"Although undesirable from a compatibility standpoint, there are only a few modifications which could potentially be achieved through land use regulation to improve the compatibility. Every opportunity should be taken to reduce the number of potential residential units. Approximately 35 of these parcels are designated neighborhood commercial, but are undeveloped. The neighborhood commercial designation permits the development of multifamily housing. Compatibility would be improved if either: multi-family housing were prohibited on these lots or the parcels were redesignated for single-family dwellings."

Implementation

The Township will seek to coordinate with the Airport Land Use Commission in evaluating proposed land use development at Ells Field to enhance airport land use compatibility. Under a five year update of the Specific Plan, the County may initiate rezoning of existing commercially zoned parcels within the B-1 zone to single-family residential use. Continued single-family development within the B-1 zone would support this action. Currently, there are a total of 139 parcels within the B1 Zone, 43 of which are improved and 96 of which are unimproved (have no residences).

- Year: Ongoing for review of new development, 2000 for rezoning if warranted.
- Implementing Agency/Entity: County of Mendocino.

Redevelopment

***REDEVELOPMENT GOAL LU-4.2:* Redevelopment shall adhere to the need for improving developed properties, the needs of the community and natural environment.**

Brooktrails Township does not contain a Redevelopment District under California law with special funding mechanisms. Rather, "redevelopment" as used in this Specific Plan refers to existing properties that may need enhancement for their best use and/or appearance. The following policies apply:

REDEVELOPMENT POLICY LU-4.2A
Encourage the private development and enhancement of the Brooktrails Lodge in a manner that would encourage utilization of the Lodge, cottages and restaurant by local residents and non-resident property owners. Such development should be compatible with historic levels and types of use.

REDEVELOPMENT POLICY LU-4.2B
Encourage the renovation and operation of the Brooktrails Lodge recreation area, inclusive of the swimming pool, tennis courts, and picnic grove.

The Brooktrails Lodge is a privately owned facility located immediately south of the community center fronting the east side of Birch Street. The lodge building contains a restaurant and 20 overnight units, and 14 cottage units available for rent to the public. The recreation area, inclusive of a swimming pool, tennis courts and picnic grove located on the west side of Birch Street opposite the lodge, is currently not used and is closed to the public. These recreational facilities were at one time associated with use of the lodge and cottages.

Steep slopes and traffic along Birch Street restricts the free movement of pedestrians between the lodge, cottages and recreation facilities associated with the lodge.

Implementation

Operational plans of the lodge owner/operator will need to be determined, and a program for facilities enhancement and use encouraged as warranted. At the discretion of the District, technical and business administrative assistance may be offered. If the lodge recreation area can demonstrate public and/or community recreation use in the future under a plan of lodge and facility enhancement, rezone the recreation area to Commercial Recreation (CR District) to ensure continued recreation priorities. The use of conservation easements may be employed to ensure protection of the existing redwood trees in the lodge area (see the discussion on Development Reduction in this Chapter regarding implementing conservation easements, Goal LU-4.5 and Policy LU-4.5A).

- Year: ongoing.
- Implementing Agency/Entity: Township Board of Directors.

REDEVELOPMENT POLICY LU-4.2C
Explore private development of a facility for seniors within Brooktrails that would allow seniors who do need extra care, to live within the Township in exchange for trading in their lot.

Implementation

At the discretion of the District Board, a volunteer Advisory Committee consisting of Brooktrails property owners may be formed for assessing the needs and desires of the community's senior citizens as warranted. The Committee would be responsible for formulating a program for seniors with special needs, including potential development of a facility for seniors, in exchange for property to finance the creation and maintenance of such a facility. In certain cases, seniors may request and arrange for home care for the duration of life in exchange for their property.

- Year: ongoing.
- Implementing Agency/Entity: Township Board of Directors with assistance from the Advisory Committee.

Future Planning

FUTURE PLANNING GOAL LU-4.3: Township evaluation and data collection shall be a continuing process as the Township experiences growth.

FUTURE PLANNING POLICY LU-4.3A

Provide for the continuous collection of environmental data, conduct periodic analysis and prepare an Annual State of the Environment Report to the Brooktrails Township Community Services District Board of Directors with recommendations.

FUTURE PLANNING POLICY LU-4.3B
Provide for the continuous collection of planning data, conduct periodic analysis, and prepare an annual Planning Report to the Brooktrails Township Community Services District Board of Directors with recommendations.

Implementation

At the discretion of the Township Board of Directors, volunteer Advisory Committees consisting of Brooktrails property owners may be formed for collecting data and reporting on environmental conditions and planning data. This subject regarding environmental conditions is discussed further in Chapter 6 of this Specific Plan, *Environmental Resources*. The Advisory Committees would be responsible for formulating programs for the systematic collection of data relating to environmental conditions and planning data, and preparing the annual reports. Environmental data would include data relating to vegetative and wildlife resources, drainage, air quality, noise, hydrology and water quality, visual quality and community character, traffic and safety, and other areas of concern to the community.

Planning data would relate to the amount of new construction occurring in any given year, plans for new construction around Ells Field, improvements (proposed and actual) to vehicular and pedestrian circulation systems, and capital improvement projects, both existing, proposed and/or considered needed.

- Year: Ongoing.
- Implementing Agency/Entity: Township Board of Directors with assistance from the Environmental and Planning Advisory Committees.

FUTURE PLANNING POLICY LU-4.3C
Evaluate compliance with the provisions of the Specific Plan annually.

Implementation

The Planning Advisory Committee noted above would be responsible for monitoring and providing an update of compliance with the provisions of this Plan in their annual report to the Township Board of Directors. Any recommendations for updating the Specific Plan would be included in the annual report.

- Year: Ongoing.
- Implementing Agency/Entity: Township Board of Directors with assistance from the Planning Advisory Committee.

Relationship to Surrounding Jurisdictions

SURROUNDING JURISDICTIONS GOAL LU-4.4: Brooktrails Township shall seek to strengthen relationships with neighboring communities and jurisdictions.

Refer to Chapter 2, *Specific Plan* section 2.5, *Relationship to Jurisdictions and Plans,* for a discussion of jurisdictions adjacent to and surrounding Brooktrails Township.

SURROUNDING JURISDICTIONS POLICY LU-4.4A
Actively participate with the City of Willits in effectively and efficiently providing public facilities and services to our communities.

SURROUNDING JURISDICTIONS POLICY LU-4.4B
Actively participate with the County of Mendocino in effectively and efficiently providing and utilizing public facilities and services.

The provision of public facilities and services (sewage treatment, roads, medical care, police protection, solid waste removal, etc.), is discussed in Chapter 7 of the Specific Plan, *Community Facilities and Services*. A number of agencies and organizations provide facilities and services to the Township, which are discussed in Chapter 7. The City of Willits provides wastewater treatment to Brooktrails Township. Secondarily, many of the goods and services needed by Township residents are provided through commercial enterprises located in Willits.

Under *Future Planning Policy LU-4.3C* noted above, which calls for evaluating compliance with the provisions of the Specific Plan on an annual basis, the needed participation with the City of Willits and County of Mendocino in the provision of public facilities and services would be documented annually. Implementing the various goals and policies of the Specific Plan itself will require coordination and discussion with the City of Willits and Mendocino County, particularly with respect to planning, rezoning, roadway improvements and the provision of public facilities and services.

Development Reduction

DEVELOPMENT REDUCTION GOAL LU-4.5: The Township shall seek to reconfigure land parcels that afford greater protection of public health and safety in high constraint areas as well as the protection and conservation of important environmental resources.

> *DEVELOPMENT REDUCTION POLICY LU-4.5A: Establish measures for voluntarily reconfiguring land parcels, including lot mergers, conservation easements, and financial programs.*
>
> *DEVELOPMENT REDUCTION POLICY LU-4.5B: Support the waiver of lot merger fees if lot merger requests are presented in either of two semi-annual group applications.*

Given the need to reduce development to the target level of growth, the Township will initiate voluntary development reduction methods. The Township intends to establish measures designed to respond to a range of property owner objectives. Financial incentives would be for those people who are in a hurry for financing loan reasons or otherwise, and the group applications as specified in Development Reduction Policy LU-4.5B would be for those people interested in saving money. District staff would be trained to accept and transmit the applications at specific times, such as February and September or as otherwise specified by the County. Measures that are considered include:

- Township administered lot mergers.
- Township sponsored conservation easements.
- Township administered financial programs.

Lot Merger Program

The Brooktrails Township would establish an implementing agency/entity, or would work with a designated land trust that will operate a "Merger Process." The designated implementing agency/entity (herein "entity") would establish a voluntary program of measures for merging lots as described below.

Implementation

- Entity becomes involved in providing useful information to promote transactions aimed at achieving Brooktrail's development reduction goals.

- Entity develops an incentive program for voluntary mergers. The following types of incentives would be used:

Township-sponsored lot easements;
Township-sponsored conservation easements;
Township assumption of costs of mergers and/or conservation easements;
Township-sponsored staff training for accepting and transmitting application for lot mergers to the County of Mendocino.
Township loans for private lot acquisitions; and
Development fee credits for voluntary development reduction.

- Entity provides some staff support for reconfiguring viable parcels so that merged lots will have usable/buildable building area envelope, and to encourage placement of conservation easements over areas that are environmentally sensitive such as riparian corridors.

This voluntary program would be in place for a period of time (for example 5 to 10 years), or until such time the voluntary program requires updating and/or amendment during periodic updates of the Specific Plan.

- Year: Ongoing.

- Implementing Agency/Entity: Township Board of Directors.

Conservation Easement Program

A conservation easement is a legal agreement a property owner makes to restrict the type and amount of development that may take place on his or her property.

By granting an easement in perpetuity, the owner may be assured that the resource values of his or her property will protected indefinitely. Properties with significant conservation preservation values can be protected by an easement. A conservation easement in this case is also viewed as a mechanism to supplement a lot acquisition program for the purpose of development reduction. There are also property tax incentives available under a conservation easement program.

Adoption of the Specific Plan by the Mendocino County Board of Supervisors establishes the use of conservation easements in areas critical to fire hazard abatement, as a means of protecting public health and safety in high constraint areas, and for conserving environmental resources throughout the Township (refer to the Draft EIR for a discussion of environmental impacts and mitigation measures, including section 3.2.3, *Biological Resources*).

Implementation

The Township will seek to encourage the development of a conservation program. The following initial steps would be necessary in establishing the program.

- Define the goals of the program consistent with Development Reduction Goal LU-4.5 and Policy LU-4.5A.

- Define the criteria for developing and accepting easement proposals.
- Establish the legal and procedural framework to form conservation easements.
- Prepare the legal documents suitable for application to properties within the Township.
- Specify other governmental agencies, if any, that will need to be aware of the conservation easement program.
- Determine the need for services to implement the conservation easement program such as legal counsel, mapping and appraisal services.
- Consult with Mendocino County to determine the level of County participation including coordination with the Recorder's and Assessor's offices for placement of easement deed restrictions and adjustments to property assessments for tax purposes.
- Identify areas suitable for establishing conservation easements.
- Year: Ongoing.
- Implementing Agency/Entity: Township Board of Directors.

Financial Programs

Market Facilitation

Market facilitation emphasizes providing useful information to promote transactions aimed at achieving Brooktrail's development reduction goals (see Lot Merger discussion above).

Implementation

At the discretion of the Board of Directors, the District may undertake the following:

- Maintain up-to-date Assessor's and lot ownership information.
- Identify lot merger opportunities and inform potentially interested parties.
- Inform absentee owners about development reduction incentives.
- Coordinate with local realtors interested in brokering transactions resulting in a merger or conservation easement.

In addition, the Township will fund annually 50% of the cost of 40 lot merger applications each fiscal year.

- Year: Ongoing.

- Implementing Agency/Entity: Township General Manager at the Direction of the Board of Directors.

Financial Incentives

The Township intends to investigate the use of financial resources to promote the development of reduction activities.

Implementation

The Township intends to investigate the feasibility of 1) covering part or all of the administrative costs of lot mergers and/or conservation easements, and 2) providing low interest loans used to finance lots acquired by individuals with the intention of merging or forming conservation easements. In either case, the Township would need to allocate budget for these purposes, if implemented.

- Year: Ongoing.
- Implementing Agency/Entity: Township Board of Directors.

*

5. HOUSING AND COMMERCIAL DEVELOPMENT

5.1 HOUSING

Introduction

As explained in Specific Plan Chapter 4, *Land Use and Planning*, single-family residential land use is the primary active land use within Brooktrails Township (see the discussion under *Zoning Goal LU-4.1* for additional information).

The *Mendocino County General Plan* Housing Element Table 3.3-1 indicates a need for 2,953 new housing units in Mendocino County between January 1, 1992 and July 1, 1997; numbers of units are specified by income group. As indicated previously, Brooktrails Township offers significant opportunity to meet residential growth and development demand as projected in the General Plan.[1]

Goals and Implementation Policies

HOUSING GOAL HC-5.1*: *Meet Mendocino County housing objectives in an environmentally sensitive manner.

The maintenance and/or enhancement of environmental resources within Brooktrails Township under continuing growth is discussed in Specific Plan Chapter 6, *Environmental Resources.*

> **HOUSING POLICY HC-5.1A**
> **Ensure that Brooktrails contributes to regional housing goals to the extent feasible.**
>
> ***HOUSING POLICY HC-5.1B***
> ***Encourage the development of affordable housing for the elderly, disabled, handicapped and other lower and moderate-income households. Develop an inclusionary housing program which targets 10 percent affordable units.***

The *Mendocino County General Plan* Housing Element Policy 1.4 calls for increasing housing opportunities for moderate, lower, very low income and special need populations, providing a

1. *Mendocino County General Plan* Housing Element, adopted by the Mendocino County Board of Supervisors, September 24, 1981, revised April 26, 1993.

suitable living environment for all residents (see *Zoning Policy LU-4.1C* in Chapter 4, *Land Use and Planning* for additional information). General Plan Housing Element Table 3.3-1 indicates the following housing needs in Mendocino County from January 1, 1992 through July 1, 1997, on an annual basis:

- very low income - 161 units;
- lower income - 94 units;
- moderate income -115 units;
- above moderate income - 167 units;
- total: 537 units.

Clearly, Brooktrails Township would assist in offering opportunities to meet the County's housing needs, primarily through the purchase of developable lots and the construction of housing by individuals. Lot prices would be subject to market demand. With about 1,150 currently improved lots (as of December 31, 1995), within the Township, about 5,000 lots are available for residential development under this Specific Plan.[2] If existing residential lot prices remain within a reasonable price range, the Township would contribute its share in meeting regional housing goals, or at least providing the land, which is already subdivided, for residential construction.

