



## Paths, Open Space, and Creeks Commission

### Regular Meeting **AGENDA**

**Todd Grove Park - North End ♦ 600 Live Oak Avenue ♦ Ukiah, CA 95482**  
September 2, 2021 - 3:00 PM

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1. **CALL TO ORDER**

2. **ROLL CALL**

3. **CORRESPONDENCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of July 1, 2021 regular meeting minutes.

***Recommended Action: Approve the minutes of July 1, 2021***

Attachments:

1. POSCCM\_20210701\_DRAFT

5. **COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**

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

6. **NEW BUSINESS**

6.a. Introduction of New Commissioner, James Bair

***Recommended Action: N/A***

Attachments:

1. James Bair - Application to City Commissions

- 6.b. Discussion of the 2040 General Plan Update existing conditions and trends; response to preliminary recommendations and comments to the existing General Plan (1995) Open Space and Conservation Element.

***Recommended Action: Continue discussion regarding advisement and input for the 2040 General Plan***

Attachments:

1. 1995 Ukiah General Plan Open Space and Conservation Report
2. Existing Conditions and Trends - Open Space, Parks, Recreation; Environment

**7. PETITIONS AND COMMUNICATIONS**

**8. ADJOURNMENT**

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

**CITY OF UKIAH  
PATHS, OPEN SPACE, AND CREEKS COMMISSION MINUTES  
Regular Meeting  
Held via Teleconference  
July 1, 2021  
3:00 p.m.**

**COMMISSIONERS PRESENT**

Megan Parker Prout  
Jeanne Wetzel Chinn  
Susan Knopf

**COMMISSIONERS ABSENT**

N/A

**STAFF PRESENT**

Jesse Davis (Community Development)  
Neil Davis (Community Services)

**MEMBERS OF THE PUBLIC PRESENT:** None

**CALL TO ORDER:** Meeting was called to order virtually via the City's GoTo Meeting platform.  
Chair Knopf Presiding

**ROLL CALL:** Roll call was called. All members were present.

**CORRESPONDENCE:** Neil Davis spoke on behalf of Roy Krausen regarding the Great Redwood Trail. Chair Knopf indicated that individuals who improved adjacent trail areas should be recognized.

**APPROVAL OF MINUTES:** Approve the June 3, 2021 Meeting Minutes.

***Motion/Second** (Parker-Prout/ Wetzel-Chin) to approve the Minutes of the June 3, 2021 meeting minutes.*

**COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS:** None

**NEW BUSINESS**

**a. Discussion of the 2040 General Plan Update; identify and provide preliminary recommendations to the General Plan consultant based on review of the existing Open Space and Transportation Elements (1995), as well as the associated General Plan Goal Status Update**

**a. Action:** Staff to respond to requests from the Commission for Status Updates and Implementation progress.

**b. Discussion regarding requirements for early community input with regard to new open-space or trail projects**

**a. Action:** Advise the Community Development Director that the POSCC requests ample notice (a minimum of 60 Days) be provided to itself as well as the

'Community' for any open space or trail request that is processed by City staff.

**c. Staff update regarding the 'Orr Creek Pedestrian Pathway' and Bridge**

- a. Action:** The POSCC received an update regarding the 'Orr Creek Pedestrian Pathway'; there is no update with regard to the bridge or current funding.

**d. Staff Update regarding the Ukiah Western Hills Open Land Acquisition & Limited Development Agreement**

- a. Action:** The POSCC received an update regarding the 'Ukiah Western Hills Open Land Acquisition & Limited Development Agreement.

**e. Discussion to host the August meeting of the POSCC at a public park within the City of Ukiah**

- a. Action:** The POSCC discussed holding their next meeting at the north-end of Todd Grove Park.

**f. Staff Update on Creek Setback Ordinance Implementation Status**

- a. Action:** The POSCC elected to send the previously drafted letter to the City Council and City Manager.
- i. Motion/Second:** (Knopf/ Wetzl) to transmit a previously drafted letter to the City Council and City Manager (*Staff provided the letter to the City Clerk, who transmitted the letter to the attention of the City Council, Manager and Attorney on July 6, 2021. No response has been received to date.*)

**PETITIONS AND COMMUNICATIONS:** None

**MATTERS FROM THE COMMISSION:** None

**MATTERS FROM STAFF**

**a. Preliminary Update - City View Trail**

- a. Action:** The POSCC received a report from Neil Davis regarding the proposed City View Trail. No project specific recommendation was provided. Future updates to be provided to the POSCC as developed.

**ADJOURNMENT**

Meeting was closed virtually via the City's GoTo Meeting platform.

**CITY OF UKIAH  
PATHS, OPEN SPACE, AND CREEKS COMMISSION APPLICATION FOR APPOINTMENT**


**A. General Information**

Full Name	James Bair			Date	7/21/21
Residence Address (Physical Address, not PO)	[Redacted]				
Mailing Address (if different from above)	[Redacted]				
Home Phone	[Redacted]	Work Phone	( )		
Email	[Redacted]	Cell Phone	[Redacted]		
Employer	Ukiah Unified School District - Ukiah High				
Business Address	1000 Low Gap				
Job Title/Position	Teacher		Employed Since	May 2021	
How long have you resided in:	Ukiah?	2 mo	Mendocino County?	/	California? 32yrs
Please list community groups or organizations you are affiliated with and list any offices held.	NA - just moved to town. As for offices, I was Secretary of TA in Dixon and most recently Transportation Commission				

**B. Please answer the following on a separate sheet(s) of paper and attach.**

1. Why are you applying to serve on the City of Ukiah's Paths, Open Space, and Creeks Commission?
2. What is your understanding of the purpose, role and responsibility of the Paths, Open Space, and Creeks Commission?
3. How do you believe your own skills, experience, expertise and perspectives will be beneficial to the work of the Paths, Open Space, and Creeks Commission?
4. In your opinion, what type of programs or development should the City encourage?
5. What kind of ideal community do you envision for Ukiah?
6. Do you have any known projects or conflict of interest related to this Commission?
7. Are there any other City of Ukiah Committees/Commissions in which you are interested and on which you would be willing to serve?

Commissioner

Signature of Applicant 

Date 7/21/21

Thank you for your interest in serving your community and the City of Ukiah.

Please return this application and attachments to the City Clerk's office at 300 Seminary Avenue, Ukiah, CA 95482. If you have any questions, please contact the City Clerk's office at (707) 463-6217.

