

Action Items Required for Implementation of Mendocino County General Plan Adopted Aug, 2009 Unless Otherwise Noted

XXX Seems doable and worth doing sooner rather than later

XXX Should be done, a part of normal business, requires priority direction from top

XXX Important long-term action that may require more staff effort than available

XXX Very High priority and relatively doable purple text are related items which will be automatically accomplished as a part of the highlighted item.

XXX Important to do, but requires strong community coalition that may not exist

XXX Oh so important for the future of AV,

“Action Items” list specific steps the County will take to implement policies. Action items may be a one-time work effort (such as amending the County’s codes, or adopting a new plan or regulation) or may be ongoing efforts that are part of the County’s day-to-day functions.9

Future work, in the form of research, studies, and plans, will be needed to implement this General Plan. Some of these actions may occur in the short term; others will require more time and resources and may not be completed for some time.

The Mendocino County Zoning Ordinance is a key implementation tool for the General Plan. Many of the Goals, Policies, Objectives and Action Items in this General Plan are achieved through zoning, which regulates public and private development.

The County is responsible for ensuring that its Zoning Ordinance and this General Plan are in conformity.

In most instances, this will mean that land is designated in the General Plan and zoned for similar uses with similar development standards (i.e., similar densities and minimum parcel sizes). Where zoning and General Plan land use designations are not consistent, this General Plan should be consulted carefully for guidance.

Development Element

Action Item DE-1.1: The County will coordinate and partner with the cities in Mendocino County to develop appropriate land use patterns at the city/county interface, minimize environmental and economic impacts, and maximize environmental and economic benefits.

Action Item DE-4.1: Amend the Zoning Code to include a “Mixed Use” zoning district.

Action Item DE-8.1: The County will consider a program to encourage consolidation of rural parcels through density bonuses (allowing more units in exchange for preserving open

space and/or providing larger lots) or other incentives.

Action Item DE-23.1: Amend the development codes, including the Zoning Ordinance, to implement parcel and dwelling unit clustering, density transfers, density averaging, density bonuses and similar programs, consistent with the General Plan.

Action Item DE-25.1: Review the density bonus over time to assess its effectiveness and its impact on local services and facilities.

Action Item DE-26.1: Revise development standards for residential densities and intensities to accommodate the development of affordable housing and housing for special need populations consistent with the Housing Element.

Action Item DE-36.1: Develop an incentive program to encourage farmers to provide farmworker housing.

Action Item DE-45.1: Incorporate the UVAP-defined mixed use category as a compatible zoning district into the Zoning Code for use in the County's community planning areas.

Action Item DE-49.1: Work with local interest groups and businesses to identify concerns relative to the long-term viability of retaining businesses, encouraging expansion, and attracting new businesses.

Action Item DE-58.1: Adopt buffer provisions designed to limit incompatibilities between industrial and non-industrial operations.

Action Item DE-64.1: Create incentive programs to attract or expand progressive, environmentally sound businesses and industries.

Action Item DE-64.2: Investigate state and national programs and funding sources that can promote and create sustainable "green" business practices

Action Item DE-64.3: Work cooperatively with all industries to identify greenhouse gas impacts from their operations and develop a long-term plan for reducing emissions.

Action Item DE-69.1: Work with other local, state and federal agencies to coordinate community enhancement programs with transportation, utility and other public improvements.

Action Item DE-71.1: Encourage communities to create downtown plans creating attractive and economically viable community 'core' areas.

Action Item DE-78.1: Consider developing community design guidelines. Issues addressed in the guidelines should include :

Site planning, including setbacks and building envelop,

Circulation and multi-modal access,

Streetscapes,

Landscaping (including the use of native and drought tolerant plants),

Parking,

Lighting,

Utility placement,

Signage, and

Use of green building principles in the planning, construction, and operation of new and renovated structures.

Action Item DE-78.2: Review and revise the County's Zoning Ordinance to incorporate standards and planning incentives for development projects that adhere to the US Green Building Council's LEED (or similar) standards or Build It Green's GreenPoint rated standard (or similar standard) for commercial and residential development.

Action Item DE-78.3: Work with the incorporated cities to develop coordinated green building policies and programs to encourage development that complies with LEED and GreenPoint or similar programs.

Action Item DE-83.1: Update parking standards in the zoning code to implement Policy DE-83.

Action Item DE-84.1: Revise County codes to incorporate green building principles and raise energy efficiency standards.

Action Item DE-84.2: Streamline permitting for projects that meet LEED or similar environmental standards.

Action Item DE-93.1: Require pedestrian connections within and between new and existing uses where appropriate.

Action Item DE-93.2: Develop standards for pedestrian and bicycle access.

Action Item DE-97.1: Explore joint-use of existing facilities to meet community needs.

Action Item DE-97.2: Work with communities to reduce the impacts of publicly owned or managed corporation yards, parking lots, transfer stations, airports, and other public uses on local communities through landscaping, operational, and other feasible measures.

Action Item DE-99.1: Apply the State Noise Insulation Standards, zoning and building controls, buffers, sound barriers, traffic controls, and other effective measures to reduce exposure to unsafe and undesired noise sources.

Action Item DE-99.2: Require acoustical studies for:

- 1) Significant new noise generators,
- 2) New noise-sensitive uses in noise-impacted areas or near noise generators, or
- 3) New uses which are proposed to be developed in areas which do not meet the "completely compatible" exterior noise guidelines contained in Policy DE-100 or Policy DE-101.

If information on the noise environment at a project site is not available, a measurement of the noise environment by a qualified acoustical engineer may be needed to make a determination whether a proposed project complies with the guidelines and standards in Policy DE-100 or DE-101.

Action Item DE-99.3: The County will seek to obtain noise mitigation from other agencies (including the State of California) required to address the noise impacts of decisions made by

those agencies (including, but not limited to, roadway widenings and railroad operations).