To encourage the development of affordable housing for the elderly, handicapped and other lower and moderate-income households, the Township would need to collaborate with the Community Development Commission of Mendocino County (CDC) and the County Department of Planning and Building Services investigating the various ways of implementing the programs contained in the General Plan Housing Element to meet affordable housing goals. Implementation programs deal with programs by non-profit agencies which utilize federal and state program funds not available to the County, and other measures.

The County has indicated that Mendocino County has not yet adopted a policy requiring affordable housing, but uses 10% affordable units as a general goal.

Implementation

At the discretion of the Township Board of Directors, a volunteer Housing Advisory Committee consisting of Brooktrails property owners may be formed for investigating the feasibility of establishing an affordable housing program. Details of the program's operation and responsibilities would need to be worked out by committee members in consultation with the CDC and County Department of Planning and Building Services.

2. Includes 985 lots in high constraint areas (steep slopes, unstable soils), which may not be suitable for development or difficult to develop. See Table 3-1 for additional information.

The housing affordability program should consider at a minimum:

- Encouraging the development of commercial property with a mix of commercial and high density residential uses.
- Decreasing unit size to compensate for increased development costs.
- Targeting lots that would not be difficult to develop for the development of affordable housing.
- Amending zoning provisions to advance opportunities for affordable housing per County General Plan Housing Element Measure 3.4.2 (reduce permitting requirements), Measure 3.4.5(3) (allow mobilehome parks), and Measure 3.4.7 (allow small lot sizes, reduced or zero-lot line setbacks, shared facilities);
- Reevaluating the location and development potential of lots zoned R-3.
- Allowing for four attached units.
- Waving or deferring hookup fees for affordable housing projects.
- Analyzing the impact of assessments or fees and taxes on housing affordability and including provisions for fee reductions or waivers for affordable housing units.
- Developing an inclusionary housing program which targets 10 percent affordable units.[3] Collaborate with the CDC to initiate the program's operation and secure the necessary funding.
- Evaluating the feasibility of establishing a Transfer of Development Rights (TDR) program with the objective of enhancing opportunities for the development of affordable housing.

[3] An inclusionary housing program may be defined as a mandatory requirement or a voluntary goal to reserve a specific percentage of housing units for lower income households. In new residential developments, the units are generally dispersed throughout, hence the term "inclusionary".

- Year: Ongoing.

- Implementing Agency/Entity: Brooktrails Township with assistance from the Housing Advisory Committee and County of Mendocino.

HOUSING POLICY HC-5.1C
Develop a phasing plan which limits the number of building permits issued each year according to projected service and utility capacity for any given year based on a five-year average.

Historically, the number of residential units constructed at Brooktrails has varied over the years. Between January 1, 1995 and December 31, 1995, 18 residential units were constructed within Brooktrails Township. In the approximate 29 years since the subdivision was established, an average of just over 40 units per year have been constructed. (See Figure 5-1, Brooktrails Township New Water Service Connections for 1985-1995).

Additional sources of domestic water supply will be required as the Township approaches 2,000 water service connections, given limitation on the existing water supply (refer to Chapter 2, *Specific Plan Overview*, Section 2.1, *Specific Plan Origination*, for additional information). Assuming 40 new dwelling units per year within the Township, a new source of water would need to be operational by about the year 2012. Also, the sewer trunk main that connects Brooktrails to the City of Willits Treatment Plant will reach capacity when approximately 1,900 units have been constructed in the District, triggering the need for replacement. It should be noted that a second access road into the Township is needed at this time (see Specific Plan Chapter 7, *Community Facilities and Services*, Section 7.1, *Transportation and Circulation*, for additional information).

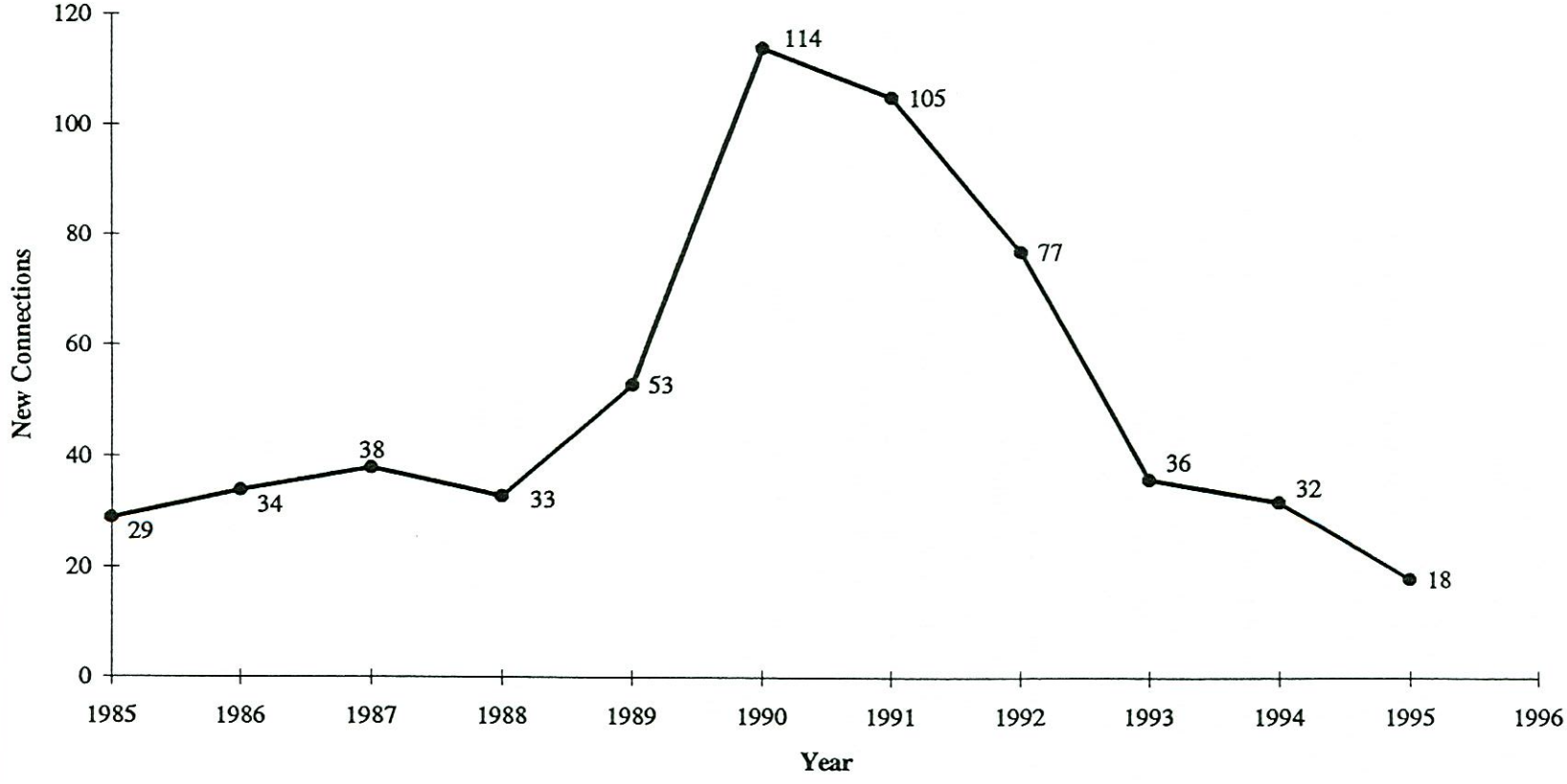
Implementation

Encourage the Planning Advisory Committee to include yearly new residential counts in their annual report to the Township Board of Directors. Monitor yearly totals to establish sufficient lead time for water and wastewater treatment improvements. Begin planning studies for a second access route in 1997.

- Year: Ongoing.

- Implementing Agency/Entity: Township Board of Directors, with assistance from the Planning Advisory Committee.

FIGURE 5-1
Brooktrails Township
New Water Service Connections



Source: Brooktrails Township Community Services District, *Breakdown Within the Brooktrails Township CSD*, December 31, 1995.

5.2 COMMERCIAL DEVELOPMENT

Goals and Implementation Policies

COMMERCIAL DEVELOPMENT GOAL HC-5.2: Ensure that commercial growth is managed in a manner that protects Township natural resources, and that avoids traffic congestion while at the same time providing for adequate services to serve community residents.

> *COMMERCIAL DEVELOPMENT POLICY HC-5.2A*
> *Contain commercial development within cohesive units to ensure that uses will assist and supplement one another in a productive manner.*

> *COMMERCIAL DEVELOPMENT POLICY HC-5.2B*
> *Establish a commercial center in an area which is an appropriate nuclei to future development to efficiently serve the community and avoid traffic congestion.*

The maintenance and/or enhancement of environmental resources within Brooktrails Township under continuing growth is discussed in Specific Plan Chapter 6, *Environmental Resources.* See the discussion in Specific Plan Chapter 4, *Land Use and Planning, Zoning Policy LU-4.1A,* regarding commercial land uses, particularly the discussion respecting commercially zoned sites 7, 8 and 12.

Reserving existing commercially zoned sites 7, 8 and 12 for future commercial development as discussed in Table 4-3 on page 4-15 would implement Commercial Development Goal HC-5.2 and Policies HC-5.2A and 5.2B.

6. ENVIRONMENTAL RESOURCES

6.1 ENVIRONMENTAL STEWARDSHIP

Introduction

Environmental stewardship implies the responsibility to manage environmental resources and property in a beneficial manner with proper regard to the rights of others. Environmental stewardship as addressed in this Specific Plan not only includes land use (see Chapter 4, Land Use and Planning), but also environmental conditions pertaining to community visual quality, vegetation and wildlife resources, hydrology and water quality, soils and geologic conditions, air quality and noise. These subject areas are addressed in this Chapter of the Specific Plan, *Environmental Resources.*

Goals and Implementation Policies

ENVIRONMENTAL STEWARDSHIP GOAL ER-6.1: Environmental stewardship shall be the primary goal for land use and planning.

> *ENVIRONMENTAL STEWARDSHIP POLICY ER-6.1A*
> *Ensure the environmental protection of land, air, water, soil, and wildlife and fisheries habitat.*
>
> *ENVIRONMENTAL STEWARDSHIP POLICY ER-6.1B*
> *Prohibit construction projects within riparian corridors where feasible.*

The various goals and policies contained in this chapter are directed toward protecting environmental conditions and resources enjoyed by Brooktrails residents. In addition, it is also noted that one of the principle vehicles designed toward the objective of maintaining environmental stewardship is *Future Planning Policy LU-4.3A* in Chapter 4, *Land Use and Planning,* which calls for the continuous collection of environmental data and preparation of an Annual State of the Environment Report to the Board of Directors with

recommendations. The Advisory Committee would be responsible for formulating programs for the systematic collection of data relating to environmental conditions and planning data, in addition to preparing the annual reports. Environmental data would include data relating to vegetative and wildlife resources, drainage, air quality, noise, hydrology and water quality, visual quality and community character, traffic and safety and other areas of concern to the community.

Planning data would relate to the amount of new construction occurring in any given year. In addition, Chapter 10 of this Specific Plan, *Community Design,* contains specific provisions for protecting environmental resources and the prohibition of construction within streams and water bodies and associated riparian vegetation.

The Specific Plan will not operate to change land use or existing standards and criteria by which development is undertaken within the Spring Creek and Sylvandale subdivisions. Included in the planning process as it relates to the two subdivisions are the distribution and extent of Greenbelt and the distribution of infrastructure and other essential facilities such as fire fighting and prevention facilities.

Implementation

In addition to implementing *Future Planning Policy LU-4.3A*, the Environmental Advisory Committee may, at its discretion, promote volunteer environmental stewardship programs, such as the Earth Day Street Clean-up, "Adopt A Block" program, and additional environmental public awareness.

- Year: Ongoing.
- Implementing Agency/Entity: Township Board of Directors through the Environmental Advisory Committee.

ENVIRONMENTAL STEWARDSHIP POLICY ER-6.1C
Develop and implement the "Redwood Park Management Plan."

When Brooktrails was originally subdivided into 6,605 lots ranging in size from one-sixth to 230 acres (see Chapter 3, *Brooktrails Township Development*, section 3.1, *Historical Perspective,* for additional information), considered critical to the project was the dedication of 2,820 acres to the Brooktrails Resort Improvement District. In a New York Times article published on December 17, 1967, the philosophy of this dedicated area was expressed by entrepreneurs of the subdivision concept: "*Brooktrails is the first community in the United States to blend a four square mile redwood and mixed growth forest conservation park with a contiguous, fully improved residential area.*"[1]

1. *Brooktrails Redwood Park Master Plan*, Chapter I - *The Hyleopolis*, no date.

Within the framework of this historical and philosophical background, the *Brooktrails Redwood Park Master Plan* represents an effort to establish policy to provide continuity in accomplishing the broad goals of the original development concept. The Master Plan itself contains two key appendices. The first, *Brooktrails Conservation Areas Study Report*, contains a fairly complete analysis of plant cover in the area and initial key policy recommendations on protection from fire, insects, plant diseases and hunters. It also outlines use policy recommendations including such subjects as demonstration gardens, trails and lakes.

The second appendix, *Land Development and the Hyleopolitan Concept,* provides further insight into the forest concept and the results of a survey of property owners in the early period of Township development. Within the framework of this historical and philosophical background, the Master Plan represents an effort to establish policy which provides continuity in the effort to accomplish the broad goals of the original development.

Ordinance No. 63 adopted by the Township Board of Directors on June 23, 1988, established the Brooktrails Redwood Park. That ordinance spells out the purpose and use of the Park which constitute the major policies of the Master Plan, including: *"...the protection, conservation and management of trees, other vegetation and wildlife, in order to retain and create a natural environment readily available for the passive enjoyment of the property owners and residents of the District."* In 1984 a management plan for the passive use area was prepared and included an extensive inventory of existing timber and conditions in the Park.[2]

The Master Plan states: *"Efforts will be made by the District to develop forest protection and maintenance programs keeping in mind the suggestions contained in the Management Plan for the Brooktrails Community Services District."* The Management Plan addressed reforestation, forest thinning, insect control, disease control, reduction of erosion hazard, and decisions necessary prior to implementation of the Management Plan.

The Management Plan notes: *"This management plan is focused on the timber resources of the Greenbelt area. It, in conjunction with the timber inventory report previously submitted to the Board of Directors should enable the Board to begin the development of management policies for the Greenbelt.*[3]

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2. Lawrence D. Camp and Associates, *Management Plan for the Brooktrails Community Services District Greenbelt Area*, and *Timber Inventory for Brooktrails Community Services District Greenbelt Area*, September 11, 1984.

3. Op. Cit., page 1.

Implementation

The *Timber Inventory and Management Plan* is now 12 years old. Therefore, the Township is undertaking a program to update the Timber Inventory and develop a meaningful Management Plan in order for the Board of Directors to develop and institute a set of management policies for the Greenbelt that will benefit flora and fauna, improve fire safety and public use of the Greenbelt. As part of the update, correlate the Capital Improvement Program and acreage planned for future facilities such as the proposed reservoir plus the easement for the raw water main which would connect to the existing main at Lake Emily. Rezone the area not required for Public Facilities as Open Space at the discretion of the Board of Directors.

