use and zoning designations and would not include any development that could result in the direct loss of agricultural land, including land subject to a Williamson Act Contract. As with the proposed project, Alternative 1 would not encompass any forest lands. Accordingly, Alternative 1 would have no impacts on agriculture and forestry resources, similar to the proposed project.

b. Hydrology and Water Quality

Alternative 1 would include an expansion of the City's SOI which is not included as part of the proposed project. However, Alternative 1 would not result in additional construction and operational activities. Accordingly, overall stormwater runoff and groundwater use in the area would not differ as no additional development is proposed as part as a result of changes in the SOI. Alternative 1 would result in the incorporation of additional flood zone areas within city limits; however, this would be a result of SOI expansion and Alternative 1 would not introduce new development within flood zone areas. If development would be proposed after annexation, individual development would undergo project-specific developmental review, including design review and floodplain review, and would be subject to adopted regulations, including Division 9, Chapter 7 of the Ukiah City Code and Policy PFS-5.1 of the Ukiah 2040 General Plan which ensures stormwater control measures for future development and requires installation of green infrastructure consistent with the City's Stormwater Low Impact Development Technical Design Manual. Development would also be subject to applicable permitting processes such as the NPDES MS4 permits to ensure adequate stormwater capture and treatment post-construction. Therefore, the proposed project would not result in new or increased amounts of construction that would impact stormwater runoff, groundwater quality, or increase pollutants. Accordingly, Alternative 1 would result in the same impacts related to hydrology and water quality as the proposed project, and no impact would occur.

c. Land Use and Planning

Alternative 1 would include an expansion of the City's SOI; however, as with the proposed project, Alternative 1 would not include any land use and zoning designation changes or introduce new development. Though Alternative 1 would result in an expansion of the City's SOI and would include the pre-zone of lands, proposed pre-zoning would be consistent with current County land use and zoning designations. Accordingly, Alternative 1 would not result in any potential to physically divide an established community or conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating and environmental effects. Alternative 1 would have no impacts on land use and planning, similar to the proposed project.

d. Utilities and Service Systems

Alternative 1 would include an expansion of the City's SOI and therefore, would introduce additional needs for demands for electric and natural gas, telecommunications, or solid waste services within the City's SOI compared to the proposed project. However, Alternative 1 would not change the operations of existing water service providers. Water supply sources, treatment facilities, distribution systems, and service practices would remain unchanged. Annexation under Alternative 1 would not increase water demand or reduce available water supply. Development facilitated within the City's expanded SOI pursuant to Alternative 1 would continue to undergo project-specific developmental review and would be subject to adopted policies in the Ukiah 2040 General Plan to ensure adequate utility services are available. Under Alternative 1, the City would continue to apply its General Plan goals and policies on utilities and service systems services, such as Policy PFS-1.3: *Consolidation of Water Districts* directs the

City to support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery. Overall, Alternative 1 would have no impacts to utilities and service systems, similar to the proposed project.

e. Other CEQA Topics

Alternative 1 would include an expansion of the City's SOI; however, as with the proposed project, Alternative 1 would consist solely of administrative and jurisdictional changes. Alternative 1 would not involve construction, ground-disturbing activities, infrastructure expansion, or changes to land use designations, zoning standards, or development intensity.

Because no physical development or construction would occur under Alternative 1, there would be no impacts related to aesthetics, air quality, greenhouse gas emissions, energy, noise, transportation, or hazards and hazardous materials. Similarly, Alternative 1 would not induce population growth or housing displacement, as it would not authorize new development beyond what is already permitted under existing County policies and previously analyzed planning documents. Impacts related to population and housing would therefore be less than significant, similar to the proposed project.

Alternative 1 would not require any ground disturbance and would therefore result in no impacts to biological resources, cultural resources, tribal cultural resources, geology and soils, or paleontological resources. There would be no potential for disturbance of previously unidentified archaeological, historical, or tribal cultural resources, and no mitigation measures related to inadvertent discoveries would be required.

While Alternative 1 would include a larger reorganization area than the proposed project, it would not result in changes to public service operations, recreational facilities, or emergency response services beyond administrative boundary adjustments. The City would continue to apply applicable Ukiah 2040 General Plan policies and Municipal Code requirements to ensure adequate service provision for any future development subject to discretionary review. Accordingly, impacts related to public services, recreation, wildfire, and related CEQA topics would continue to have no impacts, similar to the proposed project.

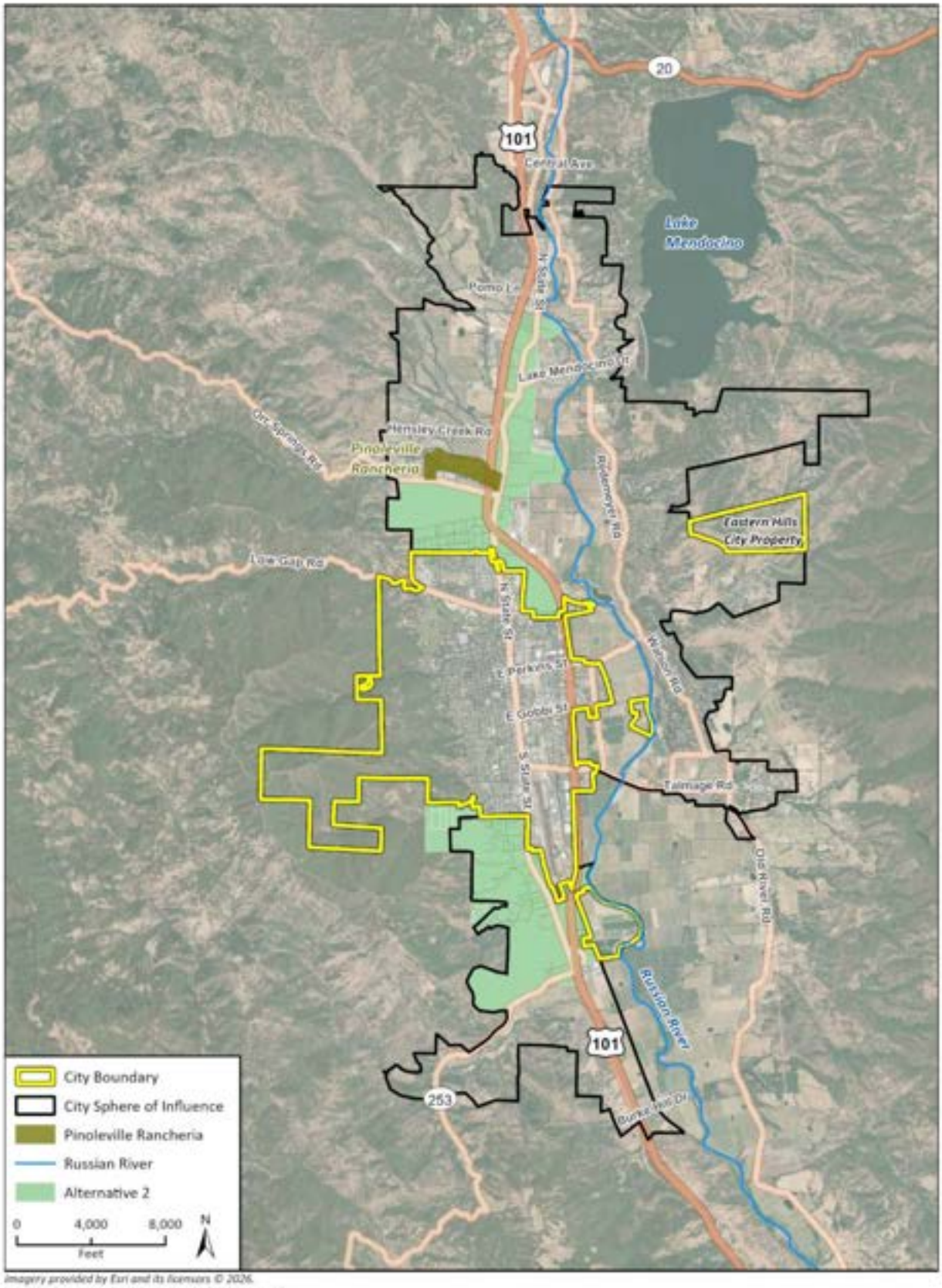
f. Summary

Overall, Alternative 1 would result in environmental impacts similar to the proposed project, with no impacts identified across all CEQA issues analyzed in this EIR. However, Alternative 1 would involve a greater SOI expansion than the proposed project.

6.3.3 Alternative 2

Alternative 2 would include the proposed project as described in Chapter 2, *Project Description,* with the addition of several areas located on both the west and east sides of the City of Ukiah. On the west side, Alternative 2 would include the Oak Knoll and Doolan Canyon areas, which are located outside the City's existing SOI, are not within a water district, and are currently served by the Ukiah Valley Sanitation District. Alternative 2 would also include an unincorporated island area located at the top of Standley Street that is entirely surrounded by the City of Ukiah. This island area is located within the City's SOI but is not currently served by a public water district or the sanitation district. On the east side of the city, Alternative 2 would include the Brush Street Triangle area, which is located within the City's SOI. None of the parcels within the Brush Street Triangle are currently served by a public water district, and some parcels are within the Ukiah Valley Sanitation District. Land uses within the additional areas included under Alternative 2 consist primarily of rural residential development and grazing land, with some urban and built-up uses present, particularly within the island and Brush Street Triangle areas. As with the proposed project, Alternative 2 would not include construction, infrastructure expansion, or changes to land use designations or zoning standards, and would not authorize new development. The proposed Alternative 2 area is shown in Figure 6-2.

Figure 6-2 Alternative 2 Area



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Additional data provided by County of Mendocino, 2026.

a. Agricultural and Forestry Resources

Alternative 2 would include a greater extent of agricultural land compared to the proposed project, including grazing land and rural residential parcels used for low-intensity agricultural purposes. Some of the additional areas included under Alternative 2 are designated for agricultural use under the Mendocino County General Plan and have not been identified for annexation under the City of Ukiah 2040 General Plan. Although Alternative 2 would include additional agricultural lands within the City's SOI and potential annexation boundary, Alternative 2 would not authorize development, convert farmland, or modify existing County land use or zoning designations. No land subject to Williamson Act contracts would be directly affected, and no forest lands would be included. As with the proposed project, any future development within annexed areas would require separate discretionary review and would remain subject to applicable agricultural resource protection policies, including City General Plan policies, Ukiah Municipal Code provisions for the conversion of agricultural land, and Local Agency Formation Commission (LAFCo) policies that discourage premature or unnecessary conversion of agricultural lands and require demonstration of planned growth and service availability. Compared to the proposed project, Alternative 2 would represent a greater inclusion of agricultural and grazing land within the City's SOI; however, the pre-zoning of these areas would not differ from current County designations and would not facilitate or accelerate agricultural land conversion. Additionally, by incorporating a more continuous area within the City's SOI and reducing fragmented boundaries, Alternative 3 would support more coordinated long-term planning for agricultural interfaces and reduce the potential for irregular jurisdictional edges that can contribute to land use conflicts. Accordingly, Alternative 2 would not propose or facilitate development, impacts to agricultural and forestry resources would be similar to the proposed project, and no impact would occur.

b. Hydrology and Water Quality

Alternative 2 would include additional areas that are not currently served by a water district and, in some cases, are not served by a sanitation district. These areas may rely on private wells and on-site wastewater systems under existing conditions. Several of the areas proposed for inclusion under Alternative 2 are also located outside of the City's existing SOI. As with the proposed project, Alternative 2 would not involve construction, grading, land disturbance, or modification of drainage patterns. Alternative 2 would not authorize new development, increase impervious surfaces, expand infrastructure capacity, or alter groundwater recharge conditions. Accordingly, Alternative 2 would not result in new or increased stormwater runoff, changes to flood behavior, or direct degradation of surface or groundwater quality. Although Alternative 2 would increase the extent of land within the City's planning and service consideration area, including areas outside the existing SOI and areas not currently served by public water or wastewater systems, this administrative action would not result in hydrologic or water quality impacts in the absence of development or infrastructure changes. Future development facilitated within city limits under Alternative 2 would undergo project-specific discretionary review, including design review and floodplain review, and would be subject to adopted regulations, including Division 9, Chapter 7 of the Ukiah City Code and Policy PFS-5.1 of the Ukiah 2040 General Plan, which requires the installation of green infrastructure consistent with the City's Stormwater Low Impact Development Technical Design Manual. Development would also be subject to applicable permitting processes under NPDES and the City's MS4 permit to ensure adequate stormwater capture and treatment. Groundwater use would remain subject to the requirements of the Ukiah Valley GSP. Overall, Alternative 2 would result in no impacts to hydrology and water quality, similar to those of the proposed project.