Action Item DE-105.1: Adopt standards and requirements for acoustical studies to ensure consistent identification of noise impacts.

Action Item DE-106.1: Develop and implement a property owner certification system that includes recordation of certificates with other property records.

Action Item DE-114.1: Evaluate development proposals for potential impact to historical and cultural resources that contribute to the character of the various community areas.

Action Item DE-114.2: Increase historical preservation through expanded review or adoption of an historical review code.

Action Item DE-114.3: Adopt a cultural resources section in the Zoning Ordinance to address effective inventory, preservation, protection and management of prehistoric and historic resources and to establish cultural and historic review procedures.

Action Item DE-114.4: Preserve Mendocino County's architectural heritage by adopting the State Historic Building Code and adhering to the Marks Historical Rehabilitation Act of 1976 (Health and Safety Code).

Action Item DE-118.1: Work with the Local Agency Formation Commission and service providers to coordinate service capabilities with this General Plan's land use designations.

Action Item DE-128.1: Establish public works standards to implement policy DE-128.

Action Item DE-128.2: Develop and implement standards to ensure that roadways and other transportation infrastructure are restored to a safe condition after repair work, utility installation, or other activity.

Action Item DE-130.1: The County will work with Caltrans and MCOG to project future growth on roadways in the county, and will work cooperatively to plan for future roadway needs and mitigation for impacts resulting from growth in the unincorporated area.

Action Item DE-131.1: Maintain short and long-term capital improvements programs for transportation facilities, consistent with adopted plans.

Action Item DE-131.2: Use the 2008 Ukiah Valley Area Transportation Impact Fee Nexus Study to develop and implement transportation impact fees in the Ukiah area.

Action Item DE-136.1: The County will refer to Caltrans all development applications which propose direct access to a state highway. Affected roadways that need to meet the most current Caltrans requirements include all or portions of the following:

State Route 1

State Route 20

Hwy 101

State Route 128

State Route 253

State Route 162

Action Item DE-151.1: Identify and develop car and van-pool parking facilities through a cooperative effort of the Mendocino Transit Authority, Mendocino Council of Governments and California Department of Transportation.

Action Item DE-151.2: Develop a program of incentives, such as preferential car or vanpool parking, to decrease single-occupant vehicles at employment sites.

Action Item DE-151.3: Work with the Mendocino Transit Authority to implement the 2008 Commuter Transportation Study.

Action Item DE-153.1: Prepare a plan identifying future pedestrian and bicycle routes and their implementation, including the use of a portion of traffic impact fees to fund pedestrian and bicycle systems.

Action Item DE-155.1: Work with trails groups to promote and construct more trails for walking, bicycling, and pedestrian use.

Action Item DE-160.1: Adopt development standards that facilitate public transit and alternative transportation modes in multi-modal transportation corridors.

Action Item DE-160.2: Adopt zoning and development standards allowing increased land use densities and intensities proximate (generally within 0.5 mile) to multi-modal transportation corridors.

Action Item DE-162.1: Work with transit providers to coordinate transit routes, frequency of service and facilities throughout the county.

Action Item DE-167.1: Update the Airport Comprehensive Land Use Plan when changes in the aviation sector or airport use warrant a revision of land use restrictions.

Action Item DE-169.1: Seek funding for the development and maintenance of navigable waterways and harbors.

Action Item DE-172.1: Work with agencies, land trusts and willing property owners to explore passive recreational opportunities for County residents.

Action Item DE-172.2: Assemble a community-based trail planning committee to assist the County and the incorporated cities in planning for trails routes, route acquisition and trail use. The committee should include balanced representation from interest groups, such as hikers, mountain bikers (non-motorized), equestrians, land owners, and others affected by potential trail routes.

Action Item DE-178.1: Consider adopting a Quimby Act ordinance requiring new development to dedicate parkland or contribute in-lieu fees.

Action Item DE-180.1: Update the Equestrian and Hiking Trails Plan coordinating the development, expansion and maintenance of a countywide network of recreational trails connecting communities, recreational opportunities, open space, scenic resources, and other points of interest. The Equestrian and Hiking Trails Plan should:

- Minimize intrusion upon the natural landscape.
- Emphasize trails, trailheads and staging areas on publicly-owned lands or lands voluntarily offered for trail routes.
- Connect to existing trails where feasible, allowing for unconnected segments due to

private ownerships, sensitive environmental areas, or public safety.

Action Item DE-187.1: Work aggressively with water and sewer service providers to overcome current and projected system and supply deficiencies necessary to serve planned community growth.

Action Item DE-187.2: Support funding applications to improve and expand water and sewer service capabilities in areas planned for future growth or to resolve existing deficiencies.

Action Item DE-187.3: Work with communities and public water and sewer service entities to monitor, manage and/or maintain community-wide or decentralized water or sewer systems.

Action Item DE-199.1: The County shall follow the Federal Emergency Management Agency (FEMA) promoted No Adverse Impact (NAI) Policy and require the following items:

- All flood studies prepared using build-out conditions

- Allow no rise in floodway elevation

- Allow no increase in flood velocity

- Allow no loss in floodplain storage

Action Item DE-201.1: Work with local and regional agencies and enterprises to maintain and enhance integrated waste management programs.

Action Item DE-201.2: Work with state, federal, and other agencies to create and implement systems to eliminate pockets of pollution such as tire dumps, abandoned vehicles, and illegal dump sites.

Action Item DE-208.1: Continue to identify and assess risks to life, property and the environment. Incorporate appropriate strategies into emergency response and land use planning.

Action Item DE-209.1: Maintain emergency response plan(s) designed to reduce risk and exposure to hazardous conditions and events, respond to emergencies, and facilitate recovery.

Action Item DE-209.2: Update the emergency response plan on a regular basis to keep pace with the growing population and emergency service capabilities.