James Bair

## Supplemental Application Questions

B. Please answer the following on a separate sheet(s) of paper and attach.

1. Why are you applying to serve on the City of Ukiah's Paths, Open Space, and Creeks Commission?

I went to school at UC Davis, which, in addition to being a bike and pedestrian-friendly town, has a beautiful arboretum where I used to take meditative walks and bike through on my way to and from class. The arboretum was a hub for social and environmental activity. The hills, spaces, creeks and spaces of Ukiah remind me of this little winding sliver of Davis. I am applying for this role because I see the potential to develop spaces that seamlessly and responsibly weave people into the tapestry of nature. Community is important to me. Outdoor spaces are at the intersection of community and nature and I am excited by the possibilities they bring. I am certain my skills would make our commission successful whatever the endeavor.

2. What is your understanding of the purpose, role and responsibility of the Paths, Open Space, and Creeks Commission?

From what I gleaned from the Ukiah general plan, our role would be to ensure access to paths on undeveloped public and private lands and to advocate that any such uses respect our natural resources. It seems to me such a group of commissioners would help establish and maintain paths and open spaces, such as the Veteran's community garden, promote relevant education efforts where appropriate, make suggestions for the development of bike and pedestrian points of access, and seek to maintain balance with our natural resources so we can enjoy said spaces moving forward for generations to come.

3. How do you believe your own skills, experience, expertise and perspectives will be beneficial to the work of the Paths, Open Space, and Creeks Commission?

As Transportation Commissioner for the City of Dixon, I have experience keeping up a dialogue with residents, working with city council members in exploring solutions for program funding, and advocating for expanded bike education programs and access--especially with regard to students and schools. As an educator, I have expertise in building successful programs, speaking in front of large groups of people, and collaborating with many stakeholders. As secretary of our union, I held a leadership stake in organizing members and crafting the leadership vision. I believe these experiences have given me the tools to be adaptive and deliberative with respect to goals and processes of any effort where people are involved.

4. In your opinion, what type of programs or development should the City encourage?

In my opinion, I would like to see the city encourage leadership programs that engage all Ukiahans, but especially young people. My wife is a graduate of Ukiah High School. She had a great experience growing up in Ukiah, which is one of the reasons we packed up and moved here so she could teach at her alma mater. In my own hometown of Dixon, getting anyone to come back was a nail-on-the-chalkboard-struggle. In Ukiah, you have people who

want to come back voluntarily. That's special. Investing in a leadership pipeline program between young people and the City is the best return on investment we can offer the community. All the better if it involves connecting with people and nature.

5. What kind of ideal community do you envision for Ukiah?

I envision Ukiah as an environmentally progressive *15-minute City*, where necessities such as food, housing and culture are all easily accessible within walking or biking distance. I envision Ukiah as not only the cultural hub for Mendocino, but for all of Northern California. I envision city government playing a prominent role in educating, engaging and leading all people in building a Ukiah for the future.

6. Do you have any known projects or conflict of interest related to this Commission?

I do not have any known conflicts related to this commission.

7. Are there any other City of Ukiah Committees/Commissions in which you are interested and on which you would be willing to serve

I would be willing to serve on Planning, Parks and Recreation, Equity and Diversity, and--if in the event one is ever established--Food, Arts and Culture committee.



**Ukiah General Plan  
Open Space and Conservation  
Element  
Implementation Measure  
Status Report  
March 2016, Revised August 2021**

Implementation Measure	Status
OC-1.1(a): Ensure that the undeveloped lands inventory is updated each year	For residential land uses, staff updates this document on an annual basis.
OC-1.1(b): Provide information to people interested in learning about how undeveloped lands can be acquired as a means of preserving open space.	When requested, Staff provides information to interested parties.
OC-1.1(c): When private organizations or public groups seek to acquire open space, provide staff support to answer questions and supply supporting information as needed.	When requested, Staff provides information to interested parties.
OC-1.2(a): The revised Land Development Code shall include standards for maintaining open space and green areas within new developments.	The zoning code contains landscaping standards for new commercial development via the Site Development Permit.
OC-11.3(a): In the Land Development Code or design standards, incorporate requirements for enhancing native vegetation.	Creek Maintenance Policies and Procedures, zoning code, Master Tree List, and inter-agency review require enhancement or supplement of native vegetation.
OC-2.1(a): During the short-term planning period, the City shall facilitate acquisition of open space by the <i>land Conservation Trust</i> .	The Land Conservation Trust has not approached the City about open space acquisition.
OC-3.1(a): Amend the Land Development Code to incorporate incentives, such as density bonuses, for cluster housing to conserve critical natural habitat.	The zoning code was updated to include density bonuses for high density affordable housing projects.
OC-3.1(b): Ensure that the Land Development Code incorporates subdivision design standards to plan for shared or clustered driveways.	Downtown Zoning Code 2012.
OC-4.1(a): Using community relations programs, provide notice and an opportunity for groups to participate in the annual General Plan report to provide views concerning the implementation of the Open Space and conservation elements.	Public notice is provided every time a General Plan report is given.
OC-5.1(a): Evaluate and prepare an inventory of existing natural resources on a periodic and systematic basis during the life of the General Plan. The inventory <i>may</i> include encouraging other trustee or responsible agencies to take the lead in developing an inventory in areas of appropriate responsibility, it may include sponsorship of studies found by the Council to be of immediate importance to the City, or it may include City contributions in kind or monetarily, if appropriate, to assist in funding such studies.	Rely on CNDDDB, as well as site specific or project inventories. Work with State Agencies as necessary to ensure appropriate studies are conducted to the latest and most appropriate protocols.
OC-5.1(b): During the short-term planning period, prepare a list of resources to be included in the inventory. The list shall be utilized to develop the systematic program for preparing the inventory.	Specific to the short-term planning period.
OC-5.1(c) The City shall strive to start an inventory of at least one resource identified on its list or in its program every two fiscal years.	Rely on CNDDDB, as well as site specific or project inventories. Work with State Agencies as necessary to
OC-6.1(a): The Land Development Code shall include provisions for review of the site terrain and natural characteristics as part of site design and development.	Hillside Zoning District regulations. Site Development Permit Findings. Also common practice through Building Permit and Public Works review.