c. Land Use and Planning

Alternative 2 would include an expansion of the City's SOI beyond what is proposed under the project. Several of the additional areas proposed for inclusion under Alternative 2 are located outside the SOI identified in the City of Ukiah 2040 General Plan and include predominantly rural and agricultural land uses. However, Alternative 2 would not modify land use or zoning designations, authorize development or result in physical changes to the environment. Because Alternative 2 would not induce growth or alter

land use patterns, it would not result in conflicts with adopted City and County land use planning frameworks. By incorporating additional areas already within the SOI, Alternative 2 would result in a more contiguous and unified planning area, reduce gaps between City jurisdictional boundaries, and avoid the creation or persistence of unincorporated islands. This improved boundary configuration would enhance long-term planning efficiency and service coordination. Accordingly, similar to the proposed project, Alternative 2 would result in no impact related to land use and planning.

d. Utilities and Service Systems

Alternative 2 would include parcels that are not currently served by a water district and, in some cases, are not served by a sanitation district. However, Alternative 2 would not authorize development, require new or expanded infrastructure, or alter existing service provision. Because Alternative 2 would not result in increased demand for water or wastewater services or trigger the need for new or expanded utility facilities, it would not create environmental impacts related to utilities and service systems. Alternative 2 would not authorize development, increase demand for water or wastewater services, or require the expansion or construction of utility infrastructure. Although Alternative 2 would include a greater proportion of parcels without established public water or wastewater service, this would not result in environmental impacts in the absence of development or increased service demand. The more cohesive service area would support more efficient long-term service planning and reduce fragmented service boundaries. Future development within areas included under Alternative 2 would remain subject to project-specific review and the City's adopted General Plan policies governing utilities and services, including policies supporting efficient service provision and consolidation of water districts. Overall, similar to the proposed project, Alternative 2 would result in no impact related to utilities and service systems.

e. Other CEQA Topics

Similar to the proposed project, Alternative 2 would not involve construction, grading, or physical improvements and Alternative 2 would not result in effects related to aesthetics, transportation, air quality, greenhouse gas emissions, noise, energy, population and housing, recreation, wildfire risk, or public services beyond what is already evaluated for the proposed project.

Because Alternative 2 would not involve ground disturbance, it would not result in impacts to biological resources, cultural resources, tribal cultural resources, geology, soils, or hazards and hazardous materials. No mitigation measures would be required under Alternative 2.

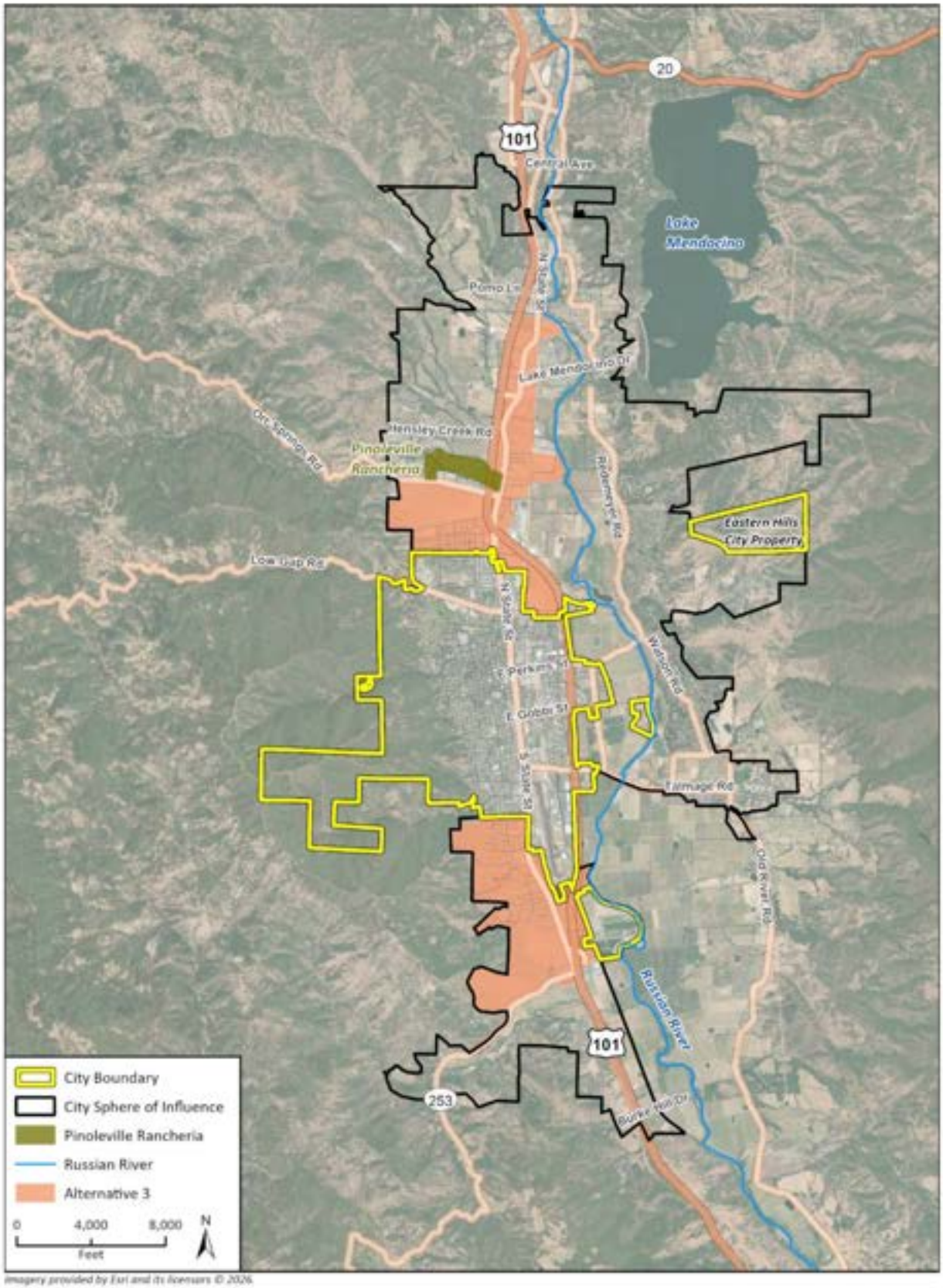
f. Summary

Overall, Alternative 2 would result in similar impacts across all CEQA resource areas compared to the proposed project. Although Alternative 2 would include additional rural and agricultural areas, expansion of the City's SOI, and inclusion of parcels without established water and wastewater service, it would not authorize development or result in physical environmental changes.

6.3.4 Alternative 3

Alternative 3 would include the proposed project and would expand the reorganization area to include additional parcels located on the east side of the City of Ukiah. Specifically, Alternative 3 would include the Brush Street Triangle area, which is located entirely within the City's SOI. None of the parcels within the Brush Street Triangle are served by a public water district, and some parcels are served by the Ukiah Valley Sanitation District. Land uses in this area consist primarily of grazing land, with some existing urban and built-up land. Alternative 3 would not expand the City's SOI beyond its currently adopted boundaries and would not include west-side areas outside the SOI. As with the proposed project, Alternative 3 would not involve construction, would not expand utility infrastructure, and would not modify land use designations or zoning standards or authorize new development. The proposed Alternative 3 area is shown in Figure 6-3.

Figure 6-3 Alternative 3 Area



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Additional data provided by County of Mendocino, 2026.

a. Agricultural and Forestry Resources

Alternative 3 would include a greater extent of agricultural land compared to the proposed project, consisting primarily of grazing land located within the City's SOI. While Alternative 3 would also include urban and built-up parcels, these areas do not constitute agricultural resources. Although Alternative 3 would include additional agricultural lands within the City's SOI and potential annexation boundary, it would not authorize development, convert farmland, or modify existing County land use or zoning designations. Alternative 3 would also not authorize development, convert farmland, or modify existing County land use or zoning designations. No land subject to Williamson Act contracts would be directly affected, and no forest lands would be included. As with the proposed project, any future development within annexed areas would require separate discretionary review and would remain subject to applicable agricultural resource protection policies, including Ukiah General Plan Policies LU-7.5, LU-8.2, AG-1.1, and AG-1.2, which discourage premature urban development, reduce agricultural-urban conflicts, and support the long-term viability of agricultural uses within and adjacent to the City. Compared to the proposed project, Alternative 3 would represent a greater inclusion of grazing land within the City's SOI but no development is proposed or facilitated. Alternative 3 would have no impacts to agricultural and forestry resources, similar to the proposed project.

b. Hydrology and Water Quality

Alternative 3 would include additional areas that are not currently served by a water district and, in some cases, are not served by a sanitation district. These areas may rely on private wells and on-site wastewater systems under existing conditions. All areas proposed for inclusion under Alternative 3 are located within the City's existing SOI. As with the proposed project, Alternative 3 would not involve construction, grading, land disturbance, or modification of drainage patterns. Alternative 3 would not authorize new development, increase impervious surfaces, expand infrastructure capacity, or alter groundwater recharge conditions. Accordingly, Alternative 3 would not result in new or increased stormwater runoff, changes to flood behavior, or direct degradation of surface or groundwater quality. Although Alternative 3 would increase the extent of land within the City's planning and service consideration area that is not currently served by public water or wastewater systems, this would not result in hydrology or water quality impacts in the absence of development or infrastructure changes. Future individual developments within City limits under Alternative 3 would undergo project-specific discretionary review, including design review and floodplain review, and would be subject to adopted regulations, including Division 9, Chapter 7 of the Ukiah City Code and Policy PFS-5.1 of the Ukiah 2040 General Plan, which requires the installation of green infrastructure consistent with the City's Stormwater Low Impact Development Technical Design Manual. Development would also be subject to applicable permitting processes under NPDES and the City's MS4 permit to ensure adequate stormwater capture and treatment. Groundwater use would remain subject to the requirements of the Ukiah Valley GSP. Therefore, similar to the proposed project, Alternative 3 would result in no impacts related to hydrology and water quality.

c. Land Use and Planning

Similar to the proposed project, Alternative 3 would not include an expansion of the City's SOI. Alternative 3 would not modify existing land use or zoning designations, would not authorize new development, and would not alter development intensity or permitted uses. As a result, Alternative 3 would maintain consistency with adopted City and County land use plans and policies, including the City of Ukiah 2040 General Plan and the Mendocino County General Plan. Because Alternative 3 would not induce growth or alter land use patterns, it would not result in conflicts with adopted City and County land use planning frameworks. Because these changes are administrative in nature and would not result in physical changes to the environment, no impacts related to land use and planning would occur, similar to the proposed project.

d. Utilities and Service Systems

Alternative 3 would include parcels that are not currently served by a water district and, in some cases, are not served by a sanitation district. Compared to the proposed project, which focuses on areas within existing service districts or areas with established service relationships, Alternative 3 would include a higher proportion of parcels where long-term water supply has not yet been formally established by a public agency. However, Alternative 3 would not authorize development, increase demand for water or wastewater services, or require the expansion or construction of utility infrastructure. Although Alternative 3 would include a greater proportion of parcels without established public water or wastewater service, this would not result in environmental impacts in the absence of development or increased service demand. Future development within areas included under Alternative 3 would remain subject to project-specific review and the City's adopted General Plan policies governing utilities and services, including Policy PFS-1.3, which supports efficient service provision and the consolidation of water districts to ensure adequate and reliable utility services. Overall, Alternative 3 would result in no impacts related to utilities and service systems, similar to the proposed project.

e. Other CEQA Topics

Similar to the proposed project, Alternative 3 would not involve construction, grading, or physical improvements and Alternative 3 would not result in effects related to aesthetics, transportation, air quality, greenhouse gas emissions, noise, energy, population and housing, recreation, wildfire risk, or public services beyond what is already evaluated for the proposed project.

Because Alternative 3 does not involve ground disturbance, it would not result in impacts to biological resources, cultural resources, tribal cultural resources, geology, soils, or hazards and hazardous materials. No mitigation measures would be required under Alternative 3.