Action Item DE-209.3: Identify routes and sites necessary for evacuation, emergency operations and recovery during hazard events.

Action Item DE-209.4: Upgrade critical County services to employ onsite renewable energy systems to provide a basic level of operation, and encourage other agencies in Mendocino County to do the same.

Action Item DE-209.5: Increase the County's fuel storage capacities so as to withstand an extended, but temporary disruption of deliveries.

Action Item DE-209.6: Prepare an Energy Emergency Plan pursuant to the approved

California Energy Commission guidelines for local jurisdictions on that subject.

Action Item DE-210.1: Establish and coordinate capital improvement programs and priorities to avoid or mitigate high-risk events.

Action Item DE-210.2: Through the County Office of Emergency Services, the County, and relevant agencies, promote public education and safety programs to reduce risk from geologic, fire, flood, inundation and other hazards related to growth and development.

Action Item DE-211.1: Amend the Zoning Code to provide an exemption from height limits for ham radio antennae.

Action Item DE-214.1: Work with CalFire to administer the Fire Safe Guidelines and fire protection programs for State Responsibility Areas and development interfaces.

Action Item DE-220.1: Work with fire protection organizations to achieve funding stability necessary to maintain adequate staffing, facilities and equipment.

Action Item DE-220.2: Collaborate with fire protection authorities, land managers, private landowners, and others to improve fire management strategies for reducing the impacts of wildfires on forest and watershed ecosystems.

Action Item DE-220.3: Work with fire protection providers (i.e., CalFire, U.S. Forest Service, local fire protection districts, and cities) to ensure development is compatible with fire protection capabilities.

Action Item DE-222.1: No later than August 31, 2011, the County shall develop a plan for short- and long-term funding to offset service delivery costs to local fire and emergency response districts for serving areas not within their district boundaries. This may include bonding, assessments, and/or direct fee for service. It is specifically recognized that some funding mechanisms may require voter approval in order to be implemented.

Action Item DE-222.2: Acknowledgement of the lack of fire and emergency services (or the limited availability of such services) shall be recorded with the County Recorder for all developed parcels which are located outside of a fire protection district. This acknowledgement shall be made available to all subsequent purchasers of the property. Proof of recordation shall be a condition of approval of all discretionary permits for projects located outside of a fire protection district.

Action Item DE-228.1: Work with law enforcement agencies, local communities, and other groups to prevent illegal activity.

Action Item DE-230.1: Adopt street design guidelines that incorporate strategies for Crime Prevention Through Environmental Design (CPTED) or SafeScapes, including “defensible space,” “eyes on the street,” and pedestrian-friendly lighting, without creating barriers that disconnect neighborhoods.

Action Item DE-230.2: Limit approvals of new liquor stores in high crime areas and near schools.

Action Item DE-232.1: Where appropriate, require geologic, seismic and soil engineering information to evaluate, locate and design development, especially critical and high

occupancy structures, to minimize seismic and other geologic hazards.

Action Item DE-233.1: Continue to administer the Alquist-Priolo Earthquake Fault Zoning Act which defines and mitigates impacts relating to surface fault-rupture hazards.

Action Item DE-233.2: Implement the Seismic Hazards Mapping Act when maps become available for Mendocino County (Public Resources Code, Division 2, Chapter 7.8).

Action Item DE-233.3: Require geologic, seismic, and/or soil engineering reports in areas of known or potential geologic hazards prior to final approval of discretionary permits.

Action Item DE-233.4: Revise County codes to state that geologic, seismic, and soils reports must be prepared by the qualified professionals specified by law.

Action Item DE-237.1: Streamline and simplify the permit process to promote and support the development of childcare facilities.

Action Item DE-237.2: Investigate incentives to encourage developers to provide day care facilities in their projects and, if necessary, adopt changes to County codes and procedures.

Action Item DE-238.1: Consider establishing a health district to fund preventive health programs and activities.

Action Item DE-238.2: Collaborate with the Community Health Services Branch to:

- Obtain and utilize Geographical Mapping and Community Assessment Tools.

- Involve public health practitioners in land use decisions and development review

- Ensure that community health criteria, goals and language are included in all major land use plans.

- Conduct Health Impact Assessments on proposed major development projects and plans.

- Model best practices at County offices and County-organized events.

Action Item DE-241.1: Amend the Zoning Code to implement Policy DE-241.

Resource management

Action Item RM-1.1: Require adequate buffers for all projects potentially impacting stream corridors and/or their associated riparian habitat.

Action Item RM-4.1: Develop a Riparian Systems Management Plan to facilitate coordination and cooperation between organizations and individuals responsible for the diverse functions – flood control, storm water management, groundwater stewardship, aquatic habitat protection/enhancement – occurring in watersheds throughout the county.

Action Item RM-6.1: Develop and implement a methodology to determine the supply and use of water in all the county's watersheds.

Action Item RM-6.2: Use the Water Management Initiative as a forum and avenue for

greater focus on water resources and coordination among all water users in the county.

Action Item RM-6.3: Develop and implement (in cooperation with the State of California) standards for gray water and rainwater harvest systems.

Action Item RM-7.1: Develop a list of drought-tolerant landscaping plants, and make this available to the public, landscape contractors, and the development community.

Action Item RM-27.1: Identify and maintain wildlife movement corridors to support biodiversity and healthy natural processes.

Action Item RM-28.1: The County shall develop CEQA standards that require disclosure of impacts to all sensitive biotic communities during review of discretionary projects. These standards shall require the following mitigation:

Action Item RM-34.1: Advocate education, technical and financial assistance, collaboration, and best management practices to protect, enhance and manage the county's watershed, earth and biological resources.

Action Item RM-35.1: Work with the Mendocino County Air Quality Management District, Mendocino County Solid Waste, and fire agencies to reduce outdoor burning impacts on populated areas.

Action Item RM-35.2: Continue to refer complaints about fumes, smoke, dust and other potential stationary or non-point airborne pollutants to Mendocino County Air Quality Management District for investigation.