- Year: By the year 2000.
- Implementing Agency/Entity: Township Board of Directors.

6.2 VISUAL QUALITY AND AESTHETICS

Introduction

The visual character of the landscape surrounding the Township is one of rolling hills and steep land forms. Due to sparse development, rugged terrain, extensive coniferous forests, and inland woodland hills and valleys, the dominant character of the Brooktrails area and its surroundings today are rural to semirural (see Figures 6-1A and 6-1B, *Township Area Photographs*).

BROOKTRAILS TOWNSHIP SPECIFIC PLAN

Figure 6-1A
Township Area Photographs

Source: EIP Associates

Figure 6-1B
Township Area Photographs

Source: EIP Associates

Elevations range from a low of about 1500 feet above sea level near the entry point into Brooktrails at Sherwood Road and Brooktrails Drive, to about 2700 feet at the tops of hills and ridges in the Township's interior. This landscape character continues for a considerable distance from the site in all directions, eventually giving way to the Pacific Coast, 24 miles directly to the west.

Comprising 4,943 acres of surface area, the Township (Specific Plan area), is bounded by a jurisdictional line of varying configuration. Although the Township may be limited by boundaries, the Township's apparent area, particularly towards the west, is visually increased because of the redwood and mixed evergreen forests, open meadows/marshland areas, lakes and curving roadways extending into the distance visible from ridgetops; these are features which are characteristic of much of the regional setting.

The western portion of the site contains some of the highest elevations and longest ridgelines, creating strong focal points. Because of the steep slopes, vision is directed upward to hilltops from many locations within and outside of the Township. Ridgelines and hilltops viewed against the sky and cloud formations, elements of continual change, then become part of the setting. More intimate views are available in meadow and valley areas in the northeastern portion of the Township that focus toward a unique feature, for example a marshland, isolated stands of trees, or geologic outcroppings.

Some second growth forest clearing has occurred within the Township to accommodate the area's internal circulation system and residential sites. However, extensive clearing is not evident because only about 20% of the Brooktrails subdivision as originally planned is built out. To retain visual quality implies avoiding and mitigating the visual impacts of site grading and development. The Visual Quality goals and policies generally seek to encourage a balance between human-built features and the natural landscape.

Goals and Implementation Policies

VISUAL QUALITY GOAL ER-6.2: Preserve and enhance the natural and semi-rural character of Brooktrails Township to the extent feasible through appropriate zoning ordinances and design standards for all housing, commercial, and other uses.

To preserve the visual character of the Township, specific community design issues are described in Chapter 10, *Community Design.* Chapter 10 includes both design guidelines and site development standards. The site development standards are regulatory and thus become part of the Mendocino County Zoning Ordinance when the Specific Plan is adopted. Zoning issues are addressed in Chapter 4 of this Specific Plan, *Land Use and Planning.*

> *VISUAL QUALITY POLICY ER-6.2A*
> ***Ensure desirable community appearances are achieved through the provision of updated community design standards and criteria.***

> *VISUAL QUALITY POLICY ER-6.2B*
> ***Ensure adequate landscaping of all new commercial development to enhance the scenic qualities of the Township.***

> *VISUAL QUALITY POLICY ER-6.2C*
> ***Establish design standards for private parcels which encourage developing sites in a manner that considers existing visual resources.***

The intent of *Visual Quality Policies ER-6.2A* through *ER-6.2C* is addressed in Chapter 10 of this Specific Plan, *Community Design.*

Implementation

Refer to the provisions of Chapter 10, *Community Design.*

> *VISUAL QUALITY POLICY ER-6.2D*
> ***Establish conservation easements on portions of lots that are deemed to be environmental sensitive or that possess visual qualities that characterize the natural and semi-rural character of the Township.***

Conservation easements are addressed in Chapter 11 of this Specific Plan, *Capital Improvements and Financing.* See also Chapter 4, *Land Use and Planning* for implementing conservation easements.

> *VISUAL QUALITY POLICY ER-6.2E*
> ***Ensure that new development and new road linkages are in keeping with the natural terrain.***

Two new access roads are planned for the Township. Refer to Chapter 7 of this Specific Plan, *Community Facilities and Services*, section 7.1, *Transportation and Circulation.*

Implementation

Adherence to the provisions of the Township Site Development Standards.

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Architectural Review Commission and District Architect.

VISUAL QUALITY POLICY ER-6.2F
Minimize light pollution and nuisance light to residents.

Implementation

Adherence to the provisions of the Township Site Development Standards.

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Architectural Review Commission and District Architect.

6.3 VEGETATION AND WILDLIFE

Introduction

The predominant vegetation types in the Township consist of mixed evergreen/Douglas fir forest, early successional stage, dominated by tanbark oak. Douglas fir, coast redwood, Pacific madrone and manzanita occur in varied densities within the forest. In addition, the area supports montane riparian and riverine habitats, oak woodlands/savannah and chaparral. Several small areas of serpentine soils (serpentine rock breaks down into magnesium rich soils which are favored by an identifiable suite of rare plants) are scattered throughout the Township. The oak woodlands/savannah represent a diminishing habitat with increasing pressures to preserve remaining associations.

A number of special-status plants occur in Brooktrails. The majority of the plants are typically associated with a specific habitat element such as moisture, exposure, or

serpentine soils. In addition, a number of special status wildlife types are likely to occur in Brooktrails. Sensitive reptile and amphibian species with potential to occur in the area are all highly aquatic species. The creeks and ponds represent potential habitat for the foothill yellow-legged frog, the California red-legged frog and the northwestern pond turtle. The foothill yellow-legged frog was observed during 1990 field studies. The Township also falls within the range of the northern spotted owl, a federally-listed threatened species. The Cooper's hawk and sharp-shinned hawk are widespread woodland and forest species. They are considered species of special concern to the California Department of Fish and Game. The yellow warbler is associated with riparian habitats and is also a species of special concern to the Department of Fish and Game.

Several special status plants known to occur in the area--Serpentine collonia, Gresus buckwheat, Purdy's fulillary and Bolander's lily--are on the California Native Plant List 4, a "watch" list of plant species with a limited distribution whose vulnerability appears low at this time. In the future, constraints to development may result from status changes.

The North Coast semaphore grass is listed as rare. It is typically found in moist areas and meadows.

Goals and Implementation Policies

***VEGETATION AND WILDLIFE GOAL ER-6.3-1:* Protect and enhance the township's native vegetation and wildlife resources.**

> ***VEGETATION AND WILDLIFE POLICY ER-6.3-1A***
> ***Protect and enhance botanical resources including native plants, trees, and wild flowers.***
>
> ***VEGETATION AND WILDLIFE POLICY ER-6.3-1B***
> ***Promote the protection of rare and unique vegetation through appropriate management prescriptions.***

As noted previously, one of the principle vehicles designed toward the objective of maintaining environmental stewardship is *Future Planning Policy LU-4.3A* in Chapter 4, *Land Use and Planning,* which calls for the continuous collection of environmental data and preparation of an Annual State of the Environment Report with recommendations for

submittal to the Brooktrails Board of Directors. The Advisory Committee would be responsible for formulating programs for the systematic collection of data relating to environmental conditions, in addition to preparing the annual reports.

Implementation

As part of the Environmental Advisory Committee data collection effort, identify and create an inventory of representative plant communities and rare/endangered plant species. Preserve areas of special biological significance for education and scientific research, including areas of representative plant communities and rare/endangered plant species. The serpentine areas, in particular, should be further surveyed and mapped due to the unique habitat they provide. Within the Greenbelt, preservation is more assured because of limitations on development and use. However, on private properties, coordination with the owners of record would be required. Adhere to state and federal regulations regarding endangered species.

- Year: Ongoing.
- Implementing Agency/Entity: Township Board through the Environmental Advisory Committee.

VEGETATION AND WILDLIFE POLICY ER-6.3-1C
Establish a Brooktrails subdivision-wide tree cutting policy. Trees shall not be harvested for the primary purpose of obtaining revenue.

Implementation

Create a heritage tree ordinance that protects specified trees and tree groves. Generally, such an ordinance includes a definition of the purpose of the Heritage Tree Ordinance, the particular tree species of concern, the criteria to determine heritage status (condition, trunk diameter at breast height), under what conditions heritage trees may be removed, and tree placement ratios to compensate heritage tree removal.

- Year: Prior to the year 2000.
- Implementing Agency/Entity: Township Board through the Environmental Advisory Committee.

VEGETATION AND WILDLIFE POLICY ER-6.3-1D
Encourage native landscaping within the Township and the use of flowering native plants and wild flowers in landscaping. Discourage the introduction of non-native plant species.

Implementation

Implement the goals and policies of Specific Plan Chapter 10 *Community Design.*

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Architectural Review Commission and District Architect.

VEGETATION AND WILDLIFE POLICY ER-6.3-1E
Incorporate landscaping as part of any transportation corridor improvements.

Streetscapes for the Township's primary streets are addressed in Chapter 7 of this Specific Plan, *Community Facilities and Services*, section 7.1, *Transportation and Circulation.*

Implementation

Implement the goals and policies of Specific Plan Chapter 7, *Transportation and Circulation.*

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Architectural Review Commission and District Architect.

VEGETATION AND WILDLIFE POLICY ER-6.3-1F
Protect and enhance parklands and their biological diversity.

The protection of parklands is discussed under *Environmental Stewardship Goal ER-6.1.* Protecting and enhancing biological diversity is discussed under *Vegetation and Wildlife Policies ER-6.3-1A* and *ER-6.3-1B.*

Implementation

- Implement *Vegetation and Wildlife Policies ER-6.3-1A* and *ER-6.3-1B*, and *Future Planning Policy LU-4.3A.*

VEGETATION AND WILDLIFE GOAL ER-6.3-2: ***Ensure the survival and longevity of native wildlife and habitat.***

VEGETATION AND WILDLIFE POLICY ER-6.3-2A
Manage the deer population to be in balance with the ecosystem. Discourage feeding of all wild animals by residents and visitors by education.

VEGETATION AND WILDLIFE POLICY ER-6.3-2B
Provide protection for any animal species officially listed on the State and Federal Rare and Endangered Species Lists.

The Brooktrails Property Owners Association (BPOA), annually compiles a *Welcome to Brooktrails Township* booklet. The booklet provides information on Township organizations, Fire Department, recreation facilities, local phone numbers and reference to various Township rules regarding hunting, camping, use of the lakes and other matters. At the discretion of the BPOA, the booklet could be expanded to include a discussion of existing wildlife within the Township and how to treat wildlife with respect to *Vegetation and Wildlife Policies ER-6.3-2A* and *ER-6.3-2B*. Federal and state laws protecting endangered species should be noted. In matters involving the deer population, the booklet should note that any problems in this area should be referred to the California Department of Fish and Game for resolution, and specifically discourage residents from feeding dear.

Implementation

Encourage the expansion of the BPOA *Welcome to Brooktrails Township* booklet to include a discussion of local wildlife and how wildlife should be treated. Consult with the California Department of Fish and Game prior to publication, and have the department review the draft text. Use pictures or drawings where necessary to illustrate concepts. Coordinate with the Environmental Advisory Committee as needed (see *Future Planning Policy LU-4.3A*, Chapter 4, *Land Use and Planning*). Post the published text at the Community Center for public review. Given adequate funding, the booklet could be provided to all residents annually with updated information. Alternatively, this information could be developed by the Environmental Advisory Committee for dissemination to all Township residents.

- Year: 1996-1997 booklet.
- Implementing Agency/Entity: Brooktrails Property Owners Association in cooperation with the Environmental Advisory Committee.

VEGETATION AND WILDLIFE POLICY ER-6.3-2C
Minimize the impact of domestic animals on native wildlife.

Implementation

The BPOA *Welcome to Brooktrails Township* booklet provides a discussion on leash laws and fines for violation thereof. At the discretion of the BPOA, the discussion regarding cats could be expanded to include providing collar bells on a voluntary basis to warn songbirds.

- Year: 1996-1997 booklet.

- Implementing Agency/Entity: Brooktrails Property Owners Association in cooperation with the Environmental Advisory Committee.

VEGETATION AND WILDLIFE POLICY ER-6.3-2D
Encourage the re-establishment and maintenance of a healthy salmon and steelhead population and spawning environment within the Township waterways. Improve the bass population in Township lakes.

The Township has an agreement with the California Department of Fish and Game to protect and preserve the fishery resources of Willits Creek, as affected by the diversion of water and construction and operation of dams under Water Right Application 23038, Permit 15913 (as amended).[4] The amendment to the Agreement calls for the Township to annually establish and replenish stream gravels in Willits Creek below Lake Emily Dam. The gravel is placed as directed by the Department and retained in the area where placed by logs, boulders or other structures. Annual improvement of the fish habitat also calls for erosion control and the planting of redwoods, willows, alders and other riparian plant materials. All plans for the fish habitat are developed jointly between the Township and the Department of Fish and Game.

Improving the bass population in the Township lakes would be as recommended by the Environmental Advisory Committee (see Chapter 4, *Land Use and Planning, Future Planning Policy LU-4.3A*), as necessary.

Implementation

- Year: Ongoing.

- Implementing Agency/Entity: Environmental Advisory Committee at the direction of the Township Board of Directors.

VEGETATION AND WILDLIFE POLICY ER-6.3-2E
Encourage the preservation and enhancement of Beeler Pond as a neighborhood ecological park, and ensure the maintenance of small pond biological life.

4. Before the State Water Resources Control Board, *An Amendment To Memorandum of Agreement For Protection and Preservation of Fishery Resources of Willits Creek, Mendocino County, As Affected By The Diversion of Water and Construction and Operation of Dams Under Water Right Application 23038, Permit 15913 (As Amended),* October 21, 1988.

Enhancing environmental conditions of Beeler Pond would be as recommended by the Environmental Advisory Committee in their annual reports to the Board of Directors (see Chapter 4, *Land Use and Planning, Future Planning Policy LU-4.3A*). Recommended enhancements would be as presented by the Committee.

Implementation

- Year: Ongoing.
- Implementing Agency/Entity: Environmental Advisory Committee at the direction of the Township Board of Directors. Actual improvements would be at the direction of the Board.

6.4 HYDROLOGY AND WATER QUALITY

Introduction

Brooktrails Township lies predominantly within the Eel River drainage basin. The two main streams in the Township are Willits Creek and Dutch Henry Creek. Both flow southeasterly and traverse the central and eastern areas of the Township. Both drain to Outlet Creek which flows into the Eel River.