OC-7.1(a): Working cooperatively on an ongoing basis with the affected property owners, the Russian River Flood Control and Water Conservation Improvement District (RRFC&WCID), Mendocino County, and other responsible and trustee agencies, develop and support programs to maintain the riverbed for flood control, fishery habitat, and water delivery.	Aligned to the County of Mendocino and Department of Public Works
OC-7.2(a): Working cooperatively on an ongoing basis with affected property owners, the RRFC&WCID, Mendocino County, and other responsible and trustee agencies, establish a program to set a minimum riverbed elevation above mean sea level along its route within the Ukiah Valley and participate in project review to ensure that the channel elevation is maintained.	Aligned to the County of Mendocino and Department of Public Works
OC-7.3(a) During the short-term planning period, work with the affected property owners, County of Mendocino, Department of Fish and Game, and California Division of Mines and Geology to determine the resupply levels of river gravel.	Specific to the short-term planning period.
OC-7e(b): When reviewing permit applications for mineral resource harvesting from within the river channel, ensure that permit conditions maintain a maximum harvest volume that will not, when combined with other extraction permits, exceed the resupply levels for river gravel.	Not applicable to the City
OC-7.4(a): The revised Land Development Code shall incorporate standards for retention or volume reduction of stormwater flows as a means of reducing flood potential from surface runoff from large paved areas.	Ongoing and routine practice. Low Impact Development Standards
OC-7.5(a): Incorporate design standards in the Land Development Code to integrate riparian habitat into project design as a means of avoiding potential impacts of river sedimentation and lessening the effects of erosion.	Chapter 7 Storm water and Erosion Control.
OC-7.5(b): Review project landscaping proposals, working with proponents, to avoid removal or damage to riparian habitat and develop programs to avoid or manage sedimentation and erosion of river channels and tributaries.	On-Going. Examples: The Buddy Eller Center, Riverside Park.
OC-7.5(c): The Land Development Code shall include either specified setbacks from the Russian River based on precise criteria or site-specific performance standards for each zoning district.	Not applicable to the City
OC-8.1(a): No land within the one hundred year flood plain of the Russian River shall be converted from agricultural use to residential, general commercial or industrial development.	No conversions have occurred.
OC-8.1(b): Establish land development programs that place an emphasis on public or commercial recreation development of riverfront property, for lands converted from agricultural uses.	No conversions have occurred.
OC-9.1(a): In the short term planning period, the City shall establish a citizen's task force for the Stream and Creek Restoration Master Plan and provide staff and technical assistance.	Attempted to establish Task Force in mid-late 1990's. Unsuccessful.
OC-9.1(b): The task force's final plan shall include recommendations for private and public funding sources and incentives to property owners to accomplish stream or creek restoration.	No Task Force established due to staffing constraints and availability. .
OC-9.2(a): When maintaining creek and stream channels, the City shall be cognizant of the natural conditions, restoring them whenever possible.	2010 Creek Maintenance Policies and Procedures.
OC-9.2(b): During the short-term planning period, wherever feasible and safe, remove barriers and impediments to fish passage following appropriate study of the channel.	Specific to the short-term planning period, and aligned to the County of Mendocino and CDFW
OC-9.2(c): The City shall maintain information available to the public about the use of riparian plants and vegetation for landscaping, including sources of plant material.	2010 Creek Maintenance Policies and Procedures, Master Tree List
OC -9.2(d): Ensure that grading and development codes incorporate measures to protect and enhance fish habitat including riparian vegetation protection and restoration and erosion and sediment control measures.	2009 Storm Water Management Ordinance

OC-9.2(e): Development plans shall be reviewed to ensure that proposals are coordinated with adjoining development in design to maintain or enhance contiguous riparian corridors.	No opportunities have materialized.
OC-9.2(f): Support efforts of appropriate agencies to ensure in stream water flows adequate to maintain and protect historic fisheries in the streams and creeks within the Planning Area.	Aligned to the County of Mendocino and CDFW
OC-9.2(g): Work with the California Department of Fish and Game and community groups to inventory spawning streams in the Planning Area and establish population counts for important fish species.	Fish and Game Orrs Creek Inventory late 1990's.
OC-9.2(h): During the intermediate and long-term planning period, the Redevelopment Authority shall consider among its projects the restoration of creeks within its jurisdiction.	Redevelopment Agency eliminated.
OC-9.2(i): The City shall develop and implement a review procedure with the California Department of Fish and Game which provides each local agency the opportunity to comment on all proposed Streamed Alteration Agreements in the Planning Area. The focus of this review shall be upon the protection and enhancement of stream and creek natural resources, including fish and riparian vegetation.	Permit application routing system in place.
OC-9.2(j): The City Planning Department shall develop a review and comment procedure with the City Engineer and the Building Official which ensures that all public and private projects in or adjacent to a City stream or creek are designed and approved in a manner which preserves and enhances fish habitat.	Permit application routing system in place.
OC-9.3(a): As a part of stream restoration and maintenance programs, the City and County shall ensure that floodwater carrying capacity has not been significantly reduced or damaged.	Orrs and Gibson Creek Plans, Creek Maintenance Policies and Procedures.
OC-9.3(b): Whenever possible, riparian vegetation shall be used for streambank protection in conjunction with natural materials or appropriate structural material to achieve a natural-looking appearance.	City participation with <i>The Friends of Gibson Creek</i> .
OC-9.4(a): Working cooperatively between the City, County, and private landowners during the short-term and intermediate-term planning periods, develop pedestrian access along creeks flowing through the City.	Perkins Street and North Oak Street pocket parks.
OC-9.4(b): During the short-through intermediate-term planning periods, develop <i>pocket parks</i> along creek channels on public lands where feasible.	Perkins Street and North Oak Street pocket parks.
OC-9.5(a): The Land Development Code shall include either specified setbacks from streams based on precise criteria or site-specific performance standards for each zoning district.	Completed recommendation in May, 2019.
OC-10.1(a): During the short-term planning period, a "Habitat conservation Plan" shall be developed in cooperation with the California Department of Fish and Game for the purpose of conserving valuable grounds in prime habitat areas.	Specific to the Short-Term Planning period, but related to HCPs. A number of HCPs have been conducted in the Ukiah Valley, including for MFP or MRC. Affiliated with the County.
OC-10.2(a): Utilize the Land Development Code to establish road and structure siting standards in the area's hills which conform to the Habitat Conservation Plan.	Applicable to development occurring within the County of Mendocino.
OC-10.2(b): Site and design development to minimize impacts on views from the Valley.	Ongoing. This is a part of CEQA and Site Development Permit findings
OC-10.2(c): Clearings for roads, buildings, and fire protection zones shall be sited in the least visible and ecologically damaging locations possible and screened with vegetation wherever feasible.	Ongoing. This is a part of CEQA and Site Development Permit findings
OC-10.3(a): Prior to the conclusion of the short term planning period, establish a citizen committee appointed by the City Council and Board of Supervisors to identify and select locations within the hills which would be appropriate for future public acquisition.	Short Term Planning period.
OC-10.3(b): The City and County shall work to identify for ridgeline areas found to be suitable for general public use for possible acquisition.	There are no shared ridgeline areas under the control of both the County and the City.