Action Item RM-35.3: Continue to participate in regional planning activities to maintain air quality goals and standards.

Action Item RM-35.4: Work with local and regional agencies in the North Coast Air Basin and in northern Sonoma County to monitor and reduce the creation of ozone that could be carried by air currents into southern Mendocino County.

Action Item RM-40.1: Urge the Mendocino County Air Quality Management District to create incentive programs to install or retrofit Environmental Protection Agency EPA-certified wood-burning devices or gas fireplaces in place of traditional fireplaces and older wood-burning devices.

Action Item RM-41.1: Adopt road standards that reduce dust and other impacts from unpaved roads.

Action Item RM-41.2: Consider imposition of an impact fee for development utilizing unpaved roads dedicated to funding projects that reduce emissions of particulate matter (i.e. paving or dust-suppression).

Action Item RM-41.3: Work with agencies and organizations to develop programs to improve and reduce emissions from unpaved roads.

Action Item RM-43.1: Continue to inform applicants about Mendocino County Air Quality Management District dust control and grading requirements.

Action Item RM-44.1: Implement transit-, bicycle-, and pedestrian-oriented land use and site design strategies.

Action Item RM-47.1: Support the Mendocino County Air Quality Management District in their efforts to implement incentive programs for local businesses to retrofit or modify facilities, vehicles and equipment to reduce diesel exhaust and ozone precursor emissions

Action Item RM-48.1: Work with the Mendocino County Air Quality Management District to enforce standards for development within areas likely to contain Naturally Occurring Asbestos, including road construction, surface mining and grading operations.

Action Item RM-50.1: Inventory existing and historical sources of greenhouse gas emissions in Mendocino County. Coordinate those efforts with other jurisdictions to ensure completeness and avoid unnecessary duplication.

Action Item RM-50.2: Create a greenhouse gas reduction plan for the unincorporated areas of the county that sets specific reduction strategies and targets to meet.

Action Item RM-50.3: Reduce Mendocino County's greenhouse gas emissions by adopting measures that reduce the consumption of fossil fuel energy resources.

Action Item RM-53.1: Amend the Zoning Code to allow exceptions from height limits or other restrictions to accommodate solar heating or electrical systems.

Action Item RM-53.2: Consider adopting reduced fees for solar heating or electrical systems to encourage their installation.

Action Item RM-54.1: Inventory and/or map solar, wind, tidal, geothermal, methane/landfill gas, biomass/biofuel, and micro-hydro resources.

Action Item RM-54.2: Encourage investment in distributed renewable energy resources either through incentives offered to commercial developers or under the Community Choice Aggregation model.

Action Item RM-54.3: Review all County, State, and federal law, codes, or policies that restrict the placement of distributed energy generating devices in the county and suggest changes wherever those restrictions are not supported by health, safety, or environmental concerns or where new technologies have rendered past concerns obsolete.

Action Item RM-54.4: Ensure that CC&Rs for new development projects comply with County policies supporting use of alternative energy sources such as solar or wind power and do not preclude the installation of these facilities.

Action Item RM-54.5: Consider offering low-interest loans to improve the energy efficiency of homes or to install solar electricity or water heating systems.

Action Item RM-55.1: Incorporate renewable energy opportunities into new County facilities, and retrofit existing facilities.

Action Item RM-55.2: Periodically conduct energy audits of County facilities and operations and implement energy conservation measures.

Action Item RM-56.1: Create a timetable for all future structures to meet specific renewable energy standards to gain approval and permits.

Action Item RM-56.2: Determine a feasible transition to renewable energy use by all future development projects. (This work may be combined with the responsibilities of a Green Building Task Force.)

Action Item RM-61.1: Prior to development, require evaluation of slope stability in areas with the potential for landslides, including structural foundation engineering and potential impacts to adjacent lands. The Building Official may waive this evaluation for existing single-family lots.

Action Item RM-65.1: Identify and protect resources/areas that may provide opportunities for mineral extraction, including rock quarries and gravel.

Action Item RM-65.2: Continue to administer the California Surface Mining and Reclamation Act (SMARA).

Action Item RM-65.3: Evaluate the effectiveness of Surface Mining and Reclamation regulations and project conditions in achieving County goals.

Action Item RM-65.4: Promote offstream terrace mining or hard rock quarrying operations over instream operations.

Action Item RM-66.1: Restrict development that conflicts with the extraction of important mineral deposits when maps become available for the State Geologist under California Surface Mining and Reclamation Act.

Action Item RM-79.1: Work with agencies and organizations to educate the public about effective ways to protect listed plant and animal species and preserve sensitive habitats.

Action Item RM-79.2: Seek private and public funding for fish habitat restoration programs such as the County Fish and Game Advisory Committee, community salmon and steelhead rearing, and other efforts.

Action Item RM-79.3: Promote conservation easements to protect wildlife habitat, wetlands and other sensitive environments.

Action Item RM-79.4: Provide information to landowners, developers, and the public on the importance and value of maintaining wildlife corridors.

Action Item RM-80.1: Consider adopting an ordinance for the regulation of vegetation removal.

Action Item RM-86.1: Review construction and landscaping site plans to ensure that healthy trees in community areas are not removed unnecessarily.

Action Item RM-88.1: Enforce County laws regulating the depredation of wildlife and livestock by dogs or other domestic animals.

Action Item RM-93.1: Continue participation in the 5-County Salmonid Conservation Program and work with organizations and agencies at all levels to formulate strategies and implement actions to improve watershed conditions, and fisheries habitat.

Action Item RM-98.1: Support State and Federal measures to protect and enhance the freshwater and marine ecology through development process, such as:

- Stream corridor protection and restoration.
- Riparian vegetation protection and restoration.
- Erosion and sediment control measures.
- Surface mining controls.