Willits Creek is delineated as the main drainage basin for the Township and is further subdivided into subbasins. The subbasins represent individual drainage areas that feed the two existing reservoirs that provide the Township's water supply.

Lake Emily (see Figure 6-1), is located on Willits Creek in the central portion of the Township. It has a surface area of about 17 acres, drains about 4.9 square miles and has a storage capacity of about 275 acre-feet. Lake Ada Rose is located on a tributary to Willits Creek in the southern part of the Township. It has a surface area of about 7 acres, drains about a 0.7 square-mile area and has a storage capacity of 138 acre-feet. The proposed new reservoir (see Chapter 7, *Community Facilities and Services* for a description), is to be located on Willits Creek 0.5 mile upstream (north and west) of Lake Emily; the 1600 acre-foot storage reservoir would drain an area of approximately 3.5 square miles.

The overall drainage network in the Township is in roughly a dendritic (branching) pattern. Dendritic stream patterns are characterized by numerous small tributaries joining at right angles into higher-order streams that eventually form major rivers. The drainage is by overland sheet flow, shallow subsurface flow, swales and channelized flows into the drainages or streams. There are a number of localized springs throughout the Township. There are also a few naturally occurring ponds and lakes in the northern section as well as a wetlands at and surrounding Swamp Gulch. The quality of water is generally good.

There are no floodways in the Township designated by the Federal Emergency Management Agency. The only floodplain is associated with Sherwood Creek just outside the Township boundary in the northeast. Mendocino County zoning ordinances require a 20-foot setback from the banks of watercourses absent a floodway. Due to the steep slopes present throughout the Township, this construction setback requirement is overcome by the terrain characteristics.

Goals and Implementation Policies

HYDROLOGY AND WATER QUALITY GOAL ER-6.4: ***Ensure existing and future development does not degrade Township water quality or cause sedimentation of Township waterways and reservoirs.***

> ***HYDROLOGY AND WATER QUALITY POLICY ER-6.4A***
> ***Protect the Township's water supply by controlling future construction around lakes, creeks and other water supply sources.***
>
> ***HYDROLOGY AND WATER QUALITY POLICY ER-6.4B***
> ***Protect the Willits Creek watershed from erosion and sedimentation. Stabilize stream banks with vegetation and other low impact restoration techniques as necessary.***

Controlling erosion in site development is discussed in Chapter 10, *Community Design*. However, it is not only erosion and sedimentation that could potentially affect the water supply; with increased development, there is also the increased use of hazardous materials. Hydrocarbon compounds and other chemicals associated with vehicle use find their way into the environment as well, including street surfaces which drain into the local creeks and drainages at Brooktrails. Therefore, controlling the use and disposal of hazardous wastes is important to maintaining water quality.

Implementation

Implement the goals and policies of Specific Plan Chapter 10, *Community Design* regarding erosion control. Ensure new development proposals are consistent with the Township Site Development Standards (Section 10.2). Establish a program for disposing and recycling hazardous waste materials so that such materials do not find their way into the Township's water supply. Caution all residents not to dispose of oil or other manufactured products into the street drainage system.

- Year: Ongoing.
- Implementing Agency/Entity: Architectural Review Commission and District Architect to review new development proposals. Recycling program as established by the Township Board of Directors (see Chapter 7, *Community Facilities and Services,* regarding solid waste collection).

6.5 SOILS AND GEOLOGY

Introduction

Brooktrails Township is located in the northern Coastal Range's geologic province, a seismically active region of northern California. The active northwest-trending Maacama fault traverses through the northeastern portion of the Township. The maximum credible earthquake on the Maacama fault is considered to be a Richter-magnitude 6.75 to 7.0 event. The potential primary earthquake effects in the Township include earthquake ground-shaking and ground fault rupture. The Maacama fault zone in this region is also locally undergoing tectonic creep, which is the slight, seemingly continuous movement along a fault, usually not felt by humans.

The topography of the Township is moderately to steeply sloping hillsides over most of the area, with gently sloping to flat-lying ridge crests and valleys. Between 25% and 30% of the Township contains slopes of 40% and over. The Township elevation ranges from a high of 2680 feet at the western boundary to a low of 1480 feet in the southeast corner.

There are identified landslides in the Township ranging from ancient and dormant to active and recently active landslides. There are also generally unstable hillside areas

characterized by steep to very steep topography, colluvium-filled swales, soil creep, and small-scale, dormant-to-active shallow debris flows and slumps (movement of a relatively intact mass of near surface material on a generally concave upward failure surface). Active erosion occurs locally throughout the Township and non-engineered fill (fill that has not been engineered; fill placed incorrectly and/or placed without benefit of minimum criteria and/or that does not meet generally accepted standards), appears to exist on many of the undeveloped parcels in the Township.

The geologic and seismic conditions in Brooktrails, while complex, do not differ significantly from other areas in the Coast Range of northern California.

Goals and Implementation Policies

SOILS AND GEOLOGY GOAL ER-6.5-1: Ensure that slopes, soils, geotechnical conditions and seismic constraints are adequately considered for all development within Brooktrails Township.

> ***SOILS AND GEOLOGY POLICY ER-6.5-1A***
> ***Discourage development or ensure adequate mitigation for development within areas characterized by steep slopes and soil limitations, including high erosion hazard, severe soil pressure variations, severe shrink-swell potential and septic system unsuitability.***
>
> ***SOILS AND GEOLOGY POLICY ER-6.5-1B***
> ***Minimize the potential for soil erosion from all development, particularly in the vicinity of natural waterways and reservoirs.***
>
> ***SOILS AND GEOLOGY POLICY ER-6.5-1C***
> ***Establish guidelines and criteria for development of areas with steep slopes and areas having soil limitations.***

Slopes and soil erosion prevention is discussed under *Hydrology and Water Quality Policies ER-6.4A* and *ER-6.4B*. See also Chapter 10, *Community Design.*

Implementation

Implement the goals and policies of Specific Plan Chapter 10 *Community Design, re*garding constructing on slopes and erosion control. Ensure that new development proposals are consistent with the Township Site Development Standards (Section 10.2).

- Year: Ongoing.
- Implementing Agency/Entity: Architectural Review Commission and District Architect.

SOILS AND GEOLOGY GOAL ER-6.5-2: Avoid construction in areas that are not geotechnically or seismically suitable for development.

> *SOILS AND GEOLOGY POLICY ER-6.5-2A*
> ***Within the Maacama Alquist-Priolo Earthquake Fault Zone, recommend geotechnical studies for those structures exempt from the provisions of the Alquist-Priolo Earthquake Fault Zoning Act to demonstrate feasibility of construction where buildings for human occupation are proposed.***

There are 490 residential lots (includes C-1 commercially zoned lots), within the Maacama Alquist-Priolo Earthquake Fault Zone in the Township. One hundred of these lots are currently developed with homes. Thus, 390 lots within the Fault Zone are undeveloped.

The Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code, Division 2, Chapter 7.5, requires, prior to approval of a project within a delineated Fault Zone, a geologic report defining and delineating any hazard of surface fault rupture.[5] The geologic report required by Section 2623 of the Act shall be in sufficient detail to meet the criteria and policies established by the State Mining and Geology Board for individual parcels of land. The Mendocino County Zoning Ordinance, Chapter 20.144, requires that development within the Alquist Priolo Earthquake Fault Zone be subject to the regulations set forth in Chapter 7.5, Division 2 of the California Public Resources Code.

However, single-family wood-frame or steel-frame dwellings not exceeding two stories when those dwellings are not part of a development of four or more dwellings are excluded from the requirement for a geologic report. Because Section 2624 of the Act allows cities and counties to establish policies and criteria which are stricter than those established by Chapter 7.5, the recommendation for a geologic report for any structure for human occupancy exempt from the provisions of the Alquist-Priolo Earthquake Fault Zoning Act proposed for construction within the Fault Zone should be made to maintain public safety. Geologic reports would indicate what properties would be potentially geologically hazardous and what precautions would be necessary to undertake construction within the Fault Zone.

5. Known as the Alquist-Priolo Special Studies Zones Act prior to January 1, 1994.

Implementation

Recommend the preparation of a geologic report for any structure for human occupancy exempt from the provisions of the Alquist-Priolo Earthquake Fault Zoning Act proposed for construction within the Maacama Alquist-Priolo Earthquake Fault Zone.

- Year: Ongoing.
- Implementing Agency/Entity: County of Mendocino.

SOILS AND GEOLOGY POLICY ER-6.5-2B
Establish voluntary lot merger, conservation easement, and financial incentive programs to encourage the consolidation of lots that are characterized by steep slopes (40% or greater), or are not geotechnically or seismically suitable for development.

Refer to the discussion above under *Soils and Geology Policy ER-6.5-2A* regarding the Maacama Fault Zone. Lot mergers, conservation easements and financial incentive programs to encourage the consolidation of lots are discussed in *Land Use Goal LU-4.5*, *Land Use Policy LU-4.5A,* and Specific Plan Chapter 11, *Capital Improvements and Financing.*

6.6 AIR QUALITY AND NOISE

Introduction

Brooktrails Township is located on the eastern side of the Coastal Range. The orientation of the ridges of Willits Creek canyon parallel to the coast minimizes the climatic effect of the ocean. Plentiful sunshine prevails in the summer and fall and inland valleys, and the Township can experience hot and dry conditions. The average annual precipitation is about 52 inches. The prevailing wind pattern is typical of valley and mountain areas. Winds move along the axis of the valley blowing uphill/up-valley during the day and can reach up to 15 miles per hour on southerly slopes. The downhill/down-valley or "mountain wind" at night is typically 9 mph.

Air quality in Brooktrails Township is considered excellent. The closest monitoring stations for air quality is in Willits, and Ukiah, some 23 miles south. With the exception of PM_{10}, a measurement of particulate matter, all criteria pollutants are well below state and federal standards in Willits. The existing excellent air quality is a community value which should be protected at a higher standard than under State and Federal laws, due to the many residents who have moved here for this important resource.

Because Brooktrails is hot and dry during the summer, fire hazard is an important issue. The California Department of Forestry classifies the majority of the Brooktrails area as "Very High" for fire hazard.

The few noise sources that exist in Brooktrails are limited to traffic along the major transportation arterial, Sherwood Road, and associated with aircraft operations at the airport, Ells Field. No factual noise measurement data exists for either Sherwood Road or Ells Field. However, Brooktrails is generally perceived by residents to be a quiet, rural setting. The lack of background noise levels thus tends to increase the perception of intermittent noise events, such as traffic and aircraft noise. As the area develops, intermittent noises may become more intrusive and may require nuisance mitigation.

Goals and Implementation Policies

AIR QUALITY GOAL ER-6.6-1: **Ensure the continuance of good air quality conditions within the *Township*.**

> ***AIR QUALITY POLICY ER-6.6-1A***
> ***Establish a project approval process with the City of Willits and Airport Land Use Commission to avoid potential air polluting commercial uses at the Ells Field airport,***

Specific Plan Chapter 4, *Land Use and Planning, Zoning Policy LU-4.1D,* discusses the land use planning of Ells Field and coordination with the City of Willits and Airport Land Use Commission. New development review would include assessing potential air polluting commercial land uses. Under the provisions of the California Environmental Quality Act (CEQA), proposed land uses would be required to undergo environmental review unless listed as Categorical Exemptions. Air quality is normally one of a number of subject areas of study for proposed projects under CEQA.

AIR QUALITY POLICY ER-6.6-1B
Encourage non-motorized travel within the Township and the use of regional transit for commuting.

Trails for pedestrians and bicycles are a recognized alternative to use of the automobile. Non-motorized travel and regional transit are discussed in Specific Plan Chapter 7, *Community Facilities and Services,* section 7.1, *Transportation and Circulation.*

NOISE GOAL ER-6.6-2: Minimize potential noise pollution within the Township to maintain the tranquility that currently characterizes Brooktrails Township.

NOISE POLICY ER-6.6-2A
Ensure community consistency with the Mendocino County General Plan Noise Element, Land Use Compatibility for Community Noise Environments.

The *Mendocino County General Plan* Noise Element, contains a table of land use and noise compatibility guidelines.[6] In a general Planning sense, the guidelines point out where the existing noise environment may conflict with a proposed land use and vice versa. Based on a given site's noise exposure and the compatibility criteria, a determination of whether a land use is appropriate or not can be made. In this way, it is possible to avoid locating residential areas and residences next to major noise sources such as roads and highways. It should also be noted that state-imposed noise insulation standards apply to all new multiple-family dwellings. The *Mendocino County General Plan* recommends that local jurisdictions be encouraged to join with the County by adopting parallel noise elements and noise control ordinances.

Implementation

As the Township grows and develops up to 3,815 residential units (4,000 SFRs), noise control will become more important to minimize the potential for noise pollution. Toward this end, at the discretion of the Township Board of Directors, a noise control ordinance should be developed and adopted. The ordinance would include provisions for the control of barking dogs and establishing limits on electronically amplified noise sources to minimize community noise disruption.

- Year: By the year 2000.
- Implementing Agency/Entity: County of Mendocino.

6. *Mendocino County General Plan Noise Element*, adopted by the Mendocino County Board of Supervisors, January 22, 1976, Revised September, 24, 1981; March 14, 1983; November 26, 1984; and December 9, 1991.

NOISE POLICY ER-6.6-2B
Evaluate the noise implications of the U.S. 101 Willits bypass if the western route is selected.

A U.S. 101 Willits bypass would not be exempt from the provisions of the California Environmental Quality Act (CEQA). An Initial Study would first be needed to determine if an Environmental Impact Report (EIR) would be required for the project. It would be unlikely for an Initial Study for a project of this magnitude to conclude that an EIR would not be needed for the bypass. In any event, the Initial Study and/or EIR would need to consider potential noise impacts on adjacent communities, including Brooktrails. The document(s) would be available for public review as required by law, for inspection and comment.

As the project sponsor, the California Department of Transportation (Caltrans), would be required to notify all affected jurisdictions of the availability of the CEQA documents. If federal funding is to be involved in the project, the bypass project would also be subject to environmental review under the provisions of the National Environmental Policy Act (NEPA).

Implementation

Review of U.S. 101 Willits bypass CEQA and/or NEPA noise impacts and mitigation data.

- Year: Undetermined.
- Implementing Agency/Entity: Township Board of Directors and interested property owners. The Township would notice property owners of the availability of the CEQA and/or NEPA environmental documents.

7. COMMUNITY FACILITIES AND SERVICES

The Township, through special legislation and 69 percent of voter approval granted June 2, 1992, is authorized to exercise within its jurisdiction a full range of municipal purposes and powers, inclusive of the following:

- Providing water for domestic, irrigation, industrial, fire protection and other uses.
- Collecting, treating or disposing sewage, waste and storm water.
- Disposing garbage or refuse.
- Providing fire protection, police protection, emergency medical services, and any other service to protect life and property.
- Providing parks and recreation facilities.
- Opening, widening, extending, straightening and surfacing streets, subject to the consent of the Mendocino County Board of Supervisors, including the construction of bridges, curbs, drains and related items.
- Providing street lighting, and placing overhead electric and communication facilities underground.
- Providing mosquito abatement.