OC-10.3(c): Provide points of connecting access from the ridge-top trails into the Valley in any plans or programs for trail development.	City View Trail, 2010
OC-11.1(a): Utilize the existing natural resource inventory combined with the Habitat Conservation Plan as a basis for allocating areas for development and areas for conservation.	Aligned to the County of Mendocino and CDFW
OC-11.1(b): Lands designated for conservation shall be developed with onsite density transfer provisions such as cluster housing.	No recent subdivision applications featuring density transfer requests.
OC-11.1(c): Utilize the provisions of the Land Development Code to allow density transfer within parcels that create cluster development to provide a balance between open space retention and the need to maintain a growing housing stock	No recent subdivision applications featuring density transfer requests.
OC-11.1(d): Density transfer shall be utilized as part of a project's subdivision review through provisions in the Land Development Code.	No recent subdivision applications featuring density transfer requests.
OC-11.1(e): Residential development density shall be allocated in relation to the availability of services and facilities to serve the property in the land use element.	2002 Hillside Constraints Analysis Study, Mid-late 1990's GP compliance re-zonings and 2012 Downtown Zoning Code
OC-11.2(a): When new residential development is proposed in the hills, provide incentives to encourage cluster development add a means of maintaining and enhancing natural areas and public hiking access.	Hillside Zoning Ordinance
OC-12.1(a): If it is determined that a development proposal may result in a significant reduction in groundwater recharge areas or water quantity, the developer shall be required to analyze the areas of new impermeable surfaces to provide information as to whether the potential impact is significant.	Sustainable Groundwater Management Act (SGMA); aligned to the County Water Agency.
OC-13.1(a): During the intermediate term planning period, assemble available baseline information describing the Valley's groundwater system – physical and natural characteristics, quality and quantity, and demand and resupply	2005 and 2010 Urban Water Management Plans, 2006-2008 Health Waterways Study (UC Davis); Sustainable Groundwater Management Act (SGMA); aligned to the County Water Agency.
OC-13.1(b): Compile information necessary to prepare a comprehensive evaluation of potential impacts and standardize mitigation measures and project conditions related to groundwater protection.	Sustainable Groundwater Management Act (SGMA); aligned to the County Water Agency.
OC-13.1(c): When development proposals are received, ensure that there is adequate information from the baseline study, and the standardized impact analysis and mitigation program to determine whether the proposed project will result in a significant change in the Ukiah Valley aquifer.	Sustainable Groundwater Management Act (SGMA); aligned to the County Water Agency.
OC-14.1(a): Participate with other area agencies in hearings and petitions before state or federal agencies to oppose transfer of water rights or Ukiah Valley-source water from within the Ukiah Valley to other areas.	Affiliated with the Department of Public Works, ongoing.
OC-15.1(a): Adopt grading regulations for purposes of reducing erosion and sedimentation.	2009 Storm Water Management ordinance.
OC-15.1 Support public and private land management programs which aim to reduce erosion and agricultural run-off.	Chapter 7 – Erosion and Storm water Management
OC-16.1(a): Parking lot design shall be reviewed to ensure that there are adequate containment features to separate contaminated surface water from storm water run-off.	On-going and routine practice.
OC-16.1(b): Utilize appropriate technology to delay storm surges from running off parking areas and potentially overburdening the drainage system.	On-going and routine practice. LID.
OC-16.2(a): Review all proposed projects to ensure that the calculated volume and locations of surface water discharges do not exceed the capacity of area drainage systems. If the drainage system is exceeded, improvements can be required through Appendix 70 of the Uniform Building Code.	On-going and routine practice. LID.
OC-16.2(b): During the intermediate-term planning period, develop a stormwater management program for urbanized areas in the Valley to prevent damage to agricultural areas from conveyance of flood capabilities waters.	Not applicable to the City.
OC-17.1(a): Land use designations shall avoid conflicts between agricultural uses and adjoining land uses.	Accomplished with the General Plan Land Use Map and rezoning program in the mid to late 1990's.

OC-17.2(a): Encourage the use and renewal of Williamson Act contracts for agriculture lands in the Valley.	Not applicable to the City.
OC-17.2(b): Encourage the County to approve requests for qualifying lands to enter into Williamson Act contracts.	Not applicable to the City.
OC-17.3(a): Within six months of initial General Plan adoption, enact the County Right-to-Farm ordinance or a more stringent right-to-farm ordinance.	Not applicable to the City.
OC-18.1(a): Utilizing methods such as public and private purchase of development rights, or other tradeoffs, including land trusts, open-space easements or transfer of development rights, work with the County to implement a program during the short-term planning period designed to remove or reduce development pressures on agricultural lands.	Short – Term Planning Period
OC-19.1(a): Work with the County to provide for zoning that will permit establishment of small-sized, specialized, intensive farming operations or necessary accessory uses.	Community gardens approved within the City limits.
OC-19.1(b): Require parcel sizes created by new subdivisions to be sufficient in size to be compatible with adjoining agriculture areas.	Not applicable to the City.
OC-19.1(c): A land use classification and overlying zoning district could be changed from an agricultural classification to a non-agricultural classification only when all of the following have been substantiated: <ul style="list-style-type: none"> <li>. The application includes either a proposed Specific Plan meeting the requirements of California law, or meets the requirements for a Master Plan Area and land development regulations;</li> <li>. Included in the application is a letter from the source of funding for the project that the funds have been committed and approved for the proposed development. This document may be considered confidential and not a part of the public record, however, lead agency officials shall be required to attest to its authenticity</li> <li>. The development plan shows how infrastructure shall be provided. The project shall not result in a need for premature expansion of infrastructure;</li> <li>. Along with the application, proof must be provided that o other locations within the Planning Area could meet the project’s objectives;</li> <li>. The General Plan amendment must achieve the long-range goals of the General Plan as it exists prior to amendment;</li> <li>. The application shall not have a significant adverse effect on adjoining agricultural uses;</li> <li>. The subject land is substantially unusable for agricultural purposes due to encroaching adjacent nonagricultural uses.</li> </ul>	Not applicable to the City
OC-20.1(a): Permit residential land use on agricultural lands at parcel sizes compatible with commercial agricultural uses on lots that are not feasible for commercial-scale agricultural use.	Not applicable to the City.
OC-20.1(b): Utilize provisions of the Land Development Code to ensure that there is a suitable separation between commercial agriculture uses and non-compatible uses such as residential. The responsibility for providing the separation shall be borne by the non-agricultural use.	Not applicable to the City.
OC-20.1(c): Ensure that the “right-to-farm” ordinance or Land Development Code includes appropriate performance standards for agricultural-residential separation on agricultural lands.	Not applicable to the City.
OC-21.1(a): Lend support on an ongoing basis to programs which encourage organic and sustainable farming.	Support of local Farmers Market
OC-22.1(a): When reviewing proposals for development, require that all valley oaks on the project area be identified, and ensure that all reasonable efforts have been undertaken to protect the trees.	Common and routine practice is for the planners to require all existing trees to be shown on submitted site plans. City also has adopted Tree Mgmt Guidelines
OC-23.1(a): Provide information about native plant landscaping to developers.	Master Tree List (2012), Creek Maintenance Policies and Procedures (2010), Landscaping and Streetscape Design Guidelines (1996).