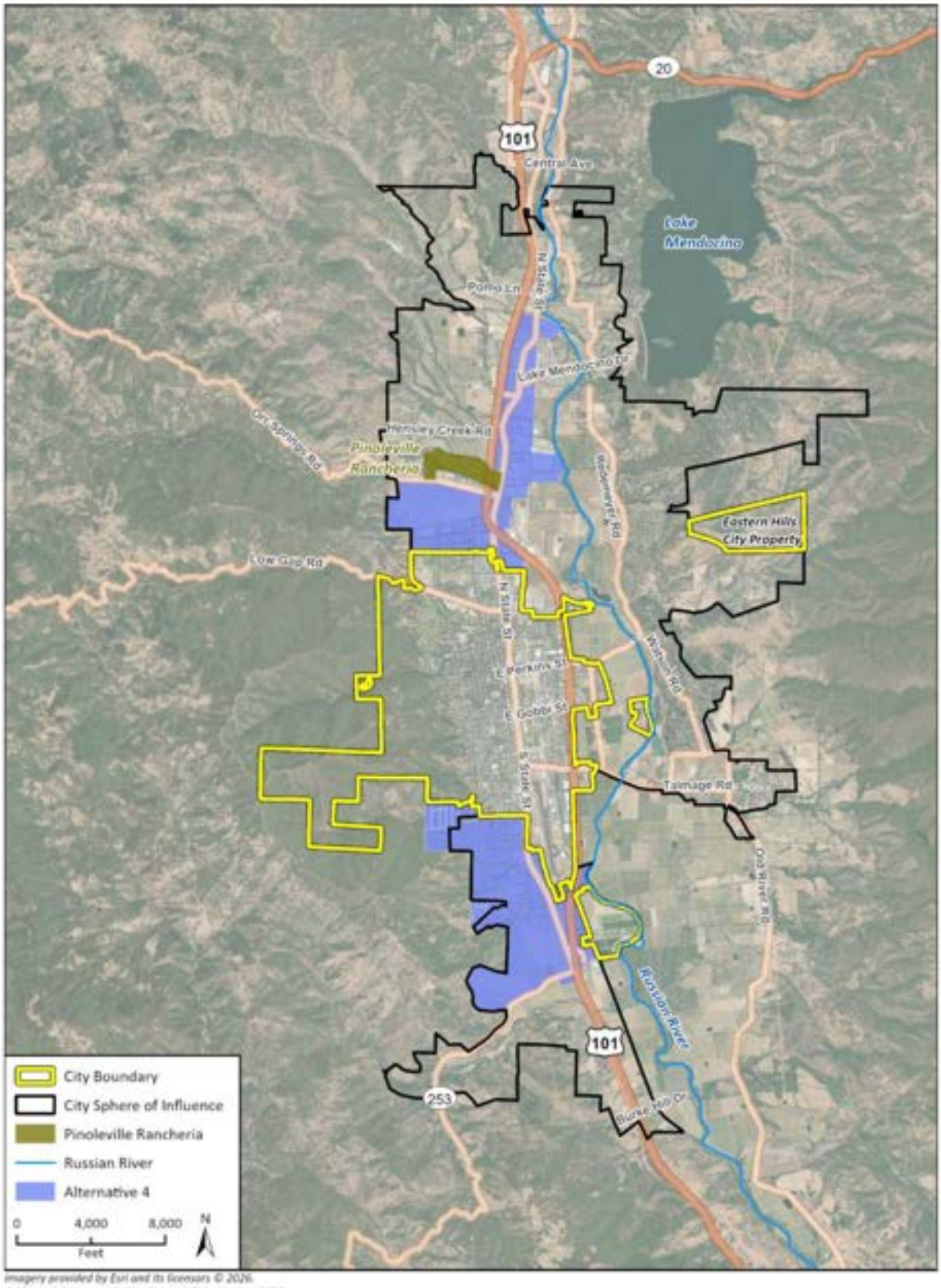
f. Summary

Overall, Alternative 3 would result in similar impacts across most CEQA resource areas compared to the proposed project. While Alternative 3 includes additional agricultural lands and parcels without established water and wastewater service, these differences would not result in environmental impacts in the absence of development or infrastructure changes.

6.3.5 Alternative 4

Alternative 4 would include the proposed project and would expand the reorganization area to include additional parcels located on the west side of the City of Ukiah. These areas include the Oak Knoll and Doolan Canyon areas, which are located outside the City's existing SOI, are not within a water district, and are currently served by the Ukiah Valley Sanitation District. Alternative 4 would also include the unincorporated island area located at the top of Standley Street, which is within the City's SOI but not currently served by a water district or the sanitation district. Land uses within the additional areas included under Alternative 4 consist of rural residential development, grazing land, and some urban and built-up uses. Alternative 4 would not include additional east side areas such as the Brush Street Triangle. As with the proposed project, Alternative 4 would not include construction or infrastructure expansion and would not modify land use designations, zoning standards, or authorize new development. The proposed Alternative 4 area is shown in Figure 6-4.

Figure 6-4 Alternative 4 Area



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Additional data provided by County of Mendocino, 2026.

a. Agricultural and Forestry Resources

Alternative 4 would include a greater extent of agricultural land compared to the proposed project, including grazing land and rural residential parcels used for low-intensity agricultural purposes. Some of the additional areas included under Alternative 4 are designated for agricultural use under the Mendocino County General Plan and have not been identified for annexation under the City of Ukiah 2040 General Plan. Although Alternative 4 would include additional agricultural lands within and adjacent to the City's SOI and potential annexation boundary, Alternative 4 would not authorize development, convert farmland, or modify existing County land use or zoning designations. No land subject to Williamson Act contracts would be directly affected, and no forest lands would be included. As with the proposed project, any future development within annexed areas would require separate discretionary review and would remain subject to applicable agricultural resource protection policies. Compared to the proposed project, Alternative 4 would represent a greater inclusion of agricultural and grazing land within the City's SOI, which could incrementally increase long-term growth pressure on agricultural resources. However, because no development is proposed or facilitated, Alternative 4 would result in no impacts to agricultural and forestry resources, similar to the proposed project.

b. Hydrology and Water Quality

Alternative 4 would include additional areas that are not currently served by a water district and, in some cases, are not served by a sanitation district. These areas may rely on private wells and on-site wastewater systems under existing conditions. Several of the areas proposed for inclusion under Alternative 4 are also located outside of the City's existing SOI. As with the proposed project, Alternative 4 would not involve construction, grading, land disturbance, or modification of drainage patterns. Alternative 4 would not authorize new development, increase impervious surfaces, expand infrastructure capacity, or alter groundwater recharge conditions. Accordingly, Alternative 4 would not result in new or increased stormwater runoff, changes to flood behavior, or direct degradation of surface or groundwater quality. Although Alternative 4 would increase the extent of land within the City's planning and service consideration area, including areas outside the existing SOI and areas not currently served by public water or wastewater systems, this would not result in hydrologic or water quality impacts in the absence of development or infrastructure changes. Future development facilitated within City limits under Alternative 4 would undergo project-specific discretionary review, including design review and floodplain review, and would be subject to adopted regulations, including Division 9, Chapter 7 of the Ukiah City Code and Policy PFS-5.1 of the Ukiah 2040 General Plan, which requires the installation of green infrastructure consistent with the City's Stormwater Low Impact Development Technical Design Manual. Development would also be subject to applicable permitting processes under NPDES and the City's MS4 permit to ensure adequate stormwater capture and treatment. Groundwater use would remain subject to the requirements of the Ukiah Valley GSP. Overall, Alternative 4 would result in no impacts related to hydrology and water quality, similar to the proposed project.

c. Land Use and Planning

Alternative 4 would include an expansion of the City's SOI beyond what is proposed under the project. Several of the additional areas proposed for inclusion under Alternative 4 are located outside of the SOI identified in the City of Ukiah 2040 General Plan and include predominantly rural and agricultural land uses. However, Alternative 4 would not modify land use or zoning designations or authorize development. As such, it would not result in physical changes to the environment or conflicts with adopted County or City land use frameworks. Although Alternative 4 would expand the City's SOI into areas that are not currently identified for annexation, this administrative action would not, in and of itself, result in land use impacts in the absence of development or changes to land use designations. Therefore, similar to the proposed project, Alternative 4 would result in no impact related to land use and planning.

d. Utilities and Service Systems

Alternative 4 would include an expansion of the City's SOI beyond what is proposed under the project, including areas outside of the SOI identified in the Ukiah 2040 General Plan that consist predominantly of rural and agricultural land uses. However, Alternative 4 would not modify land use or zoning designations or authorize development As such, it would not result in physical changes to the environment or conflicts with applicable land use plans, policies, or regulations. Although Alternative 4 would extend the City's SOI, annexation would not, in and of itself, result in land use impacts in the absence of development or changes to land use designations. Should development be proposed, within areas included under Alternative 4 would remain subject to project-specific review and the City's adopted General Plan policies governing utilities and services, including policies supporting efficient service provision and consolidation of water districts. Overall, Alternative 4 would result in no impact related to utilities and service systems, similar to the proposed project.

e. Other CEQA Topics

Similar to the proposed project, Alternative 4 would not involve construction, grading, or physical improvements and Alternative 4 would not result in effects related to aesthetics, transportation, air quality, greenhouse gas emissions, noise, energy, population and housing, recreation, wildfire risk, or public services beyond what is already evaluated for the proposed project.

Because Alternative 4 would not involve ground disturbance, it would not result in impacts to biological resources, cultural resources, tribal cultural resources, geology, soils, or hazards and hazardous materials. No mitigation measures would be required under Alternative 4.

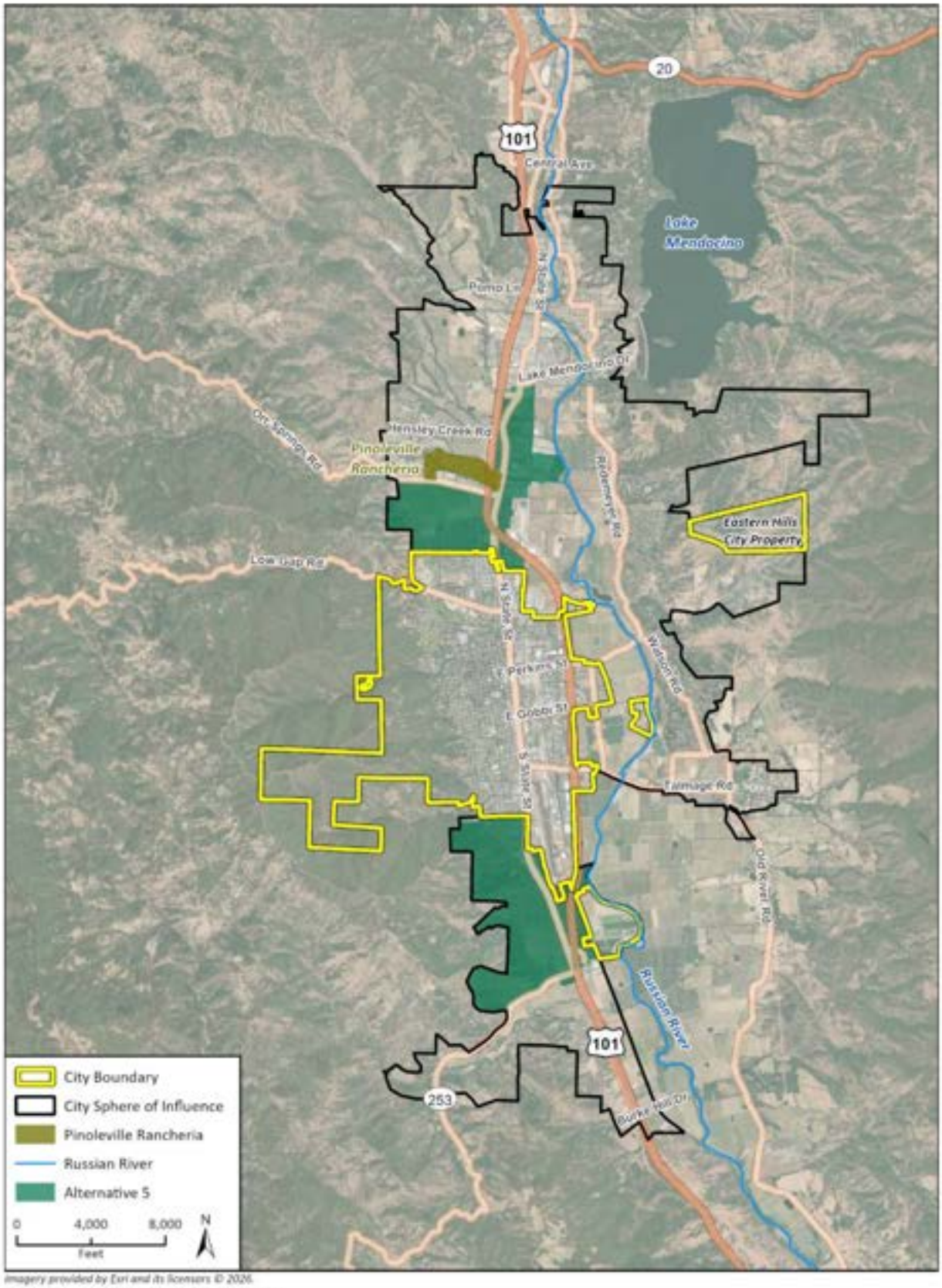
f. Summary

Overall, Alternative 4 would result in similar impacts across most CEQA resource areas compared to the proposed project. While Alternative 4 includes additional agricultural lands and parcels without established water and wastewater service, these differences would not result in environmental impacts in the absence of development or infrastructure changes.

6.3.6 Alternative 5

Alternative 5 would include a reduced version of the proposed project. Under Alternative 5, parcels located north of the intersection of North State Street and Lake Mendocino Drive would be excluded from the proposed project area. By reducing the proposed project area, Alternative 5 would include fewer urban and built-up parcels compared to the proposed project. No additional areas outside of the City's existing SOI would be included. As with the proposed project, Alternative 5 would not involve changes to land use designations or zoning standards, would not authorize new development, and would not result in changes to service or infrastructure. The proposed Alternative 5 area is shown in Figure 6-5.