This chapter of the Specific Plan describes the existing and planned provision of facilities and services of the Brooktrails Township to accommodate buildout. Certain improvements to infrastructure are necessary to accommodate up to 4,000 units as described and illustrated herein. Some services are provided by other governmental agencies or private businesses exclusively (i.e., the County of Mendocino, the State of California, the Mendocino Transit Authority, Pacific Gas and Electric Company (PG&E).

7.1 TRANSPORTATION AND CIRCULATION

One of the biggest challenges facing Brooktrails is the management of traffic on local streets, which is projected to increase up to four times current volumes, without changing the rural to semi-rural character of the community. The other challenges include providing emergency evacuation options for residents, maintaining and expanding the network of trails, and coordinating growth and required circulation improvements with Willits and Mendocino County.

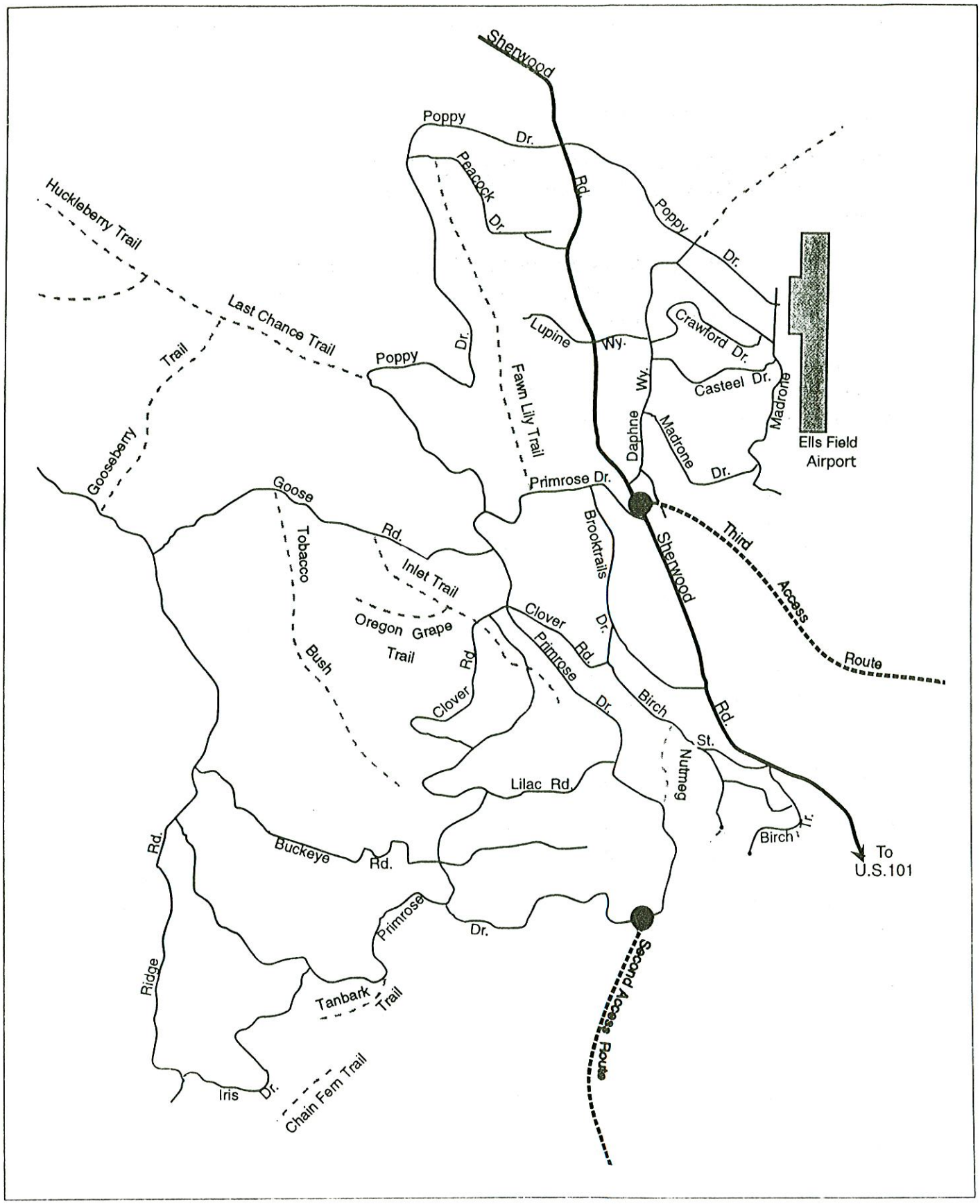
The Township street network was constructed at the time the initial subdivision was created with the result that some streets (Sherwood Road) do not meet current Mendocino County code requirements for street width or shoulders. The internal street system, comprised primarily of two-lane roads, conforms to the rugged topography of the area, and consists of nine local streets that connect to Sherwood Road, and winding residential streets that feed from various low density neighborhood areas.

Sherwood Road provides the only connection from Brooktrails to U.S. 101 and the town of Willits. A two-lane county maintained facility, Sherwood Road meets U.S. 101 (Main Street), at a signalized intersection on the northern edge of the City of Willits. Aside from being the only access route into Brooktrails, Sherwood Road is characterized by its winding alignment, relatively steep gradients, tight geometries, lack of shoulders and passing lanes, lack of left turn pockets, and poor sight distances at several intersections. Unlike the other (newer) streets in Brooktrails, Sherwood Road evolved out of an old wagon road and is currently a typical rural facility. Consequently, Sherwood Road is the major constraint to future growth and already operates over capacity for a rural facility in the PM peak hour.

On-street parking is not allowed in Brooktrails per Mendocino County regulations. This is because local streets in Brooktrails have paved widths of 24 to 30 feet, and parked vehicles on streets result in insufficient clearances for a vehicle to pass without crossing over road centerlines.

The roadway network within Brooktrails Township would not change substantially with additional development, with the exception of intersection improvements, paving portions of unimproved roadways, shoulder improvements, and two new access roads for public safety and to accommodate additional traffic that would be associated with Township growth.

The ultimate roadway system in Brooktrails at buildout would consist of a system of residential, collector, and arterial streets, plus new external connections outside the Township. The future roadway classification system is shown below in Table 7-1 and on Figure 7-1, *Circulation System.*



N

Not to Scale

Source: Fehr & Peers Assoxiates

BROOKTRAILS TOWNSHIP SPECIFIC PLAN

Figure 7-1

Circulation System

Goals and Implementation Policies

TRANSPORTATION AND CIRCULATION GOAL FS-7.1-1: ***Improve vehicular access/egress to/from the Township and ensure adequate circulation within the Township.***

> ***TRANSPORTATION AND CIRCULATION POLICY FS-7.1-1A***
> ***Construct a new second Brooktrails Township access road extending from State Highway 20 to the Township.***

A second access road into Brooktrails Township is a recognized need at this time (see Chapter 8, *Public Safety, Public Safety Policy PS-8.2*A). In a series of continuing traffic and transportation studies prepared for the Township, the following was noted:

> *" .... Route #3 is selected as the preferred second access route largely because it provides immediate relief to Sherwood Road., bypasses the most congested part of Willits, and would provide a good second evacuation route for residents. A new signalized intersection would be required at the junction with S.R. 20, and the S.R. 20/Main St. intersection would require phasing adjustments. The new southern access route would be approximately 1.4 miles long and be designed as a two-lane divided arterial with shoulders, left turn lanes, and possibly passing lanes all within a 100 foot wide right-of-way. Peak hour capacity would be 1,360 vehicles per hour at Level of Service C, or roughly twice the capacity of Sherwood Rd. "*[1]

A second connection to Brooktrails was studied by Mendocino County in 1991, with four alternative alignments subject to consideration.[2] It was concluded that a Southern Access Route from Brooktrails to State Route (S.R.) 20 was the preferred alternative unless a U.S. 101 Willits Bypass was constructed. Caltrans has previously proposed constructing a U.S. 101 Bypass to the City of Willits to address existing and future traffic congestion. Six Bypass alignments are being studied. With the U.S. 101 Bypass, a direct connection to U.S. 101 north of Willits (assuming an interchange), was the preferred alternative. However, given that the Bypass project is not currently programmed for funding, and given the length of time it would take to approve, fund, design and construct a Bypass, Brooktrails should proceed as if the Bypass will not be constructed within the next 15 to

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1 Fehr & Peers Associates, Inc., Transportation Consultants, Memorandum to Ted Adams from Michael G. Jones, *Summary of Significant Transportation Impacts*, July 6, 1995.

2 TJKM, Transportation Consultants, *Draft Brooktrails Access Study*, for the County of Mendocino, June, 1991.

20 years. Therefore, the Southern Access Route represents the best opportunity to accommodate future growth.

The new second Southern Access Route is shown on Figure 7-1, *Circulation System.* At two lanes, the new Southern Access Route would begin to reach capacity as the Township begins to reach buildout at 4,000 units. A third access route would then be required to relieve traffic on Sherwood Road and the new Southern Access Route.

A third access route is also shown on Figure 7-1. Given the uncertainty of the location and timing of the U.S. 101 Bypass, the precise location of the third access route should be considered schematic at this time, subject to additional study in the future.

Given the long-term nature of implementing a second access route (approximately four to six years), the Township should begin proceeding with implementation immediately. Some of the first steps are to (a) come to an agreement with the City of Willits and Mendocino County on the need for, location of, and timing of the access route, (b) have the route adopted as part of each jurisdiction's general plan process, (c) and work with Caltrans in the implementation, funding, and coordination with the U.S. 101 Bypass project. Environmental review will be required under the provisions of the California Environmental Quality Act.

Implementation

- Year: Begin planning studies for a second access route in 1997. Third access route required at about 3,300 to 3,500 dwelling unit count.

- Implementing Agency/Entity: Brooktrails Township in collaboration with the County of Mendocino, Department of Public Works.

At buildout, Brooktrails will be one of the largest communities in Mendocino County. Almost all traffic destined to or coming from Brooktrails will travel through Willits unless the U.S. 101 Bypass is constructed. While some shopping trips will be reduced by the presence of commercial land uses within the Township, virtually all other work-related and discretionary trips will be via U.S. 101 and S.R. 20. Coordination of improvements between Brooktrails and Willits is critical. Without improvements in Willits and the County, Brooktrails will not be able to reasonably accommodate future growth.

The U.S. 101 Bypass project profoundly impacts the preferred second access route. At the current time, the Bypass project has not been included by the County or Caltrans on the list of fundable projects for the near future. Should the project re-surface prior to approval of the Southern Access Route, re-consideration for the third access route for priority as a second access route should be performed, especially if it will link directly with a new U.S. 101 interchange.

TABLE 7-1
Future Roadway Classification

Arterial Streets	
Sherwood Rd.	Poppy Dr. to U.S. 101
Southern Access Route	Primrose Dr. to S.R. 20
Major Collector	
Primrose Dr.	Southern Access Route to Sherwood Road (new facility)
Clover Road	Primrose Dr. to Birch St.
Daphne Way	Sherwood Rd. to Poppy Dr.
Brooktrails Dr.	Primrose Dr. to Sherwood Rd.
Birch St.	Brooktrails Dr. to Sherwood Rd.
Poppy Dr.	Primrose Dr. to Daphne Way
Minor Collectors	
Lilac Rd.	Clover Rd. to Primrose Dr.
Tulip Dr.	Primrose Dr. to Lilac Rd.
Primrose Dr.	Southern Access Route to Tulip Dr.
Goose Rd.	Ridge Rd. to Primrose Dr.

TRANSPORTATION AND CIRCULATION POLICY FS-7.1-1B
Construct improvements at the Sherwood Road/Birch Street intersection.

Intersection geometries vary widely in Brooktrails due to the rugged topography, and there are few true 90-degree intersection approaches. Due to the low traffic volumes and speeds at the present time this is generally not a problem, except at a few locations. The intersection of Sherwood Road/Birch Street/Birch Terrace is problematic because of the poor visibility and merge of two residential streets into one street at the intersection (see Figure 7-2). The intersection must be redesigned to enhance safety.

Implementation

- Year: Initiate intersection redesign in 1997; construct design improvements immediately thereafter.

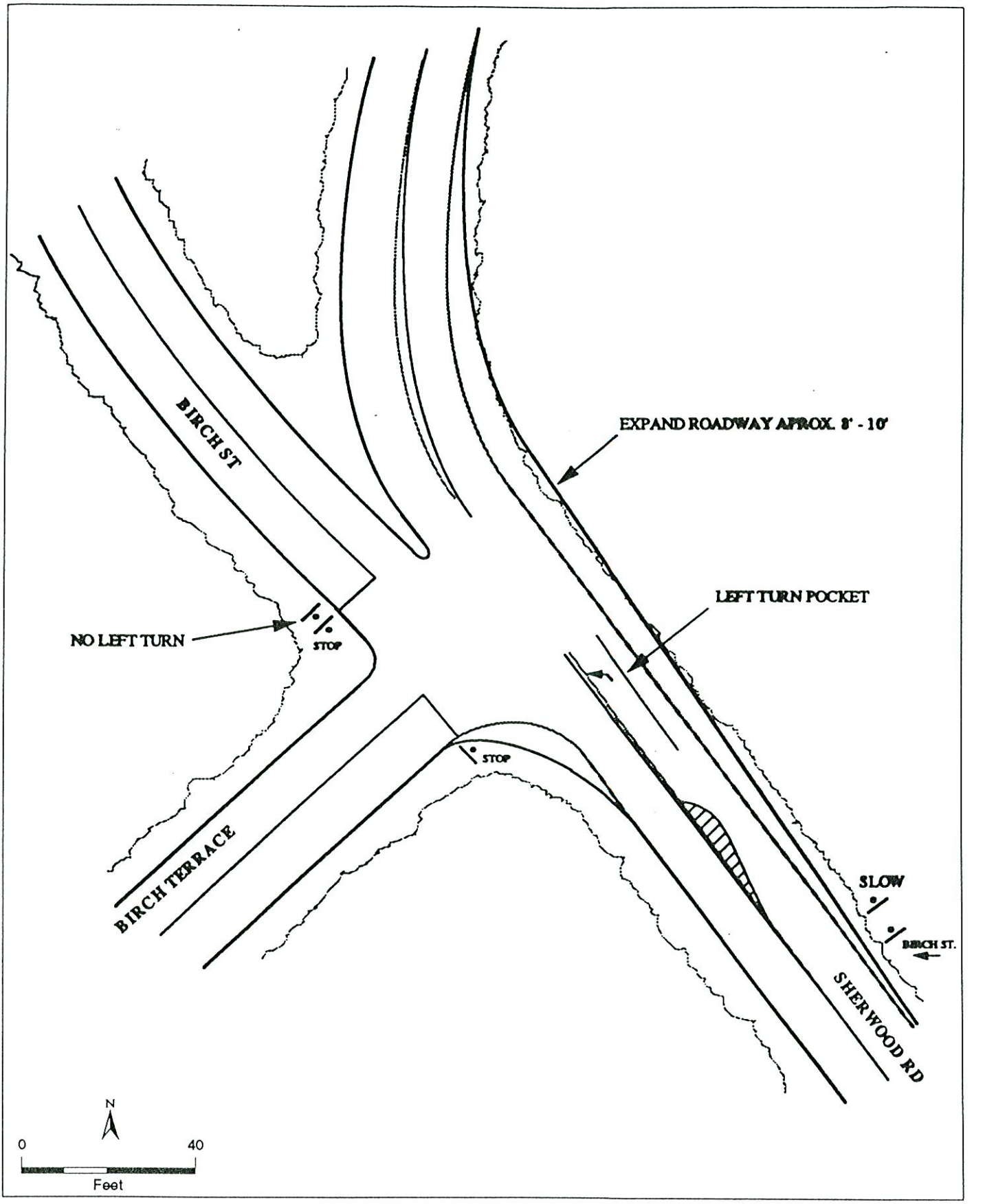
- Implementing Agency/Entity: Brooktrails Township in collaboration with the Mendocino County, Department of Public Works.