OC-23.1(b): Develop landscaping standards which use native plant landscaping for all new development and redevelopment projects.	Zoning code amendment 1998. Native species "strongly encouraged" in development landscaping plans.
OC-23.1(c): Landscaping standards for new development and redevelopment projects shall be applicable to all but individual single-family residential development. Compliance with landscaping standards shall be required as a condition of discretionary approvals or a condition of issuing a building permit. This implementation measure does apply to single family residences located within planned developments or subdivisions for which landscaping standards where incorporated as conditions of project approval.	Accomplished - Zoning Code amendment 1998.
OC-24.1(a): Implement the program to replace aging trees giving preference to native species.	Community Services Department implements this measure.
OC-25.1(a): During the short-term planning period, utilize the Land Development Code or enact an ordinance identifying important shade tree areas and providing for their long-term management and health.	Inlcuded in landscaping standards in code.
OC-25.1(b): Establish a requirement for public notice and hearing when trees are to be removed from undeveloped public, private, and redeveloped property – except for recreational purposes or in relation to agriculture – as part of the design review program.	Associated with the County of Mendocino; City Tree Policy
OC-26.1(a): Establish restricted or no access points to area where fish are known to spawn.	Associated with the County of Mendocino and CDFW
OC-27.1(a): During the intermediate-term planning period, identify areas for acquisition or dedication as easements for purposes of wildlife preserves.	Associated with the County of Mendocino and CDFW
OC-28.1(a): Utilize the Land Development Code to require new construction, permits for remodeling, and replacement of landscaping to meet current landscaping standards to ensure an upgraded appearance through the Ukiah Valley. OC-28.1(b): During the short-term planning period, enhance the appearance of the Highway 101 corridor and Caltrans right-of-way with additions to the recently planted tree and flower plantings. The emphasis shall be to favor native species.	Accomplished for commercial, office and industrial projects 1998. Ongoing.  Accomplished with development projects with Highway 101 frontage; ex: Friedman Brothers Home Improvement store. Costco and other new development must adhere to landscaping and design requirements.
OC-29.1(a): The Land Development Code shall incorporate measures to maintain and enhance the urban tree canopy.	Zoning Code amendments 1998, master tree List 2012.
OC-29.1(b): Review construction and landscaping site plans to ensure that healthy trees are not removed unnecessarily.	Common and routine practice. Enforcement is challenging.
OC-29.2(a): Make available information on sound urban forest management practices.	Master Tree List 2012, tree information available at Civic Center.
OC-30.1(a): During the short-term planning period, redesign the Civic Center grounds/Seminary Avenue corridor as urban park gathering place. Landscape the corridor that connects downtown to the Courthouse area via School Street.	Benches and trash receptacles added in lawn area in front of the Civic Center.
OC-30.1(b): Maintain Seminary Avenue as tree-lined boulevard.	Aging trees replaced.
OC-31.1(a): Utilize the revised Land Development Code as a means of promoting improved siting of development to reduce vehicle emissions.	Downtown Zoning Code 2012.
OC-31.1(b): Consider measures to reduce traffic in other parts of the community to offset emissions (or traffic) not mitigated by site-specific measures.	Bicycle-Pedestrian Master Plan (1999), Bike facilities grant writer (2001), Gobbi Street bike lanes (2003), Clara Avenue bike lanes, Rail Trail Feasibility Study, Rail Trail construction project (2012), etc.
OC-31(c): Develop traffic management measures that are designed to discourage through-traffic as a means of reducing emissions.	Clara Avenue traffic calming project.
OC-32.1(a): The City and County shall consult with the MCAQMD regarding the effectiveness of mitigation measures proposed by the applicant in developing a mitigation monitoring and reporting program.	Common and routine practice.