Action Item RM-98.2: Update all County application forms as needed to provide for indication of the source of water for all water development projects.

Action Item RM-101.1: Develop vertical integration opportunities for adding value to natural resources, including local agricultural and timber processing facilities.

Action Item RM-102.1: Adopt a map and standards for locally important farmlands and ensure they are appropriately zoned.

Action Item RM-106.1: Enforce County ordinances that protect agricultural lands and operations from nuisances, trespass, vandalism or theft, livestock predation, and contamination from abandoned or uncared for orchards.

Action Item RM-107.1: Consider the adoption of regulations, standards, or guidelines for wine tasting rooms and similar uses to address the potential effects of these uses on adjacent properties, roadways, and their communities.

Action Item RM-110.1: Continue to monitor and update the County's Williamson Act program for conformance with State law and the General Plan.

Action Item RM-110.2: Maintain land use classifications with minimum parcel sizes sufficient to meet County standards for Agricultural Preserves.

Action Item RM-110.3: Publicize provisions allowing small agricultural preserves with unique characteristics.

Action Item RM-110.4: Evaluate whether intensively farmed prime lands zoned Rural Residential-10 Acre Minimum or Remote Residential should be eligible for enrollment in Williamson Act contracts.

Action Item RM-110.5: Evaluate whether to modify the County Agricultural Preserves program to reflect the State Farmland Mapping and Monitoring Program.

Action Item RM-127.1: Continue to protect the scenic qualities of uplands and rural landscapes through measures such as Timberland Production and large lot zoning controls, clustering, the Williamson Act, the Forest Practices Act, and good management of public lands.

Action Item RM-134.1: Amend the County's Codes to incorporate standards for outdoor nighttime lighting that implement Policy RM-134.

Action Item RM-134.2: Encourage the use of motion sensors for indoor and outdoor lighting to reduce energy use.

Housing Element (adopted 2010)

Action 1.1a Minimize the effects of excessive noise, light, traffic, and exposure to hazardous industrial facilities and uses through the appropriate location of all new housing away from incompatible uses. Use GIS and other tools to map and identify incompatible uses during the General Plan amendment process to change General Plan land use Classifications.

Action 1.1b Assist in the identification of natural hazard areas by assisting community realtors and prospective home buyers with GIS assistance and information.

Action 1.1c Work with developers to create residential neighborhoods with mixed housing densities, types, and affordability levels that promote human interaction, neighborhood-scale services and facilities, and connectivity to schools, neighborhoods, and commerce, during pre-subdivision consultation and through the Inclusionary Housing development planning process.

Action 1.2a Initiate partnerships wherever possible between various governmental, financial and developmental sectors to create the supportive infrastructure and develop housing. Revisit these partnerships on an annual basis to assess and evaluate progress made and suggest direction for the next year.

Action 1.2b Work with new and existing affordable housing development organizations that identify and address affordable housing needs throughout the county.

Action 1.2c Continue to support housing development agencies that pursue and administer programs that provide low and moderate-income households with homeownership assistance.

Action 1.2d Support organizations pursuing grants to fund development or rehabilitation of affordable housing by providing assistance and information when feasible.

Action 1.3a Facilitate future annexation and housing development by pursuing a master tax-sharing agreement between the County and its cities.

Action 1.3b Redevelopment Agency: Coordinate with the Redevelopment Agency to implement the goals and policies of the Housing Element.

Action 1.4a Meet with individual communities and agencies on an ongoing basis to identify different housing related issues, needs, and potential solutions as they pertain to the various communities and investigate ways to work together to access funding.

Action 1.4b Community Planning: Support community-based organizations coalitions and agencies in their efforts to address housing issues by providing staff assistance, data research, and coordination to aid their efforts to improve the housing situation.

Action 1.5a Develop a Housing Resources webpage that may be used to facilitate the development and improvement of affordable housing. Included on the webpage could be items such as funding resources, affordable housing development agencies and developers, energy conservation and green-building resources and services.

Action 1.5b Continue to disseminate housing related brochures (e.g. farmworker housing) to individuals, developers, and builders that visit Planning and Building offices.

Action 1.5c Annual Report: Report on the implementation and effectiveness of the Housing Element in the General Plan Annual Report to the Board of Supervisors and the Community Development Commission. Continue to hold an annual Board of Supervisors/Community Development Commission workshop.

Action 1.5d Require that building permit application packets include the Housing Affordability Survey, needed for the Annual Housing Report, with the requirement that it be turned in by the applicant with the permit packet in order for the permit to be considered complete.

Action 1.5e Require all residential building permit applications to specify if the unit is located within the Coastal Zone.

Action 1.5f Conduct an annual meeting(s) with agencies involved with implementing components of the Housing Element in order to get a status report and assist in identifying needed resources.

Action 2.1a Assist developers, including non-profit organizations, with the acquisition, rehabilitation, or development of affordable housing as funding permits.

Action 2.1b Continue code enforcement actions to identify substandard or unsafe housing and sanitary facilities. Provide contact information to property owners to assist in identifying programs to abate

violations, assist with upgrades and weatherization, and conserve the housing stock.

Action 2.1c Use Revenue and Taxation Code Section 17274 as an inducement to private sector rehabilitation of rental housing (denies State tax deductions to owners of substandard rental property); include notice of potential use in violation notices.

Action 2.1d Monitor the dates that rent or price-restricted affordable housing projects in the unincorporated County will convert to market rate units. Work with owners and agencies to preserve this stock of affordable housing.

Action 2.1e Institute procedures to comply with Government Code Section 65590 in the Coastal Zone, including procedures to review and track conversions and Coastal Zoning Code amendments if necessary.

Action 3.1a Work with developers to include a variety of housing types, such as smaller single-family homes, second units, duplexes, and multifamily units, including rental units for lower-income large families and developments exceeding 10 residential units, during presubdivision consultation and through the Inclusionary Housing development planning process. Consider reduced setbacks or other incentives.