TRANSPORTATION AND CIRCULATION POLICY FS-7.1-1C
Construct improvements along Sherwood Road to enhance safety and vehicular movement.

Sherwood Road is classified as a Major Collector according to the County's criteria: It "*provides service to the larger towns not directly served by the higher systems and to other traffic generators of equivalent intraregional importance (County General Plan,*" Page III-8). Sherwood Road currently operates over capacity during the PM peak hour between U.S. 101 and Birch Street (Level of Service D), despite the fact that the preceding intersection of Sherwood Road and U.S. 101 operates at Level of Service B with little delay. Sherwood Road also does not meet current County standards in terms of shoulders or, in some locations, lane width. Planned improvements should include adding paved shoulders (4-foot minimum width), and left-turn pockets between U.S. 101 and Poppy Drive. This will increase capacity sufficiently to maintain Level of Service C until approximately 1998-1999.

A pedestrian pathway should be provided along the entire length of Sherwood Road (see Figure 7-3). In general, given the rural nature of Brooktrails, pedestrian paths need not conform to standard suburban sidewalk guidelines. Pedestrian pathways on one side of the roadway should have a minimum 4-foot wide asphalt surface, with gradients over 5 percent minimized to the extent possible. The pathways should be constructed within the public right-of-way, and not necessarily directly abutting the roadway. In some cases it may be necessary to secure an easement where topography does not permit an acceptable pathway within the right-of-way. Pathways should be provided along Sherwood Road, Primrose Drive, Daphne Way and the Southern Access Route.

Figure 7-2



Source: Fehr & Peers Associates

BROOKTRAILS TOWNSHIP SPECIFIC PLAN

Figure 7-2B

Sherwood Birch Intersection

Option Two

Implementation

- Year: Initiate Sherwood Road redesign studies in 1998; construct design improvements as soon as practicable thereafter.

- Implementing Agency/Entity: Brooktrails Township in collaboration with the County of Mendocino, Department of Public Works.

TRANSPORTATION AND CIRCULATION POLICY FS-7.1-1D
Construct a trail from the Township to the City of Willits for walking and bicycling.

The Brooktrails Township existing trail network is shown on Figure 7-1. The Township was originally planned with an extensive network of trails which permits relatively good internal circulation by pedestrians off of the street system, along with opportunities for recreation and exercise. The preservation and expansion of this approximate 7.5-mile trail network are essential to encouraging alternate forms of movement.

The lack of street shoulders or sidewalks for pedestrians and bicycles is an issue on Sherwood Road, where any non-motorized movement must take place within the travel lane (refer to the above discussion under *Transportation and Circulation Policy FS-7.1-1C*).

Implementation

Implement *Transportation and Circulation Policy FS-7.1-1C*.

- Year: Initiate Sherwood Road redesign studies in 1998; construct design improvements as soon as practicable thereafter.

- Implementing Agency/Entity: Brooktrails Township in collaboration with the County of Mendocino, Department of Public Works.

TRANSPORTATION AND CIRCULATION POLICY FS-7.1-1E
Develop improved vehicular access to the Ells Field airport.

Sherwood Road, Brooktrails Township's major access road, also is the major access road leading to the vicinity of Ells Field. However, direct access to Ells Field from Sherwood Road must be gained using local neighborhood streets (see Figure 7-1). Thus, traffic not directly associated with Brooktrails Township is required to use local streets to gain access to the Airport. It is preferable that non-Brooktrails traffic use other than local neighborhood streets. However, given the existing circulation network and location of Ells Field with respect to the Township, a new road to the airport does not appear feasible. Therefore, the overall internal circulation improvements as described in this chapter would improve vehicular access to the airport.

In addition to providing a new access road (*Transportation and Circulation Policy FS-7.1-1A*), constructing improvements at the Sherwood Road/Birch Street intersection (*Transportation and Circulation Policy FS-7.1-1B*), and constructing improvements along Sherwood Road (*Transportation and Circulation Policy FS-7.1-1C*), the following additional improvements would be required to improve vehicular movement and access to the airport prior to buildout.

1) Clover Road/Primrose Drive: Signalize the intersection of Clover Road and Primrose Drive.

Implementation

- Timing: At 3,500 to 3,800 dwelling unit count.
- Implementing Agency/Entity: Brooktrails Township in collaboration with the County of Mendocino, Department of Public Works.

2) Primrose Drive/Sherwood Road: Signalize the intersection of Primrose Drive and Sherwood Road.

Implementation

- Timing: At 3,500 to 3,800 dwelling unit count.
- Implementing Agency/Entity: Brooktrails Township in collaboration with the County of Mendocino, Department of Public Works.

3) State Route 20: While entirely outside Brooktrails, S.R. 20 between the Southern Access route and Main Street in Willits (U.S. 101), will need to be widened to a four-lane arterial by buildout. In addition, modifications will need to be made to the Main Street/S.R. 20 intersection (possibly dual northbound left turn lanes), to reflect increased traffic from the second access route into Brooktrails.

Implementation

- Timing: At 3,000 to 3,300 dwelling unit count.
- Implementing Agency/Entity: Caltrans in collaboration with the City of Willits and Township.

4) Main Street/Sherwood Road: Modifications will be necessary at the Main Street/Sherwood Road intersection (signal phasing changes).

Implementation

- Timing: At 2,500 dwelling unit count.
- Implementing Agency/Entity: Caltrans in collaboration with the City of Willits and Township.

5) Ridge Road: As noted in Chapter 8, *Public Safety*, *Public Safety Policy PS-8.2B,* about 1 mile of Ridge Road which traverses the west portion of the Specific Plan area between Iris Drive in the south and Goose Road in the north is currently unimproved. This section of road will require grading and paving to complete the vehicular circulation system as originally envisioned for Brooktrails. Because the Mendocino County Department of Public Works is responsible for maintaining roads within the Township, the County Board of Supervisors would first need to be petitioned to add the unimproved portions of Ridge Road to the Township street system prior to initiating the improvements. If approved by the Board, Ridge Road would then be accepted into the Township road maintenance system as part of the Brooktrails subdivision. All road improvements would need to be completed to County standards.

Implementation

- Year: Prior to the year 2000.
- Implementing Agency/Entity: Brooktrails Township in collaboration with the County of Mendocino, Department of Public Works.

6) Other Streets/Streetscape Program: The existing streets within the Township are generally capable of accommodating increases in traffic with minor improvements, including striping and signing, and the inclusion of pedestrian pathways and crosswalks. Most streets in Brooktrails were constructed to the same standard, and are between 24 and 30 feet wide with a rolled curb and no sidewalks.

In addition to the street and path improvements discussed in this chapter of the Specific Plan, a program to upgrade the streetscape in Brooktrails will include directional signing geared to visitors, indicating the appropriate route to the Community Center and Golf Course. When the Southern Access Route is completed, directional signing to Brooktrails from U.S. 101 will need to be analyzed, and in particular, through which of the two entrances visitors should be guided. A unique signing system format for Brooktrails, inclusive of signs indicating zones of no parking, may be developed which would help to improve the Township's identity and identify restricted parking locations.

Implementation

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Township.

7) Crosswalks: Pedestrian crosswalks should be installed at all signalized intersections and at locations where trails intersect roadways. Bike racks should be installed at commercial outlets.

Implementation

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Township.

TRANSPORTATION AND CIRCULATION POLICY FS-7.1-F
Promote unsubsidized Mendocino County Transit Authority service to the Township.

Currently, the Mendocino Transit Authority (MTA) provides service ranging from Ukiah to Willits, with the northernmost stop at City Park on Commercial Street. There is also a dial-a-ride service that extends access into Brooktrails, but is limited only to certain areas inside the Township. Residents of Brooktrails who wish to utilize MTA service most likely use the City Park stop on Commercial Street which is with several blocks of the Sherwood Road/Main Street (U.S. 101) intersection.

Transit will play a small but increasing role as an alternative to private vehicles as Brooktrails grows. Transit service for school children, seniors, and others with destinations in Willits and along the U.S. 101 corridor will help to relieve congestion and increase accessibility for those without the use of private vehicles. Dial-A-Ride service should be maintained for those unable to drive from their residences.

At the discretion of the Township, an origination/destination demand survey of Brooktrails Township residents would provide the MTA with the information necessary to review and evaluate the potential for extending service and service frequency into the Township.

In addition, the Township will participate in the Federally funded "Willits and Fort Bragg Transit Service Study" work element of the Mendocino Council of Governments' 1996-97 Overall Work Program.

Implementation

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Township.

TRANSPORTATION AND CIRCULATION GOAL FS-7.1-2: Recognize the need for a U.S. Highway 101 Willits bypass.

TRANSPORTATION AND CIRCULATION POLICY FS-7.1-2A
Coordinate Township growth and development with the California Department of Transportation to ensure the adequacy of U.S. Highway 101 improvements.

Refer to the discussion of Implementation under *Transportation and Circulation Policy FS-7.1-1A* regarding the U.S. 101 Bypass project. Coordination with Caltrans will require a system of dialogue between the Township and Caltrans. Resolution No. 1989-16 adopted by the Brooktrails Township Board of Directors on July 27, 1989, in part, authorized the General Manager to establish and maintain a system for communicating in writing to other public agencies, including the State of California and County of Mendocino, the expression of District concerns and concerns of residents regarding matters which are related to the purposes and powers of the District to provide municipal services, including adequate circulation facilities.

Implementation

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Township.

7.2 PUBLIC SERVICES

Fire and Police Protection

Fire Protection: In Mendocino County, fire protection is provided by 21 fire districts and volunteer organizations, the California Department of Forestry and the U.S. Forest Service. Assistance with inspections and arson investigations is available from the Office of the State Fire Marshall.

The Township maintains a fire department to meet fire suppression needs for the Township and the two nearby subdivisions of Sylvandale and Spring Creek. Local districts, such as Brooktrails, are responsible for the protection of structures, rather than wildfires. By law, the California Department of Forestry (CDF) is responsible for fire suppression for all wild lands, even those that are privately owned; therefore, CDF is responsible for fire suppression located within the 2,500 acres of parkland located in the Brooktrails subdivision, and all other vegetation fires within the Township.

The Brooktrails Fire Department and the CDF cooperate in serving a mutual protection area which includes Brooktrails, Sylvandale and Spring Creek subdivisions and occasionally areas outside these developments. All fire districts in Mendocino participate in a mutual protection agreement which provides for backup in the case of large fires. During the summer, both the Brooktrails Fire Department and the CDF respond to all fires. During the winter, the Brooktrails Fire Department responds to all fires because CDF has a lower response capability. CDF is manned only in the daytime during the winter.

The Brooktrails Fire Department maintains two stations. The main station is located at 24680 Birch Street in Brooktrails. This station currently employs a full-time fire chief, a typist, a primarily volunteer fire marshall and approximately 24 volunteers. It also

contains three fire engines, a squad truck and the Chief's vehicle. Township staff provide an additional seven auxiliary firefighters. A second station is located at the intersection of Ridge Road and Blue Lake Road in the Spring Creek Subdivision. This station has six volunteer firefighters and two engines. The Township also has a contract with the City of Willits to dispatch fire calls. Currently, 50 percent of the fires that the Brooktrails Fire Department responds to are located outside of its District. Response times can be up to 20 minutes depending upon road and weather conditions.

Fire Prevention: The Township takes precautions to prevent firestorms from occurring. Firestorms are a result of the buildup of fuel mixed with the right atmospheric conditions and a fire source. The key is to reduce the buildup of fuel and minimize the number of fire sources within the Township.

During the period of 1983 through 1985, the California Division of Forestry cut several fuel breaks in the Brooktrails Greenbelt area (see Figure 4-1, *Existing Zoning Map*). Since the late 1980's the Brooktrails Fire Department has taken specific steps toward minimizing the Township's fire exposure. For example the Department began writing Hazard Abatement Notices on vacant parcels, and entered into a Prescribed Burning Agreement with the California Department of Forestry.

Other measures being investigated include developing additional access into the Township (second access route as called for in the Specific Plan), continuation of the present program of enforcement of hazard abatement as described further below, the use of State forces on a limited charge basis, and expanding the fuel reduction program to beyond the Township's borders.

Annually, the Brooktrails Fire Department conducts a 12 hour course on wildland fire fighting and safety for all Brooktrails fire fighters. Areas covered include safety, wildland safety gear, fire behavior, use of the fire shelter, instruction in fire hose and fitting handling, use of hand tools and related fire fighting activities. This training is followed up with drills throughout the spring and summer seasons. The Fire Department also trains extensively in the incident Command System (ICS) which is the Command System used by all progressive fire departments. ICS is the only system that can be used effectively during a large scale disaster. As a result of the Oakland, California fire, Chief Thomen attended a new course entitled "Wild land Interface Fire Fighting Essentials for Chief Officers", first conducted in October of 1992.

The Brooktrails evacuation plan would be put into use during a major wildland fire in Brooktrails (see Chapter 8, *Public Safety)*. New stations and equipment are being planned for by the Fire Department. Class "A" fire rated roofing is now required on all new structures within the Township. Managing the Greenbelt to improve fire safety will be part of the *Redwood Park Management Plan* update.

Police Protection: Law enforcement for Brooktrails Township is provided by the Mendocino County Sheriff's Department and the California Highway Patrol. The County Sheriff is responsible for the enforcement of state laws and county ordinances, crime

prevention and apprehension of criminals in the unincorporated areas of the county. The County Sheriff's Department operates sub-stations in Willits and Fort Bragg.