Figure 6-5 Alternative 5 Area



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Additional data provided by County of Mendocino, 2026.

a. Agricultural and Forestry Resources

Alternative 5 would include a reduced version of the proposed project and would exclude parcels located north of the intersection of North State Street and Lake Mendocino Drive. As a result, Alternative 5 would include fewer urban and built-up parcels and would not add additional agricultural land beyond what is included under the proposed project. Compared to the proposed project, Alternative 5 would slightly reduce the extent of land within the City's SOI. Similar to the proposed project, Alternative 5 would not authorize development, convert farmland, modify existing County land use or zoning designations, or reduce the viability of existing agricultural uses. No land subject to Williamson Act contracts would be affected, and no forest lands would be included. Future development would require separate discretionary review and would remain subject to applicable agricultural resource protection policies adopted by the City. Because Alternative 5 would not include additional agricultural lands, no impacts to agricultural and forestry resources would occur, similar to the proposed project.

b. Hydrology and Water Quality

Alternative 5 would reduce the overall extent of territory included in the reorganization area compared to the proposed project by excluding parcels north of North State Street and Lake Mendocino Drive. As with the proposed project, Alternative 5 would not involve construction, grading, land disturbance, or modification of drainage patterns. Alternative 5 would not authorize new development, increase impervious surfaces, expand infrastructure capacity, or alter groundwater recharge conditions. Future development within City limits under Alternative 5 would undergo project-specific discretionary review and would be subject to adopted regulations, including Division 9, Chapter 7 of the Ukiah City Code; Policy PFS-5.1 of the Ukiah 2040 General Plan; the City's Stormwater Low Impact Development Technical Design Manual; applicable NPDES requirements; the City's MS4 permit; and groundwater management requirements established under the Ukiah Valley GSP. Overall, Alternative 5 would result in no impacts related to hydrology and water quality, similar to those associated with the proposed project.

c. Land Use and Planning

Alternative 5 would represent a reduced annexation and reorganization area compared to the proposed project and would not include parcels north of North State Street and Lake Mendocino Drive. Alternative 5 would not expand the City's SOI beyond what is proposed and would not modify land use or zoning designations or authorize development. Because Alternative 5 would reduce the geographic extent of the proposed reorganization and would remain fully consistent with the City of Ukiah 2040 General Plan and would maintain consistency with adopted land use policies intended to promote orderly growth, efficient service provision, and preservation of rural and agricultural areas. Land use designations established by the Mendocino County General Plan for areas included under Alternative 5 would carry over upon annexation without change through pre-zoning, maintaining consistency with existing County land use policies. Accordingly, Alternative 5 would result in no impacts related to land use and planning similar to the proposed project.

d. Utilities and Service Systems

Alternative 5 would reduce the number of parcels included in the reorganization area compared to the proposed project. By excluding parcels north of North State Street and Lake Mendocino Drive, Alternative 5 would reduce the extent of land requiring future consideration for water supply and wastewater service provision. As with the proposed project, Alternative 5 would not authorize development or require immediate expansion of utility infrastructure. Future development within areas included under Alternative 5 would remain subject to project-specific review and the City's adopted General Plan policies governing utilities and services, including policies supporting efficient service provision, infrastructure adequacy, and consolidation of water districts. Overall, Alternative 5 would result in no impacts related to utilities and service systems similar to the proposed project.

e. Other CEQA Topics

Similar to the proposed project, Alternative 5 would not involve construction, grading, or physical improvements and would not result in effects related to aesthetics, transportation, air quality, greenhouse gas emissions, noise, energy, population and housing, public services, recreation, or wildfire risk, beyond what is already evaluated for the proposed project.

Because Alternative 5 would not involve ground disturbance, it would not result in impacts to biological resources, cultural resources, tribal cultural resources, geology and soils, or hazards and hazardous materials. No mitigation measures would be required under Alternative 5.

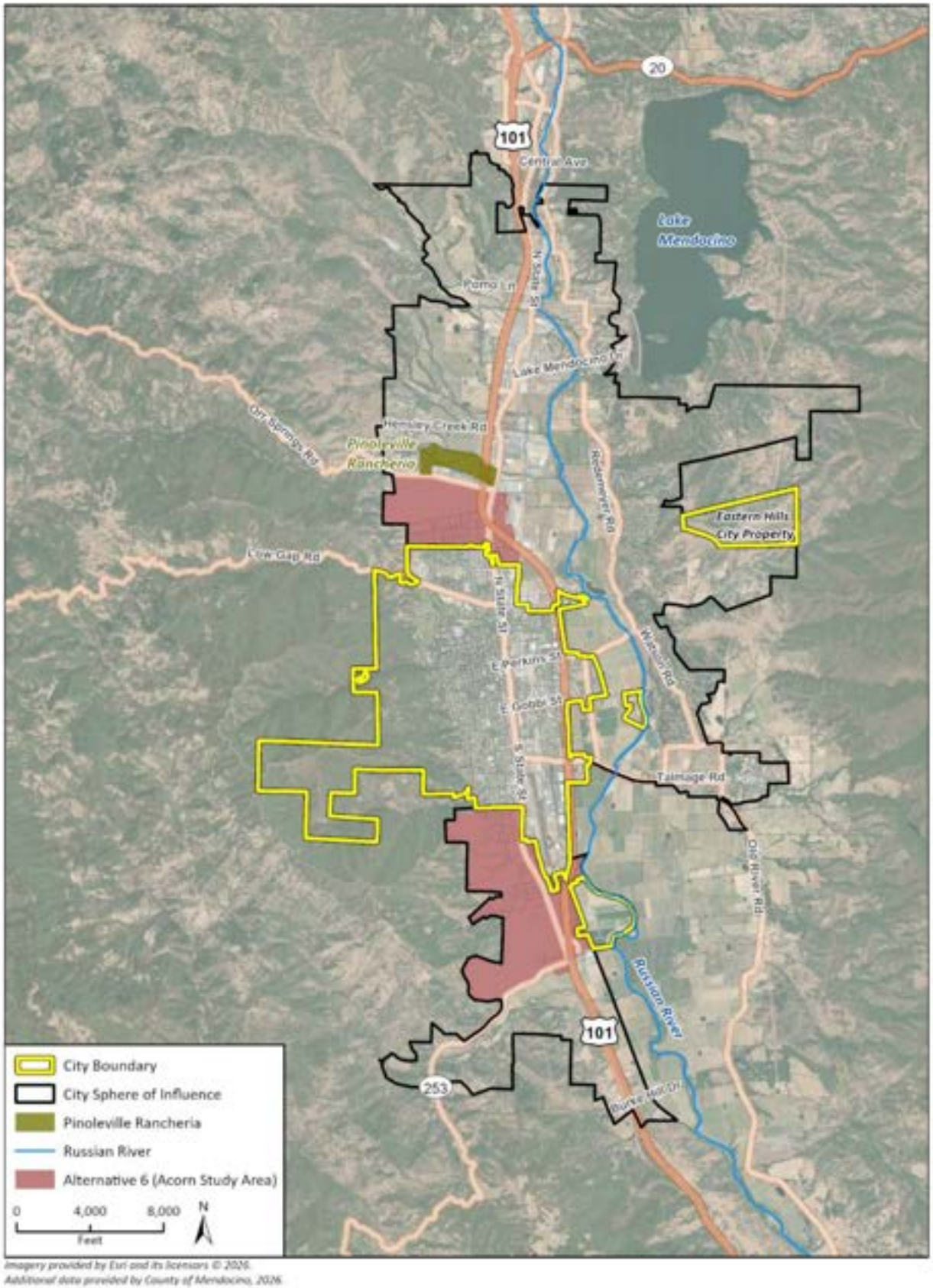
f. Summary

Overall, Alternative 5 would result in similar impacts across all CEQA resource areas compared to the proposed project.

6.3.7 Alternative 6 (*Acorn*)

Alternative 6 would include a further reduction of the reorganization area compared to Alternative 5. Under Alternative 6, parcels located north of Orr Springs Road would be excluded from the reorganization area. This reduction would remove additional land from the proposed project area, including parcels containing unique farmland and prime farmland. Alternative 6 would include fewer agricultural and urban parcels compared to both the proposed project and Alternative 5. As with the proposed project and Alternative 5, Alternative 6 would not involve construction, infrastructure expansion, or changes to land use designations or zoning standards and would not authorize new development. The proposed Alternative 6 (Acorn) area is shown in Figure 6-6.

Figure 6-6 Alternative 6 (Acorn) Area



a. Agricultural and Forestry Resources

Alternative 6 would include a further reduced version of the proposed project compared to Alternative 5 and would exclude parcels located north of Orr Springs Road. This reduction would remove additional land from the reorganization area, including parcels that contain unique farmland and prime farmland. Compared to the proposed project, Alternative 6 would include the smallest extent of agricultural land within the City's SOI. Similar to the proposed project, Alternative 6 would not authorize development, convert farmland, modify existing County land use or zoning designations, or reduce the viability of existing agricultural uses. No land subject to Williamson Act contracts would be directly affected, and no forest lands would be included. Any future development within annexed areas would require separate discretionary review and would remain subject to applicable agricultural resource protection policies adopted by the City. Therefore, Alternative 6 would result in no impacts to agricultural and forestry resources, similar to the proposed project.

b. Hydrology and Water Quality

Alternative 6 would further reduce the reorganization area compared to Alternative 5 by excluding parcels north of Orr Springs Road. As with the proposed project Alternative 6 would not involve construction, grading, land disturbance, or modification of drainage patterns. Alternative 6 would not authorize new development, increase impervious surfaces, expand infrastructure capacity, or alter groundwater recharge conditions. Future development within City limits under Alternative 6 would undergo project-specific discretionary review and would be subject to adopted regulations, including Division 9, Chapter 7 of the Ukiah City Code; Policy PFS-5.1 of the Ukiah 2040 General Plan; the City's Stormwater Low Impact Development Technical Design Manual; applicable NPDES requirements; the City's MS4 permit; and groundwater management requirements established under the Ukiah Valley GSP. Overall, Alternative 6 would result in no impacts related to hydrology and water quality under Alternative 6 would be less than significant and reduced compared to the proposed project and all other action alternatives.

c. Land Use and Planning

Alternative 6 would represent the smallest reorganization area among the action alternatives. By excluding parcels north of Orr Springs Road, Alternative 6 would reduce the geographic extent of City planning influence and would avoid extending the City's growth and service considerations into more rural and agricultural areas. Alternative 6 would not expand the City's Sphere of Influence beyond what is proposed, would not modify land use or zoning designations, and would not authorize development. As a result, Alternative 6 would maintain consistency with adopted Ukiah 2040 General Plan policies intended to promote orderly growth, direct urban development to planned service areas, and preserve rural and agricultural lands. Accordingly, impacts related to land use and planning under Alternative 6 would have no impacts to land use and planning, similar to the proposed project.

d. Utilities and Service Systems

Alternative 6 would further reduce the number of parcels included in the reorganization area compared to Alternative 5 and the proposed project. By excluding parcels north of Orr Springs Road, Alternative 6 would decrease the extent of land requiring future consideration for water supply and wastewater service provision. As with the proposed project, Alternative 6 would not authorize development or require immediate expansion of utility infrastructure. Future development within areas included under Alternative 6 would remain subject to project-specific review and the Ukiah 2040 General Plan policies governing utilities and services, including policies supporting efficient service provision, infrastructure adequacy, and consolidation of water districts. Overall, Alternative 6 would result in no impacts related to utilities and service systems, similar to the proposed project.

e. Other CEQA Topics

Similar to the proposed project and other alternatives, Alternative 6 would not involve construction, grading, or physical improvements and Alternative 6 would not result in effects related to aesthetics, transportation, air quality, greenhouse gas emissions, noise, energy, population and housing, recreation, wildfire risk, or public services beyond what is already evaluated for the proposed project.

Because Alternative 6 does not involve ground disturbance, it would not result in impacts to biological resources, cultural resources, tribal cultural resources, geology and soils, or hazards and hazardous materials. No mitigation measures would be required under Alternative 6.

f. Summary

Overall, Alternative 6 would result in similar or reduced impacts across all CEQA resource areas compared to the proposed project and all other action alternatives due to its reduced geographic scope and exclusion of additional agricultural and rural lands.

6.4 Environmentally Superior Alternative

Table 6-1 summarizes and compares the environmental impacts of the proposed project and the alternatives evaluated in this EIR, indicating whether each alternative would result in environmental impacts that are greater than, less than, or similar to those of the proposed project for each of the resource areas studied. As required by CEQA Guidelines Section 15126.6, this comparison considers both the relative environmental effects of each alternative and each alternative's ability to meet the project objectives.