Action 3.1b Evaluate the potential for reduced lot sizes or increased residential densities on land classified Rural Community, Mixed Use, Suburban Residential, and Commercial.

Action 3.1c On sites lacking public water, sewer or both, allow higher density housing development, within the scope of the of the zoning designation, that have alternate means of water supply or sewage treatment, which meet the requirements of the Environmental Health and the Regional Water Quality Control Board and geological review..

Action 3.1d To assure that the County of Mendocino contains a wide range of multiple family housing opportunities in all areas of the county, the County shall rezone an additional 24 acres to R-3 and/or to the newly created MU (Mixed Use) land use category, provided at least 400 new units could be authorized by right. Lands to be rezoned shall be located in areas with both water and sewer district service (either currently in a district or annexable within the planning period). The County may use any combination of public or privately-initiated planning processes to achieve this goal. County shall rezone an additional 24 acres to R-3 and/or to the newly created MU (Mixed Use) land use category, provided at least 400 new units could be authorized by right. Lands to be rezoned shall be located in areas with both water and sewer district service (either currently in a district or annexable within the planning period). The County may use any combination of public or privately-initiated planning processes to achieve this goal.

Action 3.1e To ensure the General Plan land use category 'Mixed Use' is used in a manner that maximizes residential potential and provides a clear set of rules for those interested in developing their properties, the County shall develop a Mixed Use zoning designation. This code will allow up to 29.04 units per acre and include design criteria that will allow developers to submit a project, aware of the site design requirements.

Action 3.2a Continue to publicize the opportunities for and encourage the production of second residential units for full time occupancy and encourage family care units.

Action 3.2b Subsequent to the County's Coastal Plan review, seek approval from the Coastal Commission to revise the Coastal Element and Coastal Zoning Ordinance to permit second units, subject to conformity with AB 1866 and other requirements.

Action 3.3a Inform local agencies of their obligations to:

- (1) provide to the County a written offer to sell or lease surplus land for affordable housing purposes, (Government Code Section 54220 et seq.),
- (2) fully use Revenue and Taxation Code regulations authorizing use of State tax-defaulted property for public purposes such as land banking or specific housing projects (Section 3695.5 and 3791.4), and
- (3) promote housing opportunities using underutilized lands or facilities.

Action 3.4a Support the efficient delivery of water and sewer services to facilitate housing production through combined service agencies, shared facilities, or other inter-governmental agreements. Explore these options in the annual meetings described in Action 3.4b.

Action 3.4b Assist special districts to expand or upgrade services by providing planning assistance. Planning and Building Services (PBS) shall host at least one meeting annually with service districts to identify infrastructure development constraints and ways in which PBS can assist in identifying needed planning resources. If feasible, develop a comprehensive infrastructure planning program with interested special districts. Planning and Building Services will coordinate the annual meetings with service providers.

Action 3.4c Work with water and sewer service districts to coordinate improvements with a priority to serve those medium and high residential densities as set forth in the General Plan. Inform the various service districts of the location of medium and high density residential designations to enable the districts to identify needed capacity improvements. Notify the districts of applicable grant opportunities that facilitate sustainable, compact development that

the County has knowledge of.

Action 3.4d Service District Constraints: (1) Inform water and sewer districts of the requirement to grant priority to allocation of available and future water resources to lower income housing developments that help meet the regional housing need (Government Code Section 65589.7), and (2) recommend that service districts reduce, waive, or defer connection fees for affordable housing projects when requested for project feasibility. The County will request districts to provide a copy of adopted regulations, followup with subsequent correspondence, and notify the public of Section 65589.7 through the Housing Resources website

Action 3.4e Work with the Division of Environmental Health to develop and publicize, in writing and online, the technologically feasible alternatives to conventional wastewater treatment facilities that meet environmental requirements for areas outside of the municipal sanitation infrastructure. Develop usage standards if one or more technologies prove feasible for regular use and amend the zoning code to allow for greater density when alternative wastewater treatment facilities have been approved.

Action 3.5a Conduct periodic meetings with developers and non-profit housing development agencies to identify constraints to development of affordable housing and use the information gained to consider zoning code amendments.

Action 3.5b Reduce Constraints to Housing Production:
(1) Amend the Zoning Ordinance and the Division of Land Regulation to allow additional exceptions to standards to facilitate affordable project feasibility, such as setbacks, lot configuration, lot coverage, parking, building height, and others.
(2) Evaluate and where appropriate reduce or modify the standards above to facilitate market rate housing production.
(3) Upon adoption of the General Plan, the County will initiate amendments to the County Zoning Code to conform to the new General Plan.

Action 3.5c Provide priority processing by County staff and hearing boards for affordable housing units or special needs housing or supporting infrastructure.

Action 3.5d Consider permit fee waivers, reductions, or deferments requested by affordable housing developers, as the County budget permits, based upon the merits of each project in meeting the County's housing goals. All such requests must be reviewed and approved by the Board of Supervisors.

Action 3.5e Investigate the creation of an overlay district for affordable housing that permits an increase in density only after the purchase of land by developers of affordable housing in order to keep the

cost of land more affordable than land already zoned for equally high density.

Action 3.5f Identify obstacles in zoning code requirements and possible conflicts between codes and policies that may prevent the development of affordable housing at full density levels. Amend such identified codes where feasible.

Action 3.5g Promote and assist with creation of Community Land Trusts for the purpose of developing and preserving affordable housing over the long-term. Consult with existing open-space land trusts to see if they are interested in including affordable housing. They could partner with non-profit housing agencies for management of the housing portion of the property.

Action 3.5h Pursue the development of the remainder of the affordable multifamily units for lower-income households approved by voters under the County's Article 34 authority.

Action 3.5i Consider advertising prime locations, as identified in Appendix B, for affordable housing development on the Housing Resources website.