The Willits substation is located approximately 3 miles from Brooktrails Township, at 125 East Commercial Street. This station serves the area between Ridgewood Grade (south of Willits) to the Humboldt County line. Response times for the County Sheriff's sub-station at Willits are hampered by the size of the patrol area and the terrain. Response times can vary from 10 minutes to an hour depending on officer location and the shift.

Goals and Implementation Policies

FIRE AND POLICE PROTECTION GOAL FS-7.2-1: Support and maintain adequate fire protection, police protection, ambulance service, and other community services.

The Brooktrails Fire Department current 5-year plan calls for the addition of equipment and personnel. A new fire station is planned to be located at the Ells Field airport. Although the station is not planned as a result of growth in Brooktrails, it is planned in conjunction with the City of Willits and nearby community of Little Lake to improve response times within the area. This station would not be manned full time.

A second station is planned for a location north of the Spring Creek subdivision, north of Brooktrails, outside of the Specific Plan area. This station is planned as a result of growth in the area. A third new station, also planned as a result of community growth, will be located in the south-central portion of the Specific Plan area at a site to be determined, and would ultimately be manned. Planned equipment includes an ambulance, a replacement of the Chief's vehicle, a new water tender, three fire engines, utility vehicle and squad vehicle.

> *FIRE PROTECTION POLICY FS-7.2-1A*
> ***Establish brush reduction and fire abatement programs consistent with the existing ecosystem and accepted forestry management practices.***
>
> *FIRE PROTECTION POLICY FS-7.2-1B*
> ***Evaluate whether on-going development affords suitable fire protection. Consider weather, fuel and slope in determining the level of fire risk.***

The use of Class "A" fire resistant roofing on building structures is discussed in Chapter 8, *Public Safety*. It should also be noted that the Brooktrails Township Board of Directors adopted Ordinance No. 98 on August 8, 1995, which provides for a procedure for the abatement of conditions constituting a public nuisance on private property. Ordinance No. 98 specifically notes the abatement of hazards respecting fire and wildfire in the Township, inclusive of *".... dry grass, stubble, brush, dry or dead shrub, dead tree or limbs or any vegetative material, dead or alive, which by manner of its size,*

manner of accumulation, manner of growth or location constitutes a fire hazard, or when dry, will in reasonable probability constitute a fire hazard."

Such hazards are either noted by residents and reported to the Township, or noted by the Brooktrails Fire Department. The Township Board of Directors then, by Resolution of Abatement, authorizes the Fire Chief or his designee, to give notice to the property owner to abate the hazard (nuisance). If the property owner does not comply, the Fire Department may remove the hazard with subsequent costs to be borne by the property owner.

Implementation

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Fire Department.

Solid Waste

Waste Enterprises, Inc., a private hauler of solid waste located in Willits, provides curbside collection and disposal services including recycling for residences in Brooktrails. The company is licensed and permitted by the County of Mendocino as the only hauler in the area, though technically the permit is not an exclusive franchise.

SOLID WASTE GOAL FS-7.2-2:* *Facilitate efficient solid waste disposal to ensure a safe and sanitary community.

> ***SOLID WASTE POLICY FS-7.2-2A***
> ***Promote recycling of consumer and business waste to reduce landfill requirements and lengthen service of existing landfills, and to meet mandatory waste stream reduction requirements established by State law.***

The Community Services District is currently in the process of entering into a Solid Waste Franchise Agreement. In addition the Township Board of Directors on February 27, 1996 adopted Resolution No. 1996-12 which specified District policy for waste reduction and directed the General Manager to implement those policies, inclusive of the following:

1) Establish waste recycling bins at the following District facilities:

   Office Complex
   Summer Lake
   Lake Emily
   Lake Ada Rose

2) Require that future copiers acquired by the District have a two-sided printing option.

3) Require that District Offices use recycled content copy paper when it is cost effective.

4) Provide for recycling bins at all future multiple-family and commercial units as a part of development.

Implementation

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Township.

7.3 UTILITIES

Water Supply: The existing Township water supply comes from the Township's Lake Emily and Lake Ada Rose reservoirs; combined storage capacity is approximately 400 acre-feet (AF). Water is distributed to all residents within the Township. The Township also operates a water treatment plant that has the capacity to treat 1.2 million gallons per day (mgd) of water. The Township is responsible for providing sufficient water for fire flow demands at all times. Water mains are located under the existing streets in Brooktrails.

Wastewater: The Township provides wastewater collection for most of its residents as well. It should be noted that there are approximately 660 unsewered lots in Brooktrails, most located at higher elevations within the Township. Of this total, about 616 lots are unimproved and about 44 lots are improved and on septic systems. The number of lots located on slopes 30 percent or greater is 203. Most of these lots are undeveloped and would only be sewered if determined appropriate by the Township. Any costs of sewer improvements would be assessed to individual benefit areas at the appropriate time.

Wastewater collected within Brooktrails Township is treated at the City of Willits Wastewater Treatment Plant. The plant is a secondary treatment facility. The Township's contractual agreement with the City allows the Brooktrails community to use up to 39 percent of the treatment plant's capacity. The Township has purchased a portion of the plant capacity and pursuant to contract, pays a portion of the annual operating cost for the plant. The Township is responsible for providing hookups and maintenance of the system within Brooktrails. The Township also maintains the collection and pumping system within Brooktrails and controls new connections. Brooktrails wastewater is channeled through a meter which measures usage.

The Township is currently using about 55 percent of the Township's wastewater treatment allocation at the City of Willits Wastewater Treatment Plant. Given the existing contract with the City of Willits, the Township could allow for the development of about 1,000 additional units before reaching its dry-weather wastewater-treatment allotment. The City of Willits will be upgrading their wastewater treatment plant and it

is expected that an agreement will be negotiated for additional treatment capacity allocations. Expansion plans were designed in order to meet the requirements of the Regional Water Quality Control Board (RWQCB) criteria which require that excess capacity be maintained for wastewater treatment plants.

Storm Drainage: A storm drainage system was constructed for Brooktrails at the time of development. It was accepted by the County of Mendocino for maintenance and is maintained by the County Department of Public Works.

Storm water currently flows from rolled curbs on existing streets into catchments and culverts which drain into Willits Creek and its tributaries, ultimately winding its way through the City of Willits. At the present time, the storm drainage system is adequate, though localized flooding conditions do occur during unusual storms.

Utilities Goals and Implementation Policies

UTILITIES GOAL FS-7.3-1: ***Support and maintain adequate water supply, sewage treatment and disposal, and storm drainage facilities to serve existing and future residents and businesses.***

> ***UTILITIES POLICY FS-7.3-1A***
> ***Provide adequate new water storage and upgrade existing treated water storage facilities consistent with growth in a fiscally responsible manner.***

Water supply is an immediate constraint facing Brooktrails, with the existing water supply system reaching capacity at about 2,000 residential units. Water infrastructure consists of a new dam capable of storing 1,600 acre-feet of water, plus water treatment commensurate with the level of demand. A new raw water main will connect the new dam (and reservoir) to the existing raw water main at Lake Emily (see Figure 4-2). The existing water treatment plant at Brooktrails will be expanded in its present location to accommodate growth to 4,000 units.

Development beyond about 2,000 units would require the expansion of sewer capacity. A new trunk sewer main will be necessary to replace or parallel the existing trunk main from the Township to the City of Willits (see Figure 4-2).

For additional information regarding additional water supply and the timing of providing additional water supply, see Chapter 11, *Capital Improvements and Financing*, Section 11.1, Capital Improvements.

Implementation

- Year: Begin design of dam, water main and treatment plant at about 2,000 units. Begin design of the sewer main at about 1,500 units.

- Implementing Agency/Entity: Brooktrails Township.

UTILITIES POLICY FS-7.3-1B
Promote water conservation through the use of water saving devices and incentive rates in residences and businesses.

A recent study concluded that a typical single-family residence in Brooktrails (or its equivalent), consumes an average of 220 gallons of water per unit per day.[3] This was considerably less than the 300 gallons per day per unit average than was used in the 1981 Water Management Plan. The relatively low water usage is attributed to the fact that Brooktrails residences do not have the extent of managed exterior landscaping as may be found in typical suburban subdivisions, and thus require less water for landscape maintenance. In addition, many Brooktrails residents have installed water-saving devices in their homes.

Assembly Bill (AB) 325 was adopted by the Governor of the State of California in 1990 as a means to minimize the amount of water consumed in new landscapes in California. As a result of AB 325, the State Model Water Efficient Landscape Ordinance became effective on January 1, 1993. This ordinance requires that a Landscape Documentation Package be completed for any public project or private commercial, industrial or residential project with developer-installed landscaping where the landscaped area exceeds 2,500 square feet.

The ordinance does not apply to homeowner-provided landscaping at single-family and multi-family projects. However, the ordinance does include suggestions on how to conserve water on outdoor landscaping which could be made available to Brooktrails residents through the Township office.

At the discretion of the Board of Directors, a series of water conservation guidelines, including the use of low-flow fixtures and a table of incentive rates, may be drafted and distributed to all owners of residences and businesses at Brooktrails, together with the AB 325 guidelines for water conservation in exterior landscaping.

Implementation

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Township.

Energy: PG&E provides electricity to the Township. PG&E distribution and service lines extend throughout the Township. As individual lots are improved, property owners contact PG&E to arrange for hook-ups between their properties and the larger utility lines along the Brooktrails street system. There is presently enough capacity to serve Brooktrails to full buildout. However, upgrades to existing conductors and electrical

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3 Brooks & Vogel, Civil Engineers, *Management Plan Update for Brooktrails Township Community Services District, Water System and Wastewater Collection System*, November, 1993, page 3-1.

substations serving Brooktrails would be required from time to time as the community continues to grow.

Brooktrails residents use several energy alternatives for heating, including wood fuels, propane, heating oil and electricity. At this time, and for the foreseeable future, natural gas is not a viable alternative for Brooktrails because no gas lines exist in the subdivision and gas line installation is not being contemplated.

UTILITIES GOAL FS-7.3-2: ***Conserve energy within the Township.***

> ***UTILITIES POLICY FS-7.3-2A***
> ***Actively support energy conservation and the use of local renewable energy sources which are environmentally sound.***
>
> ***UTILITIES POLICY FS-7.3-2B***
> ***Make energy efficiency a major consideration in land use and transportation planning decisions.***

Energy is the capacity for doing work. Most convertible energy comes from fossil fuels that are burned to produce heat. However, there are means available to conserve energy in the use of fossil fuels, and alternative energy sources to fossil fuels. A few methods to conserve energy are illustrated as follows:

Design and Operation

- Design site plans and buildings to make use of solar energy.
- Provide for solar access in the placement, orientation and design of buildings.
- Include passive solar design in buildings.
- Incorporate in buildings energy conserving programs such as:
  - Keeping thermostats set at low temperatures in winter and high temperatures in summer.
  - Using appliances at off-peak hours.
  - Recycling materials.
  - Using energy-efficient lighting.

Construction

- Minimize idling time for all construction equipment.
- Encourage an inspection and maintenance schedule of construction equipment to maximize efficiency of operation.
- Minimize grading and earthmoving.

Transportation

- Increase the use of car and vanpools.
- Increase the use of mass transit.
- Encourage fewer and shorter trips.
- Increase the use of bicycles.
- Provides trails for pedestrian use.

Implementing the goals and policies contained in this Specific Plan would conserve energy. For supplemental information see Section 7.1 of this Chapter, *Transportation and Circulation,* and Chapter 10, *Community Design*). At the discretion of the Township, the District could make available to residents at District offices, various brochures and pamphlets published by PG&E providing advice on methods to conserve energy.

Implementation

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Township.

7.4 PUBLIC INVESTMENTS

Goals and Implementation Policies

PUBLIC INVESTMENTS GOAL FS-7.4-1: Maintain existing public infrastructure investments.

PUBLIC INVESTMENTS POLICY FS-7.4-1A
Provide for infrastructure maintenance investments through the Five Year Capital Improvement Plan and budget.

PUBLIC INVESTMENTS POLICY FS-7.4-1B
Charge appropriate fixed fees for Township fire protection, water service, sewer service and related capital improvements for developed and vacant parcels on an equitable basis.

The Township Board of Directors, on June 20, 1995, through Resolution No. 1995-22 approved a 5-year *Capital Improvement Plan* for the 1995 to 2000 period. The *Capital Improvement Plan* contains a list of proposed infrastructure projects (sewer and water projects), fire equipment acquisitions, maintenance items, professional services and other items, together with budgets for each fiscal year up to the year 2000. In addition, the Township Board of Directors, on June 20, 1995, through Resolution No. 1995-21 adopted the Appropriations Budget for the 1995-1996 fiscal year. Each year, the Township prepares a Budget for the upcoming fiscal year for review and adoption by the Board of Directors. This detailed document contains listings of projected revenues and expenditures for the programs and services the District provides and is available for inspection at the District Headquarters located at 24860 Birch Street, Willits, California 95490, Mr. Paul Williams, General Manager.

Water and sewer rates and charges were last reviewed by the District in May of 1995 for the 1995 to 1996 Fiscal Year. All budgeted items are subject to the approval of the Brooktrails Township Board of Directors at public meetings.

Implementation

The scale of public improvements needed to serve the projected growth in Brooktrails will require an expanded financing program from what exists today. At present, the District's capital needs are implemented through the District's 5-year *Capital Improvement Plan* and are paid through charges for service, connection fees, and standby charges. The projects currently in the *Capital Improvement Plan* are also small enough that they can be financed on a "pay-as-you-go" basis without seeking outside sources of capital. Some capital improvements in the future can be expanded incrementally, such as water storage tanks, fire vehicles, or Brooktrails' contribution to the Willits Sewage Treatment Plant expansion. These would be financed on a pay-as-you-go basis from ongoing revenues principally from development impact fees. Initially, however, the District may choose to levy impact fees on the basis of 100 percent pay-as-you-go financing until voter authorization for the proposed bond assessments can be secured.

Several projects needed for growth however, exceed what can be financed on a pay-as-you-go basis. The new 1,600 acre-foot reservoir and access routes will require several one-time expenditures, such that a financing plan oriented toward the demands of growth will require some measure of bond financing to spread the one-time costs over several years (refer to the Financing Plan in Chapter 11, Section 11.4 for additional information). These bonds are expected to be funded through assessments levied on new development, and in some cases, existing developed parcels in the Township. The first bond, to be issued by the County, will be needed in the near-term to finance the second access road. As engineering studies for the

second access road are being completed, the County would conduct the following activities as the County prepares to issue assessment bonds, as follows:

- Complete the necessary engineering studies.
- Hire a financing team including underwriter and bond counsel.
- Determine cost allocation among property owners.
- Optionally submit the assessment to an advisory vote.
- Conduct assessment district formation proceedings according to authority under which the assessments are to be levied.