OC-32.1(b): When using mitigation measures suggested by the MCAQMD, consideration shall be given to site-specific factors which may make a measure unnecessary or infeasible.	Common and routine practice.
OC-33.1(a): During the short-term planning period, the City and County shall work with the Air Quality Management District to support the preparation of basin-wide Air Quality Impact Guidelines that will provide standard criteria for determining (1) thresholds for significant environmental effects; (2) a uniform method of calculating project emissions; and (3) a list standard mitigation measures.	1998 MC Air Quality Study (Sonoma Technologies) MCAQMD Attainment Plan (2005) CEQA Criteria and GHG Thresholds (2013)
OC-34.1(a): The City and County shall consult with the MCAQMD during CEQA review for all discretionary projects.	Common and routine practice.
OC-34.1(b): City and County project applications shall include a recommendation that applicants meet with the MCAQMD prior to submitting applications for processing if it appears that the proposed project may meet or exceed MCAQMD emissions thresholds.	Common and routine practice
OC-34.1(c): Conduct a pre-application air quality review with MCAQMD to identify issues or problems that might require design or major alterations of the project and recommend applicants submit formal air quality impact analyses to the District for adequacy review.	MCAQMD invited to participate in pre-application reviews.
OC-35.1(a): In the short-term planning period, the City and County shall cooperate with the AQMD when developing transportation, air quality and other resource modeling, and when establishing geographic information system (GIS) technology. This policy supports data sharing with County, Regional, and State agencies and avoids redundant tasks.	Common and routine practice.
OC-36.1(a): The City and County shall assist the MCAQMD in educating developers and the public on the benefits of pedestrian and transit friendly development.	Common and routine practice.
OC-36.1(b): Jointly develop and promote seminars on planning that enhances air quality and other community values.	Associated with MCAQMD
OC-36.1(c): During the short term planning period. The City and County shall develop employee education programs about the possibilities of reducing air pollution through personal life-style choices. This program may include the importance of using wood burning appliances appropriately, developing employee rideshare matching, and programs to encourage employees to use non-polluting modes for commuting.	Associated with MCAQMD
OC-37.1(a): During the short-term planning period, work with the Farm Bureau, the University of California, the MCAQMD and farm organizations on educational programs designed to share knowledge and techniques of reducing agri-business generated PM.	Associated with MCAQMD
OC-37.2(a): Include paving requirements in the Land Development Code.	Accomplished. Alternative materials can be considered to balance air quality concerns with hydrological concerns.
OC-37.2(b): In the Land Development Code, require measures to reduce particulate emissions from road and site construction, grading, and demolition to the maximum extent feasible.	Common and routine practice during CEQA analysis. Standard mitigation measures developed with the MCAQMD.
OC-37.2(c): The land Development Code shall require that new access roads and parking areas shall be covered with pavement or other appropriate material to reduce or eliminate dust.	Common and routine practice during CEQA analysis. Standard mitigation measures developed with the MCAQMD.
OC-37.2(d): Utilize recommendations from the MCAQMD on appropriate dust-control activities, suitable for soil, wind, slope, and other site particulars. Provide for regular inspection of the project's dust-suppression measures. Incorporate dust-control enforcement provisions in all construction permits, and consult with District enforcement staff if a nuisance issue arises from project earth-moving or construction-equipment exhaust.	Common and routine practice during CEQA analysis. Standard mitigation measures developed with the MCAQMD.
OC-37.3(a): During the short-term planning period, the City and County, in consultation with the District, shall develop a program to reduce PM emissions from City and County maintained roads.	SB 743 (Steinberg, 2013) – VMT CEQA

<p>OC-38.1(a): Through local building codes or ordinances, the City and County shall require primary heat sources in all new development, room additions, or remodels involving space heating to utilize low/no air emission heat sources. Examples may include solar, natural gas, propane, butane, fuel oil, or electricity.</p>	<p>Building Code requirements.</p>
<p>OC-38.1(b): The City and County may restrict or prohibit installation of wood burning appliances in new development.</p>	<p>MCAQMD adopted regulations.</p>
<p>OC-38.1(c): During the short-term planning period, the City and County plan reviews and inspections shall verify that solar access is optimized and primary heat sources come from low-polluting sources. Special exemptions may be made for oil-fired appliances in out-lying areas not served by natural gas.</p>	<p>Building Code requirements.</p>
<p>OC-38.1(d): Where wood burning appliances are permitted, dwellings may be required by local ordinance to (a) incorporate increased insulation or reduced window area sufficient to exceed insulation requirements of Title 24 of the state energy code by 25% or more; (b) install only EPA-certified wood stoves, fireplace inserts and pellet stoves; and (c) provide energy calculations to substantiate that wood-burning is not the primary heat source.</p>	<p>Building Code requirements.</p>
<p>OC-38.1(e): The City, County, and the Mendocino County Air Quality Management District shall develop a program to voluntary retrofit existing homes containing older, highly polluting wood stoves, and fireplaces with Environmental Protection Agency (EPA) certified clean burning appliances. Funding may come from the City, the County, the MCCAQMD, developer offset fees, fines or settlements, grants or other mechanisms.</p>	<p>Building Code requirements. MCAQMD Burn Wise program.</p>



A photograph showing a man in a white shirt and green pants playing a guitar on a stage outdoors. In the foreground, a child with curly hair is sitting on a man's shoulders, both looking towards the stage. The background features large trees and a yellow flag on a pole.

## 8. OPEN SPACE, PARKS, & RECREATION

*Parks and recreation provide many benefits to a community, including economic, health, environmental, social, and overall quality of life. Open space also serves many important recreational, natural resource, and cultural purposes. It offers places for wildlife habitat, wilderness protection, enhanced groundwater quality, recreational use, historic landscapes, and visual corridors. The Open Space, Parks, and Recreation section outlines existing open space, parks, recreation facilities, and access conditions in Ukiah.*

## Open Space

Despite abundant open space in the Ukiah Valley, open space within the city is limited to Ukiah parks (discussed on page 76) and **Low Gap Park**, an 80-acre open-space park operated by Mendocino County. Located just across Low Gap Road from Ukiah High School, Low Gap park includes formal recreation facilities, including playgrounds, tennis courts, and an archery range. The vast majority of the park, however, is comprised of open space with walking and hiking trails woven throughout.

Branching from Low Gap Park, the **City View Trail** winds its way through the western hills. This approximately 1.5 mile long extension to existing trails in Low Gap Park has been designed by the Ukiah Valley Trails Group for the benefit of the entire community. Intended as a multi-use trail, for hikers and bikers alike, it will offer breath-taking vistas of the Ukiah Valley with an eye toward the preservation and appreciation of native California flora and fauna.

Within the Planning Area, open space recreational opportunities exist within County and Federal parks, as well as along the Russian River.

Operated by Mendocino County, **Mill Creek Park** is a 400-acre park consisting of several separate parcels along Mill Creek. Located outside the town of Talmage, the park is situated in a narrow canyon at the foot of Cow Mountain on the eastern side of Ukiah Valley. Mill Creek Park is home to a mixed forest of oak, madrone, bay, and other indigenous trees. Mill Creek runs through the center of the park, and there are several nature trails that lead guests throughout the park's wooded hills, treating them to wildflowers in the spring and spectacular views of Ukiah Valley year-round.

There are two Federal open space recreation areas within the Ukiah Planning Area: **Lake Mendocino** and **Cow Mountain**. These areas attract Valley residents as well as people from throughout the San Francisco Bay Area.

The Lake Mendocino Recreation Area occupies 5,110 acres in the northeastern portion of the Ukiah Valley, including the vast surface area of the lake itself. Operated by the U.S. Army Corps of Engineers, Lake Mendocino is a multi-purpose reservoir, offering day-use facilities, boat launching locations, and overnight campground sites.