Action 3.5j Work with local housing providers to utilize collected housing trust funds from the County's Inclusionary Housing Ordinance to develop housing units.

Action 4.1a Continue to support CDC in their effort to conduct landlord-tenant workshops throughout the County to educate tenants and landlords about their rights and responsibilities and address concerns.

Action 4.1b Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).

Action 4.1c Provide informative materials concerning fair housing and housing discrimination at locations that provide housing and related services.

Action 4.1d The County shall revise the definition of the word "family" to preclude the possibility that a residential group home could be prevented from locating in a single family area due to the inconsistency of that use and the existing definition. The revised definition shall only reference one or more individuals living together in a dwelling unit with common access and use of all areas of the dwelling unit.

Action 4.2a Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide shelter for

very low and extremely low-income families and special needs households. Programs available may be found in Chapter 4, Housing Resources.

Action 4.2b Extremely Low Income program development: Work in conjunction with other agencies and local partners including Legal Services of Northern California to jointly develop and implement a program that is designed to address the needs of the extremely low income households in Mendocino County to be developed in 2011. At least annually and on an on-going basis contact agencies and developers to facilitate implementation of the program.

Action 4.3a Farm Employee/Labor Housing: Work with the agricultural community, housing providers and agricultural groups to develop and build year-round and seasonal agricultural worker housing. Analyze the three prime agricultural areas (Anderson, Sanel and Ukiah Valleys) in the County to identify suitable locations for at least 20 units of farmworker housing. Information gathered from this analysis shall be provided to agricultural and affordable housing developers in a manner conducive to their use for developing the actual units. Ensure that these groups are included in regular Housing Stakeholder Meetings.

Action 4.3b The County will encourage and support state and federal funding applications for farmworker housing and supporting infrastructure by providing technical assistance when needed, and continue to conduct pre-application conferences and meet with farmworker housing developers on an ongoing basis.

Action 4.3c If an outside source of funds can be found, the County shall conduct a Farmerworker Housing Survey within the Planning Period of the 2009 Housing Element. The survey should address issues such as (but not limited to) housing conditions, affordability, and commuting patterns and cost.

Action 4.3d Create an informative document that includes planning policies and regulations that will assist farmers in the development of farmworker housing.

Provide information about the County's farm employee/labor housing regulations, including posting information on the Housing Resources website.

Meet with the Mendocino County Farm Bureau and other farm advocacy groups to discuss agricultural related policies, regulations and opportunities contained within the County's planning documents and

answer questions.

Action 4.3e Encourage the production of affordable housing for Native Americans (1) pursuant to the Native American Housing Assistance and Self-Determination Act of 1996 on fee land owned by Indian tribes that qualifies for the tax exemption under California Revenue and Taxation Code Section 237 or federal land held in trust for Indian tribes, (2) by entering into local cooperation agreements with Indian tribes when required for the use of Native American Housing Assistance and Self-Determination Act (NAHASDA) funding within the County, and (3) advocating that Indian tribes and housing agencies work with the County to maximize the compatibility of Indian housing projects with County General Plan objectives. (Policies 2.2 and 3.4)

Action 4.3f Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review process. Encourage developers to make accommodations during the development review process and utilize Mendocino County Zoning Code Chapters 20.238 and 20.514 requesting accommodations for individuals with disabilities (Anticipated adoption June 2009)

Action 4.3g Provide planning assistance to address homelessness in the county by:

Working with the Mendocino County's Continuum of Care Plan" to address homelessness by assisting the Homeless Services Planning Group (HSPG) when practical to develop shelters, transitional, and permanent supportive housing for homeless residents in the County.

Treating applications for transitional and supportive housing applications similar to other residential applications within that zone.

Action 4.3h Homeless Multi-Service Shelter and Assistance and Hospitality Centers: Continue to support the efforts of the Homeless Services Planning Group, Ford Street Project, and the Hospitality House Center to provide emergency shelter to homeless families and individuals, by providing planning assistance, letters of support, and attending meetings when time permits.

Action 4.3i Amend the Commercial (C-1, C-2) zones to allow for emergency and transitional housing by right without a conditional use or other discretionary action, provided that the site is:

- (1) located in a water and sewer district,
- (2) located more than 300 feet from industrial uses,

- (3) not located in Airport Zones A-1, A-2 or B-1 and
- (4) not located in an Alquist-Priolo Fault zone.
- (5) meets development standards to which other residential and commercial structures in this zone are subject to.

Action 4.3j Provide planning assistance to the Mental Health Branch of the Health and Human Services Agency if the division is working with a mental health service provider to develop new supportive care housing facilities in unincorporated Mendocino County.

Action 5.1a Seek out and pursue, in conjunction with local partners, funding for and development of weatherization programs for new construction and rehabilitation through sources such as the rehabilitation loan program and through referrals to the North Coast Energy Service, which provides services on behalf of PG&E and enrollment in the Home Energy Link Program. Develop partnership with agencies and organizations offering weatherization services, such as Renewable Energy Development Institute (REDI), Community Development Commission (CDC), and North Coast Energy Services.

Action 5.1b Assist residents in conserving resources and lowering utility costs by working with the utilities and local partners to conduct energy audits, water leak detection, and other measures to identify and eliminate unnecessary or wasteful resource consumption. Identify services provided and advertise on website, brochures, and at stakeholder meetings.

Action 5.1c Protect and conserve water resources and lessen water-related expenses by encouraging rainwater collection and use, low-water landscape design and practices, gray water usage and alternative stormwater management systems for larger projects, including multi-family housing, during the development review process. Provide examples of pre-approved designs and examples, such as EPA and Low Impact Development standards and a list of drought-tolerant and native vegetation. Additionally promote water-conserving landscaping methods using brochures and the Housing Resources website.