The Township will construct a financing plan to be implemented in stages, responding to the level of growth and other circumstances at such time as the capital improvements are needed. At each stage, the Township will make the appropriate adjustments to the facilities planned and financing arrangements in response to the needs at the time. New development will pay for its share of the facilities required for growth, with charges taking the form of both fees and annual debt service assessments.

For long-term improvements such as the proposed 1,600 acre-foot reservoir, the Township, at the direction of the Board of Directors, would commission refined cost estimates and engineering studies at the appropriate times in the future to keep the documentation of capital requirements current, and to allow timely funding and construction as the capital expansions are needed. Bonds for reservoir construction would be issued by the Township.

- Year: Ongoing.
- Implementing Agency/Entity: Brooktrails Township/Mendocino County.

7.5 RECREATION

The Brooktrails 2,500-acre Greenbelt area (Redwood Park), is a major open space and recreational resource for the community. This subject is discussed in Chapter 6, *Environmental Resources, Environmental Stewardship Policy ER-6.1C*. The *Redwood Park Master Plan* provides conceptual ideas for 14 neighborhood miniparks with facilities to be used by residents of each neighborhood; these facilities were never developed. The Township currently maintains a nine-hole golf course and children's recreation area, par course and picnic area at Summer Lake. Approximately 7.5 miles of hiking trails exist within the Greenbelt (see Figure 7-1).

Goals and Implementation Policies

RECREATION GOAL FS-7.5: ***Enhance recreation opportunities and resources within Brooktrails Township.***

> ***RECREATION POLICY FS-7.5-1***
> ***Develop a Brooktrails Township Community Services District Recreation Plan and fund an associated budget to initiate and maintain recreational activities/facilities.***
>
> **RECREATION POLICY FS-7.5-2**
> ***Encourage the development of recreational amenities consistent with the scale and character of existing development within the community in recognition of the desires of non-resident property owners to enjoy Brooktrails Township.***
>
> **RECREATION POLICY FS-7.5-3**
> ***Plan and budget for the following: (a) par course maintenance; (b) trail system; (c) vista points; (d) community center; (e) Summer Lake improvements; (f) Chapter 3 of the Redwood Park Master Plan.***

Refer to the discussion above under *Public Investments Goal FS-7.4-1* regarding budgeting and funding for community facilities, which includes recreation facilities. At the discretion of the Board of Directors, Community Services District Staff may be assigned to collect data and report on the recreation needs and desires of the Brooktrail Community. Reports to the Board would be prepared and filed on a schedule to be determined. Reports to the Board may contain an inventory of existing facilities and their condition, needed maintenance activities, new equipment and/or facilities needed for the community, possible funding sources for new equipment and/or facilities, recommended recreation programs, and user demand projections.

Currently, Chapter III of the *Redwood Park Master Plan,* entitled *The Master Plan,* is out of date and needs to be amended. Amending the *Master Plan*, Chapter III, would be coordinated through District staff for adoption by the Board, consistent with the overall recommendations of District staff regarding recreation facilities in the first (annual) report.

Recommendations regarding the community center (item d above), should also include the District Headquarters building. The building's condition and potential life span should be assessed and a replacement structure of adequate size and location convenient to the majority of Brooktrails residents considered in light of those findings. Sites for a new District Headquarters Building being considered by the District include the following:

- The southeast corner of Brooktrails Drive and Primrose Road. There is space for an office building and some parking;

- The southwest corner of Brooktrails Drive and Sherwood Road;
- The real estate building at the corner of Brooktrails Drive and Birch Street;
- The east side of Brooktrails Drive and Sherwood Road;
- Near the bus stop in the Community Center area.

The above sites are potential sites at this time. Locating a new Headquarters Building in the community Center area is being given priority. Emphasis will be given to locating the structure outside of the dam failure inundation zone, consistent with Chapter 8, *Public Safety, Public Safety Policy PS-8.1B.*

Implementation

- Year: Ongoing.
- Implementing Agency/Entity: Recreation -- Township Board of Directors.

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8. PUBLIC SAFETY

8.1 INTRODUCTION

> *"Because we have built many homes in a wildland setting, the possibility of a large scale disaster does exist in Brooktrails, Spring Creek and Sylvandale. A major disaster could result from a variety of causes, or a combination of events. The two types of disasters most likely to hit our area would be a wildland fire or an earthquake. An earthquake can occur at any time, however, during the summer months we could also be faced with a wildland fire as a result of the quake. Unfortunately, the probability of a wildland fire in our area large enough to call for evacuation is a good possibility."*

The above quote is the opening paragraph in the *Brooktrails, Spring Creek, and Sylvandale Evacuation Plan.*[1] The Evacuation Plan provides a description of Township alarm (siren) systems, evacuation areas, primary and secondary evacuation routes, fire and medical support agencies and groups, and a series of maps in support of the text descriptions.

Fire hazard and the need for continuing a high level of fire protection is a recognized concern of Brooktrails residents. In continuing the fire protection effort, the Brooktrails Township Board of Directors on February 13, 1996, adopted Ordinance No. 100 requiring Class "A" roofs throughout Brooktrails, and authorizing a continuing education program regarding the use of fire retardant roofs. Non-rated (and wood shake or shingle) roofs, Class "C" and Class "B" roofs are more prone to incineration from sparks and cinders than are roofs rated Class "A". The Ordinance applies to new roof structures with an average pitch of 3 to 12 or more and when 50% or more of the total roof area of a building or structure existing at the time of adoption of the Ordinance is reroofed (does not apply to accessory structures such as sheds, and appurtenant structures such as awnings and patio covers).

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1. *Brooktrails, Spring Creek, Sylvandale Evacuation Plan*, Revised: August 23, 1994.

8.2 GOALS AND IMPLEMENTATION POLICIES

PUBLIC SAFETY GOAL PS-8.1: Provide for the reasonable protection of public health and safety of all Brooktrails residents and visitors.

> *PUBLIC SAFETY POLICY PS-8.1A*
> *Update the community Evacuation Plan and increase community awareness respecting emergency response procedures.*

Implementation

Updating the Evacuation Plan will be at the discretion of the Township Board of Directors. Since the Plan was last revised in 1994, additional residents have located within the Township. A program of community awareness would include insuring all new or recent residents have a copy of the Plan and are aware of its contents. Education and dissemination of information should be emphasized. All residents should be encouraged to forward any questions they have about the Plan to the Township Board. Responding to questions would provide a format for updating subsequent versions of the Evacuation Plan.

- Year: Annually.
- Implementing Agency/Entity: Township Board of Directors.

> *PUBLIC SAFETY POLICY PS-8.1B*
> *Locate future facilities related to emergency services or public safety in areas outside the dam inundation area, to the extent feasible.*

The Lake Emily dam inundation zone is shown on Figure 3-1, *Existing Conditions Map* (see Chapter 3, *Brooktrails Township Development*, section 3.2, *Township Characteristics*). The existing Township offices, fire station and community meeting hall are located within the inundation zone. The discussion of new facilities related to emergency services and public safety are discussed in Specific Plan Chapter 7, *Community Facilities and Services*.

> *PUBLIC SAFETY POLICY PS-8.1C*
> *Encourage compatible uses such as recreation facilities and other day-use facilities within the dam inundation zone. Minimize the development of additional dwellings within the dam inundation zone.*

The Brooktrails golf course is located within the Lake Emily dam inundation zone as is the Brooktrails childrens' recreation area, par course and picnic area at Summer Lake. There are also approximately 37 residential lots within the inundation zone, 9 of which are improved (have residences). The inundation zone was identified as a high constraint area to development in an Environmental Assessment (EA) prepared for the Township in 1993.[2] Any unimproved parcels within the inundation zone to be acquired under a lot reduction program could be designated as open space within the Greenbelt (see Specific Plan Chapter 11) regarding lot reduction programs).

> ***PUBLIC SAFETY POLICY PS-8.1D***
> ***Ensure adherence to Mendocino County Public Health and Safety Policies and associated implementation actions.***

Public health and safety goals, policies and implementation programs are contained in the *Mendocino County General Plan* Safety Element.[3] The Safety Element contains the general County goals related to safety, the policies to be followed in moving toward the general goals and specific standards and programs to be applied and carried out. Policies and programs address fire, flood and seismic hazards. Refer to *Public Safety Policy 8.2C* below for further information and implementation. See also *Zoning Policy LU-4.1D* in Chapter 4, *Land Use and Planning,* for a discussion of land use planning of Ells Field Airport and related safety issues.

PUBLIC SAFETY GOAL PS-8.2: Provide for improved community emergency egress and access.

> ***PUBLIC SAFETY POLICY PS-8.2A***
> ***Provide an improved second access road to Brooktrails Township.***

Previous traffic and circulation studies conclude that an additional access road into Brooktrails is warranted both from a level of service standpoint and from the need to provide an emergency access for public safety and evacuation. This fact was essentially corroborated in a report prepared for the District by transportation consultants Fehr & Peers Associates, Inc. (memo to Paul Williams, Brooktrails Township, from Michael G. Jones, Fehr & Peers Associates, December 8, 1993, which stated in part on page 2:

> *".... From an evacuation perspective, a second or third access route into Brooktrails is needed now. This is based on two factors. First, because of the predominate wind direction there is a high likelihood that a major fire would cut off Sherwood Road to the south, and also major sections of*

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2 EIP Associates, *Brooktrails Township Community Services District Environmental Assessment*, Fall, 1993.

3 Mendocino County General Plan, *Safety Element,* as revised December 9. 1991, pages IV-26 through IV-35.

> *the Township itself. Second, in the event of a major fire any one exit route would quickly become congested with vehicles. Either of these scenarios would seriously hinder fire fighting equipment and access into the area."*

The Specific Plan calls for additional access roads into the Township. This subject is specifically discussed in Chapter 7, *Community Facilities and Services*, section 7.1, *Transportation and Circulation.*

> ***PUBLIC SAFETY POLICY PS-8.2B***
> ***Improve emergency access along the entire length of Ridge Road from Iris Drive to Goose Road.***

Ridge Road traverses the west portion of the Specific Plan area. Between Iris Drive and Goose Road, approximately 1 mile of Ridge Road is currently unimproved. The Specific Plan calls for improving the unimproved portions of Ridge Road and is discussed in Chapter 7, *Community Facilities and Services,* Section 7.1, *Transportation and Circulation.*

> ***PUBLIC SAFETY POLICY PS-8.2C***
> ***Maintain an up-to-date Emergency Response Plan.***

The evacuation plan discussed above under *Public Safety Policy PS-8.1A*, is to be considered one feature of an Emergency Response Plan. Other features of an emergency response plan may include a detailed earthquake preparedness plan, assigning specific persons primary and backup responsibilities to be carried out during an emergency, training in First Aid and CPR, etc. The Safety Element of the *Mendocino County General Plan* (page IV-23) specifies the following:

> *"Mendocino County needs to undertake the preparation of a practical and comprehensive Emergency Plan devoted especially to the possible kinds of natural emergencies which could occur in various sections of the County . . . Each small community is encouraged to have its own plans and to develop the capability to make an effective initial response to an emergency and to handle it locally as far as possible. This concept is particularly appropriate for Mendocino County where it is quite possible that a disaster could cut off some communities and outside help might not be available for several days. Building up the local action capability therefore is stressed in the Safety Element."*

Implementation

- Year: Provide annual updates.
- Implementing Agency/Entity: Brooktrails Township, coordinating with the State Office of Emergency Services and Mendocino County Department of Planning Building Services.

9. CULTURAL RESOURCES

9.1 INTRODUCTION

Brooktrails Township lies within a mixed zone of coast redwood and hardwood tree species. Large-scale logging in the early 20th century greatly reduced the former virgin redwood stands, although second-growth redwood and firs are currently ample in the well-saturated drainages and north-facing slopes of the area. Large redwood stumps are in evidence throughout the forest, as reminders of the historic logging that was once active in the area.

The ethnographic inhabitants of the Willits vicinity were the Northern Pomo Indians, a group of interrelated tribelets stretching across Mendocino County from Fort Bragg in the west to Clear Lake in the east. The first contact between Pomo and non-Indian groups may have occurred during the visits of Sir Francis Drake to the coastal Mendocino area in 1579.

9.2 GOALS AND IMPLEMENTATION POLICIES

CULTURAL RESOURCES GOAL CR-9.1: Preserve historical and archaeological resources within the township.

Cultural resources includes both historic features and archaeologic sites.

A record search of the entire Specific Plan area was conducted at the California Archaeological inventory at Sonoma State University in August of 1993. One Native American site, CA-MEN-383, had been recorded in the area. This is believed to be a village site that is part of the Mitom group of Pomo Indians.

The project area associated with the proposed Willits Creek Reservoir project was surveyed on November 5 and 6, 1990. No archaeological deposits were found and the only evidence of cultural resources noted was that of circa-1900 logging in the area as indicated by numerous hand-cut redwood stumps. This would not preclude the presence of archaeological deposits occurring elsewhere within the Specific Plan area.

CULTURAL RESOURCES POLICY CR-9.1A
Establish procedures to be followed in the event that historical resources may be required to be removed or altered to make way for new development.

CULTURAL RESOURCES POLICY CR-9.1B
Establish procedures to be followed in the event that historical or archaeological artifacts or other archaeological resources are unearthed.

Historic Features: For purposes of this Specific Plan, an historic feature or resource is defined as a structure or place that is listed on the National Register of Historic Places; included in the State Historic Resources Inventory; is designated as a State Historical Landmark; or is locally designated as a local landmark or considered eligible for listing as an Historic Resource.

If during the course of development over the years, development-related impacts to important historic structures are identified, significant impacts could be mitigated by the following alternatives.

1. Avoidance of historic properties through modification of development plans that would allow for the preservation of the resources at their locations. This management program could also include restoration of structures to a specific period or theme, or preservation with adaptive re-use.

2. Relocation of historic structures to places where they can be preserved. Community parks and open space provide opportunities in this regard.

3. If other mitigation alternatives cannot be implemented and historic properties may be damaged or destroyed, it is recommended that an "Historic American Building Survey" be accomplished for such structures. Such a procedure involves the precise recording of structures through measurements, drawings and photographs. The documentation of the resources is on standardized forms and is accurate in detail to such an extent that after demolition, the historic structures could be reconstructed from the survey data. Copies of the documents should be filed with all appropriate state and local repositories. Such a program could include salvage and selective re-use of building features once the survey is completed.

Archaeologic Sites: Those portions of the Specific Plan area for which no development proposal has been submitted that have not been subjected to archaeological field investigations could contain cultural deposits. During the development of a site, if an archaeologic deposit is suspected or found, a qualified archaeologist should be summoned to inspect and determine the nature and importance of the site.