No Project Alternative

Under the No Project Alternative, the City would not reorganize its SOI, would not annex territory within the Millview County Water District, Willow County Water District, or Ukiah Valley Sanitation District, and would not pre-zone unincorporated lands. Existing jurisdictional boundaries, service arrangements, and County land use and zoning designations would remain unchanged.

From an environmental perspective, the No Project Alternative would avoid all potential environmental impacts associated with the proposed reorganization, including impacts related to agricultural resources, land use planning, hydrology, and utilities. However, the No Project Alternative would not achieve the primary project objectives, including promoting logical and orderly municipal boundaries, improving efficiency and clarity in the provision of water and wastewater services, reducing fragmented governance and unincorporated islands, and aligning service areas with the City's existing planning framework. Because it would not meet most of the project objectives, the No Project Alternative is not considered environmentally superior.

Alternative 1: Valley Oak (Original 2025 Proposed Reorganization)

Alternative 1 would expand the City's SOI beyond what is proposed under the project and would include a broader reorganization of water and sanitation service areas. Although Alternative 1 would not authorize development or result in construction or physical environmental impacts, the SOI expansion would increase the City's long-term planning influence over rural and agricultural lands that were not contemplated for annexation under the City's 2040 General Plan.

Compared to the proposed project, Alternative 1 would result in similar land use planning, utility service, hydrology, and agricultural impacts. While Alternative 1 would advance some project objectives related to service consolidation, it would do so over a broader geographic area, resulting in greater planning uncertainty. As a result, Alternative 1 is not considered environmentally superior to the proposed project.

Alternative 2

Alternative 2 would include additional western and eastern areas, some located outside the City's existing SOI and some not currently served by public water or wastewater providers. Environmental effects under Alternative 2 would be similar to the proposed project, with no impacts identified across all CEQA resource areas. Compared to the proposed project and other alternatives, Alternative 2 would incorporate a larger and more contiguous area within the City's existing SOI, reduce fragmented jurisdictional boundaries, and avoid the creation or persistence of unincorporated islands. This more cohesive boundary configuration would improve long-term planning efficiency and support more coordinated service provision, while remaining fully consistent with the City's adopted planning framework. Because Alternative 2 would achieve the proposed project objectives while maintaining no environmental impacts and improving boundary continuity and service efficiency, Alternative 2 is considered environmentally superior.

Alternative 3

Alternative 3 would include additional east side parcels within the City's existing SOI, some of which are not currently served by water or sanitation districts. This alternative would not expand the SOI, modify land use or zoning designations, or authorize development. Compared to the proposed project, Alternative 3 would result in similar impacts related to agricultural resources, hydrology and water quality, land use planning, and utilities Because Alternative 3 would expand the City's SOI into areas not identified for near-term annexation and would increase service uncertainty, it is not considered environmentally superior.

Alternative 4

Alternative 4 would expand the City's SOI and include additional west side rural and agricultural areas not identified for annexation in the Ukiah 2040 General Plan. This alternative would increase planning uncertainty and the City's influence over rural lands while also including parcels without established water and wastewater service.

Compared to the proposed project, Alternative 4 would result in similar impacts related to agricultural resources, land use and planning, hydrology, and utilities. However, Alternative 4 would represent a broader departure from planned growth patterns and is not considered environmentally superior.

Alternative 5

Alternative 5 would exclude parcels north of North State Street and Lake Mendocino Drive, reducing the overall geographic extent of the reorganization area. Compared to the proposed project, this alternative would result in similar planning influence over additional land.

Alternative 5 would have no impacts for all CEQA resource areas similar to the proposed project. Impacts under Alternative 5 would be less than significant and reduced for several resource areas. While Alternative 5 would reduce the overall project area, it would not achieve the same level of boundary continuity, elimination of jurisdictional gaps, or reduction of unincorporated islands as Alternative 2.

Alternative 6

Alternative 6 would further reduce the reorganization area by excluding parcels north of Orr Springs Road, including parcels containing unique farmland and prime farmland. This alternative would include the smallest geographic area among the action alternatives and would reduce the City's planning influence over rural and agricultural lands to the greatest extent.

Alternative 6 would result in no impacts across all resource areas but would not meet proposed project objectives to the same degree as Alternative 2, particularly with respect to creating logical and orderly

jurisdictional boundaries, reducing fragmentation, and improving service coordination across a continuous planning area. Accordingly, Alternative 6 is not considered environmentally superior.

Environmentally Superior Alternative

Based on the comparative analysis above and the impact summary presented in Table 6-1, Alternative 2 is identified as the environmentally superior alternative. Alternative 2 would result in no environmental impacts, similar to the proposed project and other alternatives, while providing the greatest benefit in terms of creating a more contiguous and cohesive SOI boundary, reducing jurisdictional gaps and unincorporated islands, and supporting efficient long-term land use and service planning. Because it best balances achievement of project objectives with environmental protection, Alternative 2 represents the environmentally superior alternative.

Table 6-1 Impact Comparison of Alternatives

Issue	Proposed Project Impact Classification	No Project Alternative	Alternative 1: Valley Oak	Alternative 2: Expanded Reorganization (West & East Areas)	Alternative 3: Expanded Reorganization (East Side Only)	Alternative 4: Expanded Reorganization (West Side Areas)	Alternative 5: Reduced Reorganization	Alternative 6: Further Reduced Reorganization
Agricultural and Forestry Resources	No Impact	=	=	=	=	=	=	=
Hydrology and Water Quality	No Impact	=	=	=	=	=	=	=
Land Use and Planning	No Impact	=	=	=	=	=	=	=
Utilities and Service Systems	No Impact	=	=	=	=	=	=	=
Other CEQA Topics	No Impact	=	=	=	=	=	=	=

+ Superior to the proposed project (reduced level of impact)

- Inferior to the proposed project (increased level of impact)

= Similar level of impact to the proposed project

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7.2 List of Preparers

This EIR was prepared by the City of Ukiah, with the assistance of Rincon Consultants, Inc. Consultant staff involved in the preparation of the EIR are listed below.

Rincon Consultants, Inc.

Matt Maddox, AICP, MESM, Principal
Leslie Slayday, MUP, Project Manager
Elise Gustilo, Environmental Planner
Ethan Knox, Environmental Planner
Max Antono, GIS Specialist

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Appendix A

Notice of Preparation and Scoping Comments

Notice of Preparation and Scoping Meeting

Supplemental Environmental Impact Report for the Ukiah 2026 Reorganization Project

Date: May 12, 2026

To: Reviewing Agencies, Organizations, and Interested Parties

Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report

The City of Ukiah (City), as the lead agency under the California Environmental Quality Act (CEQA), will prepare a Supplemental Environmental Impact Report (SEIR) for the Ukiah 2026 Reorganization Project ("project"). Pursuant to CEQA Guidelines section 15060(d), the City has determined that a SEIR is required for the project tiered from the certified Ukiah 2040 General Plan Final EIR (SCH# 2022050556). In accordance with CEQA Guidelines Section 15082, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

The purpose of this notice is to:

1. Serve as the Notice of Preparation of a Supplemental Environmental Impact Report for the Office of Land Use and Climate Innovation (LCI), Responsible Agencies, public agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to CEQA Guidelines Section 15082; and
2. Solicit comments and suggestions regarding the preparation of the SEIR, environmental issues to be addressed in the SEIR, and any other related issues, from interested parties, including interested or affected members of the public.

Project Location

The proposed project is located within and adjacent to the City of Ukiah and consists of multiple unincorporated areas located within the City's existing Sphere of Influence (SOI) but outside of current city limits. The proposed project area includes several geographically distinct areas generally located south, north-northeast, north, and east of the city boundaries. These areas are currently served by the Ukiah Valley Sanitation District, Millview County Water District, and Willow County Water District.

Figure 1 illustrates the regional location of the City of Ukiah, Figure 2 shows the proposed project area in relation to existing city limits, and Figure 3 illustrates the individual reorganization areas included in the proposed project.

Project Description

The Ukiah 2026 Reorganization Project proposes a reorganization of service territories within the City's existing Sphere of Influence and the pre-zoning of annexed unincorporated areas. The proposed project consists of two components: a Reorganization Component and a Pre-Zone Component.

The Reorganization Component would include annexation of unincorporated territories currently served by the Millview County Water District and Willow County Water District, with concurrent detachment of those territories from the respective districts. The City would also annex territory within the Ukiah Valley Sanitation District. Once at least 70 percent of the acreage of the Sanitation District is within city limits, the City would establish the Sanitation District as a subsidiary district, consistent with applicable law. The

City does not propose to annex land within the Pinoleville Rancheria and would consult with the Tribe regarding service provision to maintain existing levels of service.

The Pre-Zone Component would involve applying City land use designations and zoning districts to annexed territories concurrent with annexation. Pre-zoning would be consistent with existing Mendocino County General Plan designations, the Ukiah Valley Area Plan, and County zoning standards. The proposed project would not change allowable land uses, development intensity, or site development standards, and would not induce growth or enable development beyond what is currently permitted.

SEIR Scope

The City of Ukiah adopted the City of Ukiah 2040 General Plan and certified a Program Environmental Impact Report (State Clearinghouse No. 2022050556) that evaluated the environmental effects of buildout under the General Plan. The City of Ukiah, as Lead Agency under CEQA, has determined that the Ukiah 2026 Reorganization Project constitutes a change requiring preparation of a SEIR pursuant to CEQA Guidelines Sections 15162 and 15163. The SEIR will evaluate the environmental effects of the proposed annexations, detachments, establishment of a subsidiary district, and pre-zoning actions as the "whole of the project" under CEQA, to the extent that those effects were not adequately analyzed in the previously certified General Plan EIR.

The SEIR will assess the potential direct, indirect, and cumulative environmental impacts of the proposed project in relation to key environmental resource topics outlined in the CEQA Environmental Checklist (CEQA Guidelines, Appendix G) and listed below. Additional resource areas may be analyzed depending on the information developed through the scoping process. Mitigation measures will be identified for significant impacts, as warranted.

- Agricultural and Forestry Resources
- Hydrology and Water Quality
- Land Use and Planning
- Utilities and Service Systems

In addition to evaluation of potential impacts and identification of mitigation measures, the SEIR will discuss a reasonable range of potentially feasible alternatives to the project that may accomplish basic objectives while lessening or eliminating any potentially significant project-related impacts.

As provided in the CEQA Guidelines, the SEIR also will include other CEQA considerations including but not limited to the following information: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant unavoidable impacts, 4) significant irreversible environmental changes, 5) references and organizations/persons consulted, and 6) SEIR authors.

Opportunity for Public Review and Comment

This Notice is available for review on the City's website at: https://cityofukiah.com/ceqa-review/

The City of Ukiah would like to receive your input on the scope of the information and analysis to be included in the SEIR. Due to time limits, as established by CEQA, your response should be sent at the earliest possible date, but no later than 30 days after publication of this notice. Please submit your comments **by 5:00 p.m. on June 10, 2026** by mail or e-mail to:

Maya Simerson, Project and Grant Administrator
City of Ukiah
300 Seminary Avenue
Ukiah, California 95482
MSimerson@cityofukiah.com

Please include the name, phone number, and address of a contact person in your response.