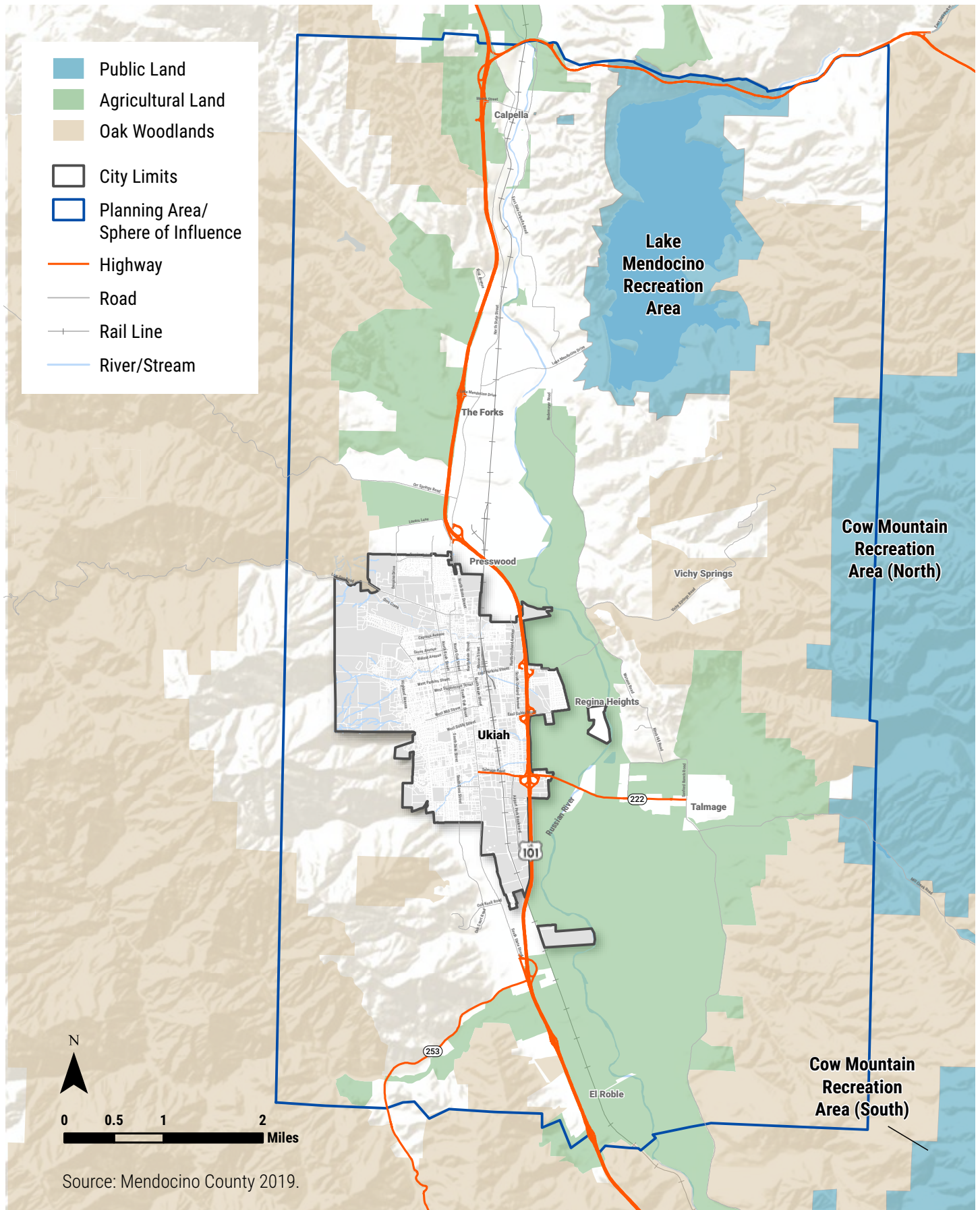
The 60,000-acre Cow Mountain Recreation Area is located in the Mayacamas Mountains and is managed by the Bureau of Land Management. Approximately 1,296 acres of this area falls within the Ukiah Valley and is accessible from Mill Creek Road. Cow Mountain offers back country recreation such as hiking and horseback riding trails, hunting, camping, and off-highway vehicle use.

The **Russian River** provides various recreational opportunities, such as swimming, fishing, inner tubing and picnicking. Public access to the Russian River is only allowed at specified public access points. There are four public access points to the river near the city of Ukiah: the City's Softball Complex in the northeast portion of the city, the Vichy Spring-Perkins Road crossing, Riverside Park located at the end of Gobbi Street, and the Talmage Road crossing.

## Agricultural Lands

The Planning Area is home to a number of productive agricultural parcels and hosts one of the largest concentrations of organic farmers in the State. Agricultural land in the plan area is predominately comprised of vineyards and fruit orchards (primarily pear and apple) but also includes other row crops and pasture. Agricultural production has been an important part of the area's economy for generations and agricultural lands provide a pastoral quality that helps define the character of the Ukiah. There is widespread public interest in preserving agricultural lands. Open spaces within the Planning Area, including agricultural lands, are shown on Figure 8-1.

FIGURE 8-1: OPEN SPACE



Source: Mendocino County 2019.

# Parks

The City of Ukiah operates approximately 260 acres of parkland, recreational areas, and city facilities that function as community gathering places. Additionally, the County operates an 80-acre open space park in the city. These facilities are shown on Figure 8-2 and in Table 8-1.

