



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: April 7, 2011
TO: Planning Commission
FROM: Roger Mobley, Chief Planner
SUBJECT: UVAP Policy Implementation Actions

At the March 24th meeting the Commission reviewed the Plan policies and implementation actions and made various suggestions for revisions. As a result of that process staff has taken a more careful look at the policies and implementation actions and would like to make some further recommendations regarding implementation feasibility of specific policy implementation actions.

These recommendations are to delete and/or revise certain proposed implementation actions that staff believe will be difficult if not infeasible to implement. Staff does not believe that deleting or revising the identified implementations will be detrimental to achieving the Plan's overall goals and policies.

The recommended deletions/revisions are listed below along with reasons supporting the suggested actions.

Action LU 4.1a, Growth Management

Delete: "Identify an annual average growth rate of new housing units and commercial services that are allowed to develop."

Reason: This is an arbitrary measure without any logical basis to establish a growth rate. Given the economy and the probable slow rate of any growth in the valley a more logical growth control is to let the provision of infrastructure determine the pace of development. This is covered in the next implementation action.

Action LU 5.5a, Market/Mercado

Revise: "Require new mixed-use development to incorporate focal amenities for social interaction such as plazas, greens or other central open space features where people can interact."

Reason: The County staff is not skilled or staffed to market specific development features which would require professional market analysis to build a strategy from.

Action WM 1.1c, Water Rights Expansion

Revise: “Work with water agency staff to identify Russian River system water rights that may be available to support development of new land uses in the valley.”

Reason: Water rights are a complicated legal issue beyond the scope of county staff functions. However, we can work with more knowledgeable water agency staff to help in identifying expanded water capacity.

Action WM 1.2a, Groundwater Stewardship

Revise: “Work with water agency staff to establish baseline information describing existing conditions of the Valley’s groundwater system (quantity, quality, demand and re-supply), and to develop a comprehensive groundwater protection program.”

Reason: This effort is beyond the scope of county staff functions. However, we can work with more knowledgeable water agency staff to help in developing a protection program.

Action HS 1.2b, Russian River Flood Management Plan

Revise: “Work with the Russian River Flood Control and Water Conservation Improvement District to develop a comprehensive flood management plan for the Russian River watershed.

Reason: This effort is beyond the scope of county staff functions. However, we can work with more knowledgeable water agency staff to help in developing a management program.

Action OC 1.1c&d, Riparian System Management Plan

Delete: “Develop, implement and maintain a Riparian System Management Plan and companion design guidelines”

Reason: This is an extensive and scientific-based study that will require technical expertise and is beyond County staff capability. It will also require setting up a management entity and on-going funding source that might more logically be the responsibility of the Russian River Flood Control and Water Conservation Improvement District.

Action OC 1.2b, Riverbed Elevation

Delete: “Establish a minimum vital riverbed elevation above mean sea level...”

Reason: This would require a complicated scientific analysis with many variables based on hydrologic characteristics and beneficial uses of the river corridor that is beyond County resources to conduct. It is more logically a function for the Russian River Flood Control and Water Conservation Improvement District to undertake.

Action PR 1.1c, Riverside Park Expansion

Delete: "Collaborate with the City of Ukiah to expand the City-owned Riverside Park recreational facilities in cooperation with surrounding land owners..."

Reason: This is a City of Ukiah facility that should be managed by the City of Ukiah.