SEIR Public Scoping Meeting

The City will hold a public SEIR scoping meeting in-person to provide an opportunity for agency staff and interested members of the public to submit verbal comments on the scope of the environmental issues to be addressed in the SEIR. The scoping meeting will be held on **June 1, 2026 at 5:00 PM at the Ukiah Valley Conference Center, located at 200 S. School Street, Ukiah, California 95482.**

Figure 1 Regional Location

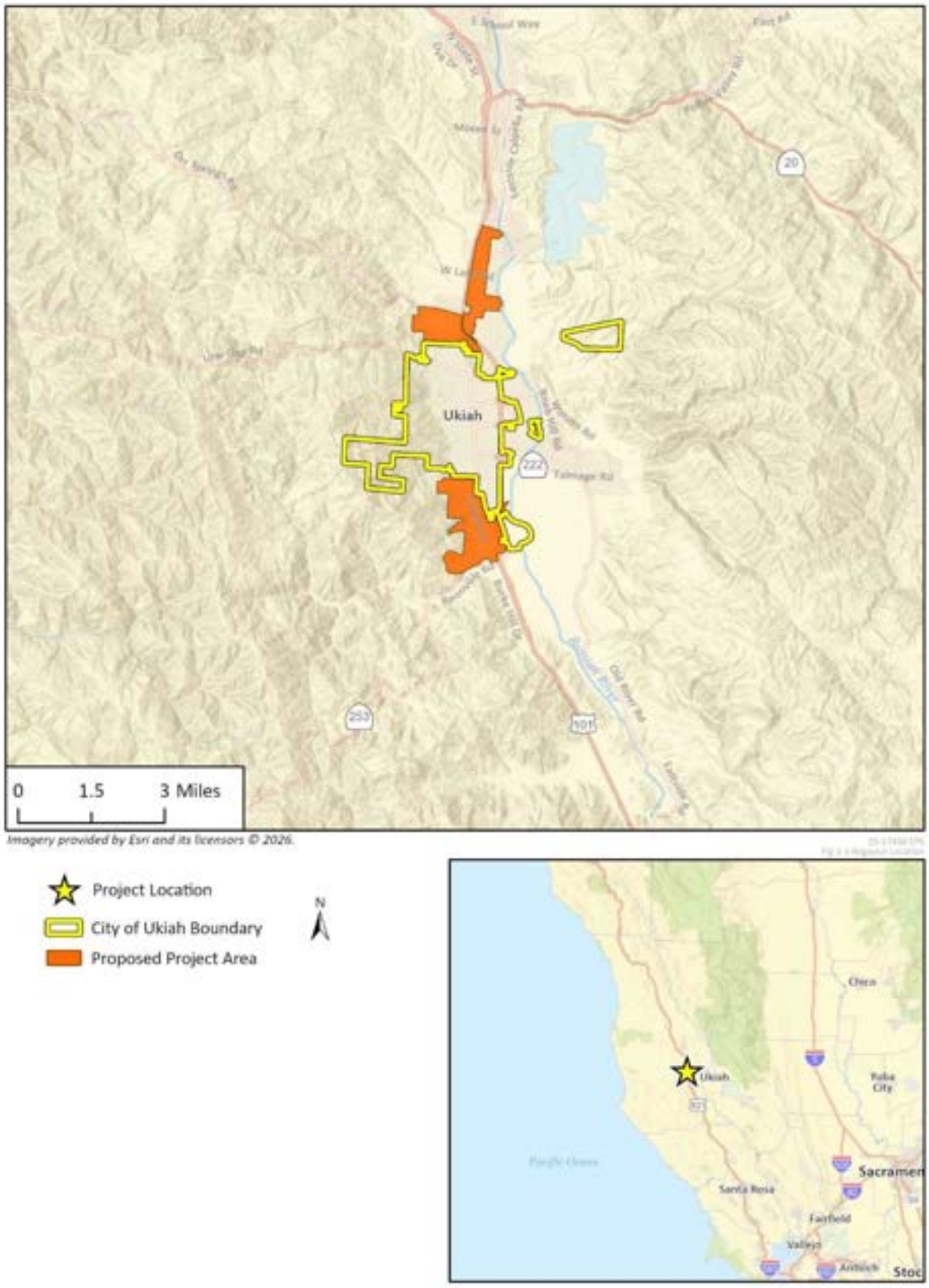


Figure 2 Project Area (Proposed Annexation Area)

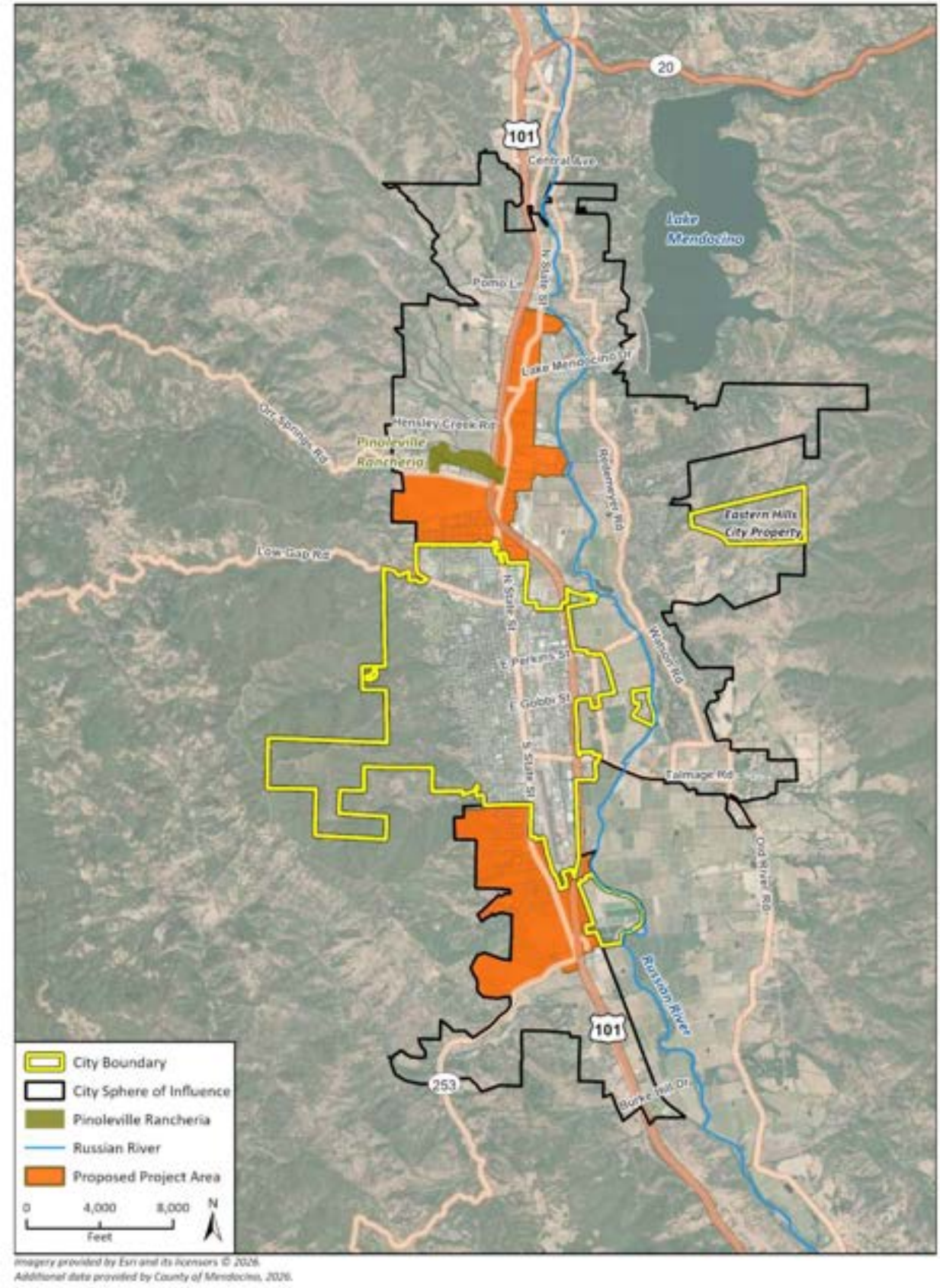
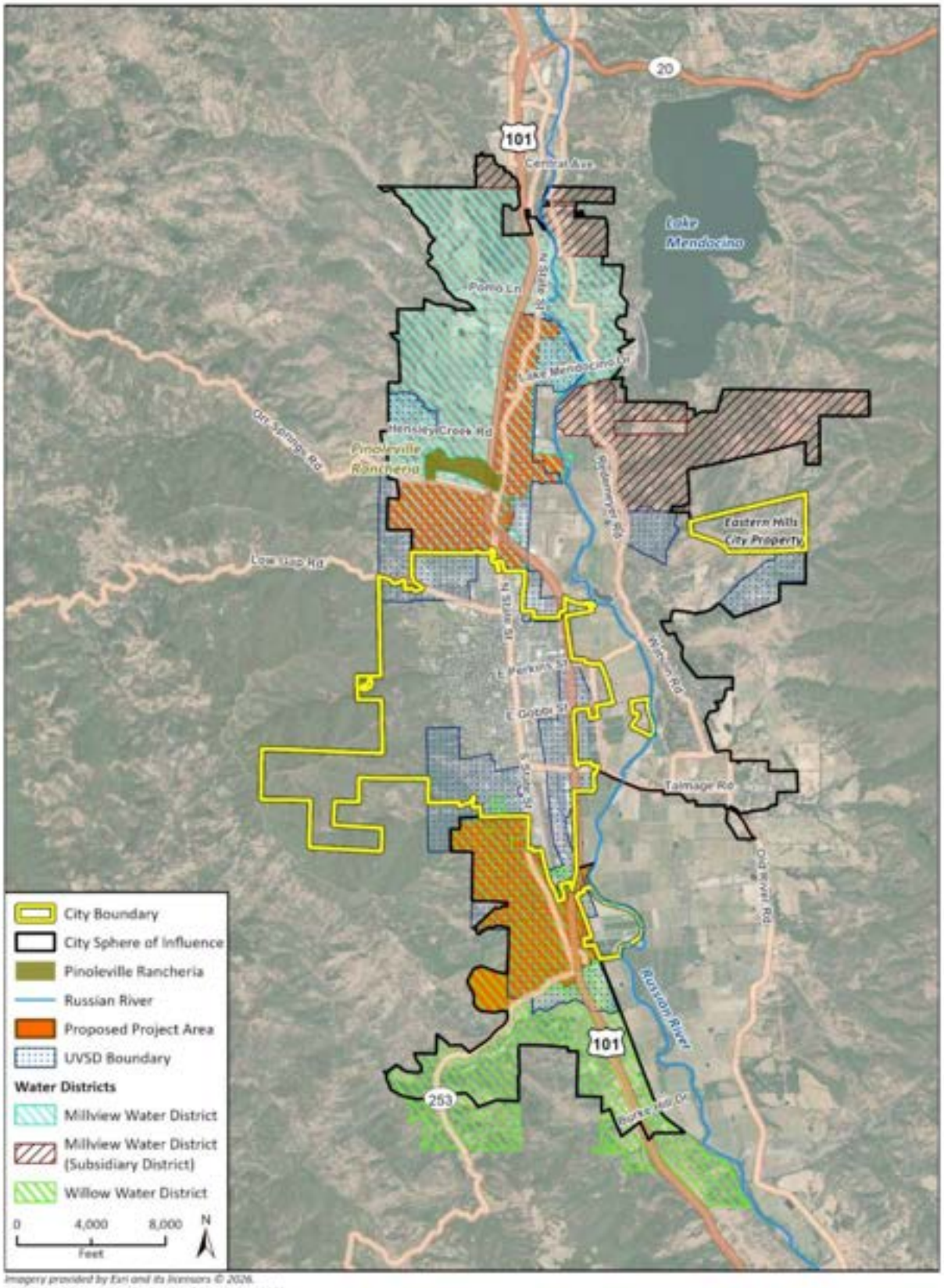


Figure 3 Project Reorganization Detail



NATIVE AMERICAN HERITAGE COMMISSION

May 21, 2026

Maya Simerson
City of Ukiah

Via Email to: *MSimerson@cityofukiah.com*

Re: 2022050556, Ukiah 2026 Reorganization Project, Mendocino County

To Whom It May Concern:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements**. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

CHAIRPERSON
REGINALD PAGALING
CHUMASH

VICE-CHAIRPERSON
BUFFY MCQUILLEN
YOKAYO POMO, YUKI, NOMLAKI

SECRETARY
ISAAC BOJORQUEZ
OHLONE-COSTANOAN

PARLIAMENTARIAN
WAYNE NELSON
LUISEÑO

COMMISSIONER
SARA DUTSCHKE
MIWOK

COMMISSIONER
STANLEY RODRIGUEZ
KUMEYAAY

COMMISSIONER
BENNAE CALAC
PAUMA-YUIMA BAND OF LUISEÑO INDIANS

COMMISSIONER
VACANT

COMMISSIONER
VACANT

EXECUTIVE SECRETARY
Andrew Alejandre
Paskenta Band of Nomlaki Indians

NAHC HEADQUARTERS
1550 HARBOR BOULEVARD
SUITE 100
WEST SACRAMENTO,
CALIFORNIA 95691
(916) 373-3710
NAHC@NAHC.CA.GOV

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

a. A brief description of the project.

b. The lead agency contact information.

c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).

d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

a. Alternatives to the project.

b. Recommended mitigation measures.

c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

a. Type of environmental review necessary.

b. Significance of the tribal cultural resources.

c. Significance of the project's impacts on tribal cultural resources.

d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

a. Whether the proposed project has a significant impact on an identified tribal cultural resource.

b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.

b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.

b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.

c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions, please contact me at my email address: melina.carlos@nahc.ca.gov

Sincerely,

Melina Carlos

Melina Carlos
Cultural Resources Analyst

cc: State Clearinghouse

Mendocino County Farm Bureau

June 8, 2026
Maya Simerson, Project and Grant Administrator
City of Ukiah
300 Seminary Avenue
Ukiah, California 95482

Re: MCFB comments on SEIR scoping

Dear Mrs. Simmerson and city staff,

Mendocino County Farm Bureau is submitting these comments regarding the Supplemental Environment Impact Report (SEIR) being prepared for the proposed Ukiah 2026 Reorganization Project.

While we appreciate that most, but not all, of the farmland that was included in the initial proposal has been removed from the current proposal, many of the concerns that we expressed have not been addressed. We are hoping some of these concerns will be adequately analyzed in the SEIR. We have listed our concerns and what we want to see analyzed below.