Action 5.1d Promote stormwater management systems for multiple family housing developments that have multiple benefits such as bioswales to reduce downstream flooding, contamination of streams and rivers, fire hazard, and irrigation needs and to distribute stormwater and recharge groundwater. Provide examples of preapproved designs and examples, such as EPA and Low Impact Development standards and a list of bio-filtering vegetation. Additionally promote approved stormwater management methods using brochures and the Housing Resources website.

Action 5.2a Reduce electricity and natural gas demands by promoting the use of renewable energy technologies in residential and mixed-use projects. Strongly promote solar energy generation, use of solar water heaters, and passive solar design in new housing and, especially, multi-family and farm-worker housing both prior to and during project review.

Action 5.2b Promote the appropriate siting and design of passive solar homes that maximize the use of passive heating and cooling and reduce demand for non-renewable resources for heating and cooling and related utility expenses both prior to and during design review. Assist developers accessing passive design resources with brochures and using the Housing Resources website.

Action 5.2c Revise the Subdivision Ordinance of the Mendocino County Code, Title 17 Division of Land Regulations, to include provisions for identifying and protecting access to solar energy for passive heating of homes as well as electrical energy generation.

Action 5.3a Amend the building and zoning codes to identify and remove constraints to green-building, resource conservation, and alternative energy generation and establish green building and sustainable practice requirements for new developments and remodels and retrofits.

Topics to be included are:

- Green building materials and construction techniques,
- Passive solar design and siting
- Energy efficient heating and cooling technology
- Alternative water storage, wastewater treatment and reclamation, and storm-water management systems
- Small scale and community energy generation systems

Action 5.3b Consult with service providers and municipalities to investigate feasibility of the usage of reclaimed water systems, where appropriate, for non-drinking water purposes, such as landscape irrigation and toilet flushing. This can be accomplished during the annual meeting identified in Action 3.4b.

Action 5.4a Assist residents with lowering their utility costs by advertising utility assistance, home weatherization, energy and water conservation, and green building services on the Housing Resources website.

Action 5.4b Assist developers and housing development agencies in incorporating green building, energy conservation, and alternative energy generation into their projects by providing information about resources and links to local organizations such as local renewable energy system designers and installers, rebates, energy-rating systems, and funding, on the Housing Resources

website.

Action 5.4c Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, and information of onsite renewable energy generation technologies and financing options by advertising benefits and local conservation services, programs, and workshops on the Housing Resources website.

Action 6.1a Support funding applications, when requested by service districts, for financial and technical assistance to undertake water and sewage treatment facility planning & engineering studies, improvements, and expansions that could facilitate future housing development. Provide planning and/or grant-writing assistance if time and staffing levels permit and matching funds if available. Take a proactive approach and remind the districts of the County's willingness to provide this support, annually at the meeting described in Action 3.4b.

Action 6.2a Assist agencies and organizations in their pursuit of funding by providing technical assistance when requested, as time and funding permit.

Action 6.2b Pursuant to AB 2936 (Aroner), propose that the Board of Supervisors increase the General Plan Maintenance fee to include a higher percentage to maintain and periodically update the Housing Element in compliance with State law.

Action 6.2c Explore the feasibility of local funding for affordable or special needs housing that promotes mixed-use, transit oriented, or compact integrated communities, such as

(1) MCOG funds for eligible transportation infrastructure

(2) Air Quality Management District vehicle license fees

Action 6.2d Identify and pursue federal, state, local, and private funding sources to expand the County's rehabilitation loan program for income-eligible households and to provide funds for acquisition/rehabilitation of affordable housing.

Action 6.2e Assist CDC in offering loan programs for home improvement as well as water and septic system repairs and upgrades to income-eligible households through the County's Rehabilitation Loan Program by informing property owners with housing units in need of upgrades of the resource.

Action 6.3a Continue to support application for the provision of rental housing assistance to very and extremely low-income households through the Section 8 (Housing Choice) Voucher Program.

Action 6.3b Identify and list internet sites and links (such as Community Development Commission, Social Services, other agency sites) for advertising housing assistance programs, such as Downpayment Assistance, Rehabilitation, and Mortgage Credit Certificate Programs.

Action 6.4a Shelter Plus Care Tenant-Based Rental Assistance Program: Continue to apply for and provide rental assistance to very and extremely low-income homeless disabled households.

Action 6.4b Continue to support the application for HUD Continuum of Care grants for homeless populations to provide and expand, through community contracts, resource centers and transitional and permanent supportive housing units for the homeless.

Anderson Valley Community Plan

Action Item CP-AV-2.1: Work with CalTrans to create and maintain additional paved turnouts sufficient to facilitate passing.

Action Item CP-AV-2.2: Work with CalTrans to provide left turn lanes that do not diminish pedestrian safety.

Action Item CP-AV-2.3: Request CalTrans to work with the Community Services District to consider and, if appropriate, implement traffic calming measures Anderson Valley communities, to create a more pedestrian- and bicycle-friendly environment.

Action Item CP-AV-10.1: The County will maintain, improve, and ensure public access to Faulkner and Indian Creek parks.

Action Item CP-AV-10.2: The County will encourage and work with the Anderson Valley Community Services District to identify new recreational opportunities and ways to expand and enhance recreation in the Valley.

Action Item CP-AV-11.1: The County will assist the Yorkville, Boonville, Philo, and Navarro communities in their efforts to provide small, decentralized water and wastewater treatment services deemed necessary to support growth consistent with the land use patterns and densities established in the General Plan.

Action Item CP-AV-18.1: Working with local and state agencies, the County will expand efforts to update and implement the Navarro River Restoration Plan.

Action Item CP-AV-18.2: Increase support for community organizations that promote watershed restoration through the Mendocino County Resource Conservation District.

Action Item CP-AV-21.1: The County will work with property owners possessing Certificates of Compliance on rural resource lands and land trusts to encourage the transfer of development rights to community areas, clustering, or conservation easements as a means of conserving open space and resource lands.