1. Land Use/Planning and Aesthetics-We acknowledge that the City of Ukiah has adopted a Right to Farm ordinance, Right to Industry ordinance and Mendocino County Inland Zoning Code as a part of pre-zoning ahead of any annexation. While this allows annexed residents to maintain the same entitlements they currently enjoy, some of those entitlements, such as raising backyard livestock, require permits and fees which are not required by the County. We are concerned that the City of Ukiah will adopt new zoning ordinances soon after any annexation is approved. There is potential for annexation to accelerate residential development in areas currently under County jurisdiction which could negatively impact our rural character and community identity. We want the areas where this could happen to be identified.

2. Transportation/Traffic- While annexation/reorganization does not immediately lead to proposed development which would impact traffic, it has the potential to accelerate development which would impact traffic. We also have concerns over the city's ability to take on the maintenance of any roads currently under county jurisdiction and want to see a roads maintenance plan.

455 E. Gobbi Street • Ukiah, CA 95482 • (707) 462-6664 • Email: admin@mendofb.org
Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

3. Agriculture and Forestry Resources-This current proposed annexation/reorganization has removed most of the agricultural zoned lands but there is still the potential for developments spurned by reorganization to lead to conflict between newly developed residential areas adjacent to commercial agricultural lands leading to complaints over noise, pesticide applications, dust, etc. that arise from normal farm business operations.

4. Public Services-We question the city's ability to provide adequate law enforcement to newly annexed areas. There are a few areas, such as the Brush Street triangle and Orr Creek Commons, that were not included in the current proposed annexation which seemed like they should have been. We want to see a plan that outlines how the city will staff up to provide adequate law enforcement to these areas. We also are concerned about the fiscal impact on the county which would negatively impact the county's ability to provide the level of service currently supplied to county residents. We want to see a detailed financial analysis of how the proposed annexation/reorganization would impact county finances, and by extension, their ability to provide services.

5. Hydrology/Water Quality- Agriculture requires secure water supplies and availability. We are concerned that growth induced by the annexation/reorganization would negatively affect water available for agriculture. We want water supplies, supply allocations, and future water needs to be analyzed.

6. Reasonable Alternatives- During the negotiations that led to the adoption of the Master Tax Sharing agreement, there was a proposed map for potential annexation/reorganization that was a much smaller footprint than what is being proposed. We would like that original area to be analyzed or any other prudent alternative that is much smaller in size than what is currently being looked at.

While the current proposal is smaller in scope than the original, we still have concerns about the lack of an open and public process in its development and the lack of public input and transparency.

We respectfully request that these comments be included in the administrative record and the issues that we identified be fully analyzed.

Thank you for the opportunity to comment.

Respectfully,

Adam Gaska, Executive Director
Mendocino County Farm Bureau

Bill Pauli, Land Use Chair
Mendocino County Farm Bureau

455 E. Gobbi Street • Ukiah, CA 95482 • (707) 462-6664 • Email: admin@mendofb.org
Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

Leslie Slayday

From: Matt Maddox
Sent: Monday, June 8, 2026 4:17 PM
To: Leslie Slayday
Subject: FW: [EXT] FW: Annexation

Follow Up Flag: Follow up
Flag Status: Flagged

Matt Maddox, AICP, MESM
Principal
mmaddox@rinconconsultants.com
805-644-4455 Main | 916-204-9142 Mobile | 916-706-1374 Direct
Sacramento, California

OOO Alert: 6/22-6/30; 7/20-7/24

From: Craig Schlatter <cschlatter@cityofukiah.com>
Sent: Monday, June 8, 2026 3:50 PM
To: Matt Maddox <mmaddox@rinconconsultants.com>
Cc: Philip Williams <pwilliams@azimuslaw.com>; Maya Simerson <msimerson@cityofukiah.com>; Jesse Davis <jdavis@cityofukiah.com>
Subject: [EXT] FW: Annexation

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-----Original Message-----
From: Jarchain <jarchain@comcast.net>
Sent: Friday, June 5, 2026 7:27 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: Annexation

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I have concerns on what will happen to the areas of Ukiah that are not being annexed and will lose County dollars that will now go to the City. The residents in this part of Ukiah do not want our services cut or increased for lack of County dollars that they will be losing if this annexation goes through. Also I believe that residents of the unannexed areas should have a say on residents losing that additional revenue.

Joyce Archain
3551 Eastside Calpella
Ukiah

Sent from my iPhone

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To City of Ukiah

Attn: Craig Schlatter, Community Services Director

RE: proposed 2026 Reorganization Project California Environmental Quality Act (CEQA) process SEIR

Please provide answers to the following environmental impacts in the SEIR

What are the environmental impacts of following:

1. Adding water supply to the underserved areas to be annexed into the City of Ukiah
2. Adding sewer service to the underserved areas to be annexed into the City of Ukiah
3. Adding electrical service to the underserved areas to be annexed into the City of Ukiah.
4. Adding police protection, increased police patrols and police surveillance to the underserved areas to be annexed into the City of Ukiah
5. Adding infrastructure support to the underserved areas to be annexed into the City of Ukiah on the sewer, water, electricity and police services currently supplied to the residents and businesses within the existing City of Ukiah
6. Adding growth from undeveloped lands to the available resources, i.e., water, sewer, electricity, roads/streets and police services into the City of Ukiah
7. Developing additional services, i.e., water, sewer, electricity and roads/streets to serve underserved areas to be annexed into the City of Ukiah
8. Cumulative impacts of increasing city staff employees to cover the increase in services provided to the underserved areas to be annexed into the City of Ukiah
9. Policing non-compliant existing land uses to conform to City of Ukiah code requirements
10. Retrofitting and or replacing existing structures and land uses to comply with City of Ukiah ordinances
11. Adding existing County of Mendocino served land areas into the City of Ukiah
12. Reducing the service areas of county water districts and the sewer district.
13. Increased road surface maintenance and improvement to accommodate adding underserved areas to be annexed into the City of Ukiah.
14. Eliminating businesses and manufacturing due to City of Ukiah taxation, license fees and or regulations.

15. Jerrymandering the annexation boundaries to delete neighboring properties due to land use or political considerations i.e., lack of contribution to sales tax revenue and or business license revenue.
16. Reducing available agricultural lands by annexation into the City of Ukiah.
17. Annexing lands served or underserved, to the City of Ukiah for the sole purpose of revenue enhancement.
18. Mismanagement and overregulation by the City of Ukiah on lands currently served by the County of Mendocino, the businesses, residences and open space located therein.
19. Cumulative impact of significant increase of population to the finances of the City of Ukiah to serve existing city residents.

Respectfully submitted,

Jim Ronco

June 1, 2026

Maya Simerson
Project and Grant Administrator
msimerson@cityofukiah.com
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

RE: Public Comment for COU Annexation Scoping Session 06.01.26

I am writing as a property owner directly affected by the City of Ukiah's proposed annexation. I own both agriculture-zoned land with an established vineyard and industrial-zoned land that supports my car restoration business, wine storage business and commercial lease. None of these properties have ever been under City of Ukiah jurisdiction or regulation.

I strongly object to the annexation of my properties. This is an Annexation of the unwilling! And it appears to be primarily a revenue-driven effort to expand the City's tax base against the express wishes of affected property owners. I request that the Supplemental Environmental Impact Report (SEIR) fully and transparently analyze the following issues as part of the scoping process:

- **Direct impacts on existing agricultural operations**: My property includes actively farmed agriculture-zoned land with a producing vineyard that has operated successfully for years under County jurisdiction. Annexation would subject this land to City of Ukiah regulations, permitting requirements, fees, and policies for the first time. I request that the SEIR thoroughly analyze the direct, indirect, and cumulative impacts on ongoing agricultural operations, including potential changes to water use, irrigation practices, pest management, frost protection, harvesting activities, and other normal farming practices.
    - Of particular concern is the risk that new City rules, restrictions, or increased costs could substantially diminish the economic viability and value of my vineyard — effectively functioning as a regulatory taking or inverse condemnation without compensation. The SEIR

should evaluate whether annexation would interfere with my reasonable investment-backed expectations, result in a significant diminution of property value, or otherwise constitute a de facto taking of my agricultural enterprise. This analysis must include the permanent loss or impairment of productive agricultural land and compliance with state policies protecting farmland (e.g., Williamson Act considerations if applicable).

- **Impacts on existing industrial and commercial uses**: My car restoration and wine storage businesses operate on industrial-zoned land outside City limits. The SEIR should analyze how City regulations, zoning overlays, business licensing, building codes, and fees would affect these established operations, including any compliance costs or operational changes required post-annexation.

- **Fiscal impacts on property owners**: The SEIR must include a clear, property-specific analysis of expected increases in property taxes, assessments, development impact fees, and other City-imposed costs versus the level of services that would actually be provided. Claims of fiscal benefit to the City should not override the direct financial burden on unwilling property owners.

- **Infrastructure and service extensions**: Any required extension of City water, sewer, roads, or other infrastructure to serve annexed areas must be fully evaluated for cost, who will bear those costs, and whether current City systems have adequate capacity without negatively affecting existing City residents.

- **Alternatives to annexation**: The SEIR should analyze alternatives that do not include involuntary annexation of privately owned, productive agricultural and industrial lands, including maintaining the current County jurisdiction.

The public has had extremely limited meaningful opportunity to weigh in before the Notice of Preparation was filed. We only had one very disorganized meeting. I urge the City to extend the scoping period, hold additional public meetings in the affected areas, and ensure the SEIR provides a thorough, unbiased evaluation of these impacts rather than serving as a procedural step toward pre-determined annexation.

Annexation should not be used to force higher taxes and new regulations onto productive property owners who have successfully operated outside City limits for years. My properties are not blighted or in need of City intervention—they are active, contributing agricultural and business assets.

Thank you for considering these comments during the scoping process. I request written acknowledgment that these issues will be addressed in the SEIR.

Respectfully submitted,

Julie Golden
Property Owner: Vineyard, Car Restoration, and Wine Storage
P.O. Box 340, Hopland, CA 95449
julie@goldenvineyards.com
(707) 272-8815

Leslie Slayday

From: Leslie Slayday
Sent: Tuesday, June 9, 2026 10:16 AM
To: Leslie Slayday
Subject: FW: [EXT] FW: Annexation - REIR

From: Marcia Morgan Lazaro <marciamorganlazaro@gmail.com>
Sent: Monday, June 8, 2026 4:24 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Cc: John Lazaro <lazaro.john@outlook.com>
Subject: Annexation - REIR

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Craig.

After reviewing the City's website page on the proposed annexation, and giving more thought to the conversation I had with Jesse Davis and Kim Larue as we walked to our cars after the June 2 meeting, certain concerns still arise for our family. How these fit in to the REIR is not totally clear to me but perhaps they will be more apparent to you.

1. Reading Shannon's email, and I believe this is mentioned on your website as well, we would like to see Mr. Maddox or you define the City of Ukiah's "Sphere of Influence." What does this "sphere" include, is it ridge to ridge of the Ukiah Valley, is it distance from commercial shopping areas, is it a radius from the heart of town? The new map is still very ambitious but does not clearly show why these annexation targets would benefit from being annexed or what the City's goals are. One could guess that the City's sphere of influence is broad because of the daily draw into City limits because of the County seat, hospital, and shopping, but your annexation plans left out the College. On the south side of town, you clearly are pulling in the residential areas that have higher density but on the north side you left out the new developments along Lake Mendocino Drive. So what is the City's sphere of influence that would create and define the new version of your annexation plans?

2. How will wildfire events be handled if the current annexation map is adopted. We live 1 mile out on Boonville Road and on Friday saw a beautifully swift response to an afternoon fire at 2401 Boonville Road. Whose responsibility will it be to handle wildfire events as you reach up into the western hills and down Boonville Road. What was the motivation to make the turn down Boonville Road and using Highway 253 as the boundary? Why are our neighbors on the north side of 253 included in the annexation but not those of us across the street…except for Fireside Village which would fall under the City's desire to have all of the higher density neighborhoods. How will the annexation affect those of us outside your limits when you are reaching further into the urban woodlands, how does the annexation change the jurisdiction for fire fighting, policing and first responders?

3. Jesse mentioned that most of the people who got up and spoke lived outside the proposed annexation map, as do we. However, we own properties inside City limits and I also have a 7-plex on N Bush that will be inside the proposed annexation. Will the REIR address not just how the areas within the annexation are affected but also how those properties left out of the annexation will be impacted. As the City grows its boundaries and collects a greater share of County property and sales taxes, what affect will that have on the County's budget and ability to meet the needs of those of us living outside your new boundaries? That includes fire, safety, utilities, etc. Will our life in the County be better because the City is sharing more of the load of providing services?

Everyone in this community will be impacted by the City's expanded boundaries and everyone should be included in the conversation. Just because someone lives outside the proposed annexation map does not mean their life won't be impacted or that their concerns aren't viable.

4. Will the REIR be able to identify the benefits to being annexed into the City? Aside from having the ability to influence the City Council on how Ukiah will be run, I found no clear outline of how annexation will make life better for us or our tenants, both inside the City and out. Will the newly annexed areas get better police or fire services, better utility infrastructure, better housing options?

While communication isn't the job of the REIR, perhaps Mr. Maddox could provide some guidance on how City staff can work their way out of the contentious situation created within the community by the City's initial approach to annexation. It's disheartening to attend meetings like last week's.

Marcia Lazaro

Marcia Morgan Lazaro
REALTOR®
COLDWELL BANKER MENDO REALTY
(707) 972-4204

marciamorganlazaro@gmail.com

DRE #01915451



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To The City of Ukiah

From: Pinky Kushner

Comments regarding potential environmental impacts of the annexation proposed by the City of Ukiah.

Foremost, I urge the City to consider especially and precisely, with numerical details, the most reasonable project alternative: that of postponing the annexation until the City has shown, in a multi-year time period, its ability to participate and operate, with broad citizen satisfaction, the combined services for the Ukiah Valley, eg, water, sewer, garbage, police, and fire control.

1. Population: With the current restrictions on immigration, the population of the USA and especially of border states such as CA is bound to be reduced. Hence the State's mandate to build more housing in all likelihood will go down for demand will go down. As one example, already schools in Mendo county are seeing a reduction in pupils. This will only continue downwards with the current federal policy on immigration. In response, the EIR should examine carefully the population trends of the past decade in Mendocino County and make predictions as to the future population base in the next years.

2. Heat Island Effect: as more of the valley gets paved over, what changes will happen to the weather? Combined with increasing temperatures, these changes must be detailed in the EIR with appropriate compensatory mechanisms.

3. Air quality: With more pavement, more sidewalks and driveways (per Ukiah's municipal code), will degrade. By how much?

4. Lights: are a definite negative environmental effect. The City and its city lights will increase throughout the length of the Ukiah Valley. The problem will not be reduced even if the size of the proposed annexation has been reduced. Light knows no bounds, even with downward casted lights, which reflect and disperse. What effects will increasing lights at night have on avian and other animal species? What effects will increasing lights at night have on human behavior, especially on the incidence of cancer? What will be the effects on bird life and critter life, on the land that forms the gathering point—e.g., the basin of the Russian River?

6. Is there enough water? I note that in the City's just published Water Usage Draft that the City has not come into alignment with the reduction required by the State. This document demonstrates that in spite of the recycling program of the City of Ukiah, there has not been enough reduction in usage. Besides being the year 2025 being out of compliance, what will

it take to come into compliance? For instance, a minor but a major proposal might be to eliminate the Golf Course. Life without GOLF would be a major blow to the community in many ways. Other water dependent services might also be threatened.

7. The environmental analysis should include a discussion directed to people living within the proposed annexation who do not want street lights, who do not want sidewalks, who prefer a rural life style. These people should have their rights respected. The EIR should detail how these people will not be harmed by the urbanization of their rural life.

8. The environmental study must include a NO PROJECT analysis. This analysis should determine whether, by State of California law, water, sewer, trash and police services can be centralized without the proposed annexation. This analysis should consider that the consolidation of services is quite recent. This fact should be evaluated relative to the assumption of the additional new multitude of tasks involved in annexation. What the public deserves is an assurance that recently consolidated services are truly able to continue to operate effectively. This aspect of the EIR analysis should also include a description of the severe problems that the City of Ukiah and Mendocino County had over many years during the effort of the consolidation of only the trash services. The public remembers these problems and is not confident that the proposed annexation won't end up in the bickering and legal chaos that occurred during the trash services multiyear mess. So much money was consumed in this legal mess that the public had to have been harmed by it.

Not going forward at this time with annexation will allow the City the opportunity to prove that they can handle those service agencies. Surely the preferred action, the more rational action is to have no annexation at this time and to review the possibility of annexation when there is more buy in from the public.

My wife and I strongly oppose the proposed annexation. We see no benefit to this plan for property owners. The City of Ukiah cannot properly maintain its current boundaries.

Regards, Rob

Rob and Tuesday McAsey

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Leslie Slayday

From: Matt Maddox
Sent: Monday, June 8, 2026 4:17 PM
To: Leslie Slayday
Subject: FW: [EXT] FW: NO ANNEXATION!!!

Follow Up Flag: Follow up
Flag Status: Flagged

Matt Maddox, AICP, MESM
Principal
mmaddox@rinconconsultants.com
805-644-4455 Main | 916-204-9142 Mobile | 916-706-1374 Direct
Sacramento, California

OOO Alert: 6/22-6/30; 7/20-7/24

From: Craig Schlatter <cschlatter@cityofukiah.com>
Sent: Monday, June 8, 2026 3:45 PM
To: Matt Maddox <mmaddox@rinconconsultants.com>
Cc: Maya Simerson <msimerson@cityofukiah.com>; Philip Williams <pwilliams@azimuslaw.com>; Jesse Davis <jdavis@cityofukiah.com>
Subject: [EXT] FW: NO ANNEXATION!!!

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From: ROBERT & KATHY MOTHERSHED <robertandkathymothershed@comcast.net>
Sent: Monday, June 8, 2026 10:53 AM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: NO ANNEXATION!!!

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I paid a lot of money to buy my property outside of the city limits. I do not want to be in the city limits of Ukiah. Stop shoving this down my throat.

Robert Mothershed
1700 Carrigan Ln.
Ukiah CA 95482

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Leslie Slayday

From: Leslie Slayday
Sent: Tuesday, June 9, 2026 10:13 AM
To: Leslie Slayday
Subject: FW: [EXT] FW: 2026 Reorganization Project

From: rsbostwick@comcast.net <rsbostwick@comcast.net>
Sent: Monday, June 8, 2026 1:41 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: 2026 Reorganization Project

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June 8, 2026

Craig Schlatter, Community Services Director
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482
RE: CEQA Scoping Comments for the Ukiah 2026 Reorganization Project

Dear Mr. Schlatter:
I am submitting these comments regarding the Supplemental Environmental Impact Report (SEIR) for the proposed Ukiah 2026 Reorganization Project.

Many residents have spent months expressing concerns about this annexation, yet City leaders continue to act as though opposition is simply the result of confusion or misinformation. The reality is much simpler: people understand what is being proposed, and many of them do not want it. Public opposition is not a communications problem for the City to solve; it is a warning sign that the community has serious concerns that deserve to be addressed.

The Supplemental Environmental Impact Report should not be treated as a formality or a box to check on the way to annexation. The SEIR must thoroughly analyze all potential impacts associated with the project, including:

1. Growth and Development Impacts – The potential for annexation to accelerate development in areas currently under County jurisdiction, including impacts on agricultural lands, open space, rural character, and community identity.

2. Public Services and Infrastructure – The ability of the City to provide adequate water, wastewater, police, fire, road maintenance, and other municipal services to annexed areas without reducing service levels elsewhere.

3. Traffic and Transportation – Potential increases in traffic, vehicle miles traveled, congestion, and roadway improvements that may result from future development enabled by annexation.

4. Water Supply and Drought Resilience – The long-term availability of water resources to serve annexed territory, particularly during periods of drought and increasing demand.

5. Fiscal Sustainability – Any environmental impacts that could result from future infrastructure expansion, service extensions, or development patterns encouraged by annexation.

6. Reasonable Alternatives – Alternatives that would reduce environmental impacts, including smaller annexation areas, phased annexation, or maintaining current jurisdictional boundaries.

In addition, I ask that the SEIR clearly identify all assumptions regarding future growth and development within the proposed annexation areas and fully disclose the environmental consequences associated with those assumptions.
The City has repeatedly claimed that this process is transparent and responsive to public input. However, many residents have come away with the opposite impression. When concerns are brushed aside, questions go unanswered, and opposition continues to grow without any meaningful change in direction, it is understandable that people lose confidence in the process. The City should stop treating community opposition as an obstacle and start recognizing it as feedback. The message from many residents has been clear for months: they do not support this annexation and want a full accounting of its impacts before any further action is taken.
I respectfully request that these comments be included in the administrative record and that the issues identified above be fully analyzed in the SEIR.

Thank you for your consideration of these comments.
Sincerely,
Ron Bostwick
2350 Road L, Redwood Valley, CA

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Leslie Slayday

From: Matt Maddox
Sent: Monday, June 8, 2026 4:17 PM
To: Leslie Slayday
Subject: FW: [EXT] FW: LAND USE IF PROPERTY IS ANNEXED INTO THE CITY.

Follow Up Flag: Follow up
Flag Status: Flagged

Matt Maddox, AICP, MESM
Principal
mmaddox@rinconconsultants.com
805-644-4455 Main | 916-204-9142 Mobile | 916-706-1374 Direct
Sacramento, California

OOO Alert: 6/22-6/30; 7/20-7/24

From: Craig Schlatter <cschlatter@cityofukiah.com>
Sent: Monday, June 8, 2026 3:49 PM
To: Matt Maddox <mmaddox@rinconconsultants.com>
Cc: Maya Simerson <msimerson@cityofukiah.com>; Philip Williams <pwilliams@azimuslaw.com>; Jesse Davis <jdavis@cityofukiah.com>
Subject: [EXT] FW: LAND USE IF PROPERTY IS ANNEXED INTO THE CITY.

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From: Steve Miller <smiller10310@yahoo.com>
Sent: Friday, June 5, 2026 6:50 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Cc: Steve Miller <smiller10310@yahoo.com>
Subject: LAND USE IF PROPERTY IS ANNEXED INTO THE CITY.

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Craig,
One of the early comments you made in your presentation on Monday June 1st was that if property was annexed into the city that there would be NO required change of land use. How long would

this guarantee last? I'm sorry but just don't trust the city to keep their word on these matters.

Steve Miller

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City of Ukiah
300 Seminary Ave
Ukiah

RECEIVED
JUN 09 REC'D
CITY OF UKIAH
COMMUNITY DEVELOPMENT

June 7 2024

1. Population: with the current restrictions on immigration, the population of the USA and especially of border states such as CA is bound to be reduced. Hence the State's mandate to build more housing must go down or should go down. In support of this aspect of population, already schools in Mendo county are seeing a reduction in pupils.

2. Heat Island Effect: as more of the valley gets paved over, what changes will happen to the weather ?

3. Air quality with more pavement,, more sidewalks and driveways (per Ukiah's municipal code) will degrade. By how much and is this in keeping with the stated goals of the City's own General Plan? And the State's plan?

4. Lights: are a definite environmental effect. The City and its city lights will increase throughout the length of the Ukiah Valley. And the problem will not be reduced even if the size of the proposed annexation has been reduced. Light knows no bounds, even with downward casted lights, which reflect and disperse.

5. What is the effect on bird life, critter life, on the land that forms the gathering point, the basin, of the Russian River?

6. Is there enough water? I note that in the City's just published Water Usage Draft that the City has not come into alignment with the reduction required by the State. This document demonstrates that in spite of the recycling program of the City of Ukiah, there has not been enough reduction in usage. A minor but also major effect might be to eliminate the Golf Course. Life without GOLF would be a major blow to the community in many ways. Other water dependent services might also be challenged.

7. The environmental analysis should include a discussion directed to people living within the proposed annexation who do not want streetlights, who do not want sidewalks, who prefer a rural life style. These people should have their rights respected.

8. The environmental study must include a NO PROJECT analysis. This analysis should determine whether, by State of California law, water, sewer, trash and police services can all be centralized without an annexation of the proposed surrounds. This analysis should consider how recent the consolidation of services is, and evaluate this fact relative to the assumption of the new multitude of tasks that are involved in annexation. What the public deserves is an assurance that recently consolidated services are truly able to continue to operate effectively. The analysis should also include a description of the severe problems that the City of Ukiah and Mendocino County had over many years during the effort of the consolidation of the trash services. The public remembers these problems and is not confident that the proposed annexation won't end up in the bickering and legal chaos that occurred during the trash services multiyear mess. Not going forward at this time with annexation will allow the City the opportunity to prove that they can handle those service

agencies. Surely the preferred action, the more rationale action is to have no annexation at this time.

9. I.D. Water Supply and water Rights and what the City will have if the P.V. flow stops will the underflow in Ukiah dry up.?
10. I.D. the underflow of Ukiah Water, ground Water or underflow.?
11. what is the Carring Compasity of Ukiah Valley How many people Can live in the Valley, Sewer, Water, public safety etc all.
12. How much more goverment will it take To run/manage the annex are, How many more buildings, offices, and people to run/control the larger area.
13. Where is the Capital improvement plan for the Area. (20years)

Dee Howard
3900 Pardecci Rd
Ukiah Ca 95482

PS. the City has not listened to us.

I/We Ukiah Annexation