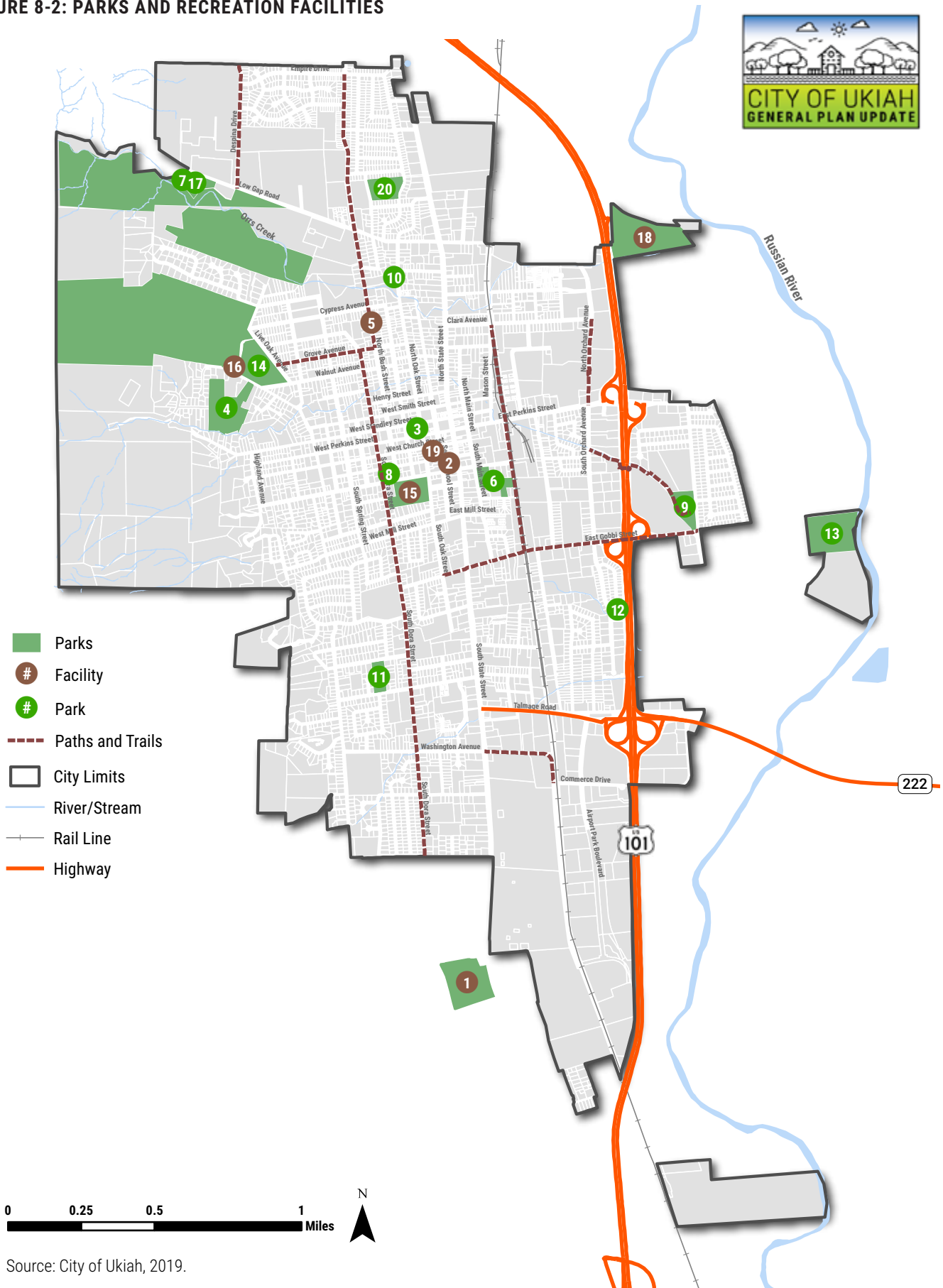
- 1 The 14-acre **Alex Rorabaugh Recreation Center** includes a meeting room available to the public and a gymnasium.
- 2 **Alex R. Thomas Plaza** is a 0.8-acre gathering space with benches, public restrooms, a pavilion, and amphitheater. Facilities are available to rent for the public.
- 3 **Gardner Park** is a 0.2-acre park with picnic tables.
- 4 **Giorno Park/Anton Stadium/Lions Field** is a 12-acre complex with softball/baseball diamonds and public restrooms.
- 5 **Rail Trail** provides two miles of easily accessible and safe alternate modes of transportation for bicycle and pedestrian traffic through downtown Ukiah.
- 6 **Grace Hudson Park "Wild Gardens"** is located just north of the museum and recently underwent a transformation into an outdoor art and education space. The wild Gardens feature native plant gardens with exhibits and art that educates about the local environment and how Pomo Indians managed this landscape.
- 7 **Low Gap Park** is an 80-acre open space park located in the western hills of Ukiah. The park includes a one-acre off-leash dog park, a picnic area with tables and barbecues, tennis courts, an archery range, horseshoe pits, a disc golf course, and public restrooms. Low Gap Park is operated by Mendocino County.
- 8 **McGarvey Park** is approximately one acre and features benches.

**TABLE 8-1: PARKS AND RECREATION FACILITIES**

#	Name	Type	Location
1	Alex Rorabaugh Recreation Center	Facility	Planning Area
2	Alex Thomas Plaza	Facility	City of Ukiah
3	Gardner Park	Park	City of Ukiah
4	Giorno Park / Anton Stadium	Park	City of Ukiah
5	Rail Trail	Trail	City of Ukiah
6	Grace Hudson Park	Park	City of Ukiah
7	Low Gap Park	Park	City of Ukiah
8	McGarvey Park	Park	City of Ukiah
9	Oak Manor Park	Park	City of Ukiah
10	Oak Street Pocket Park	Park	City of Ukiah
11	Observatory Park	Park	City of Ukiah
12	Orchard Park	Park	City of Ukiah
13	Riverside Park	Park	City of Ukiah
14	Todd Grove Park	Park	City of Ukiah
15	Ukiah Civic Center	Facility	City of Ukiah
16	Ukiah Municipal Golf Course	Facility	City of Ukiah
17	Ukiah Skate Park	Park	City of Ukiah
18	Ukiah Sports Complex	Facility	City of Ukiah
19	Ukiah Valley Conference Center	Facility	City of Ukiah
20	Vinewood Park	Park	City of Ukiah

- 9 **Oak Manor Park** is a four-acre park with playground equipment, picnic tables, barbecues, reservable group areas, and tennis courts.
- 10 **Oak Street Pocket Park** is home of the Veteran's Garden that provides veterans a space to heal and find camaraderie among other veterans along with healthy food. The park is located on the 900 block of Oak street between Cypress Avenue and Low Gap Road. A walking trail connects pedestrians between Oak and Bush Streets.
- 11 **Observatory Park** was opened to the public in March 2014. The 2.5-acre park features a historical observatory, walking labyrinth, and Petanque court. Events within the observatory encourage children and adults to explore space and learn about the solar system. Family-

FIGURE 8-2: PARKS AND RECREATION FACILITIES



Source: City of Ukiah, 2019.

friendly events include Bounce to the Stars, docent tours, and Open Skies for the amateur astronomer to explore the night sky.

**12 Orchard Park** is a quarter-acre park with playground equipment and picnic tables.

**13 Riverside Park** is a 38-acre open space park featuring open grass areas, picnic tables, benches, walking access to the Russian River, and birding opportunities.

**14 Todd Grove Park** is a 16-acre park with playground equipment, picnic tables, barbecues, reservable group areas, and volleyball standards.

Located in Todd Grove Park, the Ukiah Municipal Swimming Pools include diving board, concessions, public restrooms, changing rooms, showers, benches, and picnic tables, swimming facilities are open to the public from early June through mid August each year.

**15 The Ukiah Civic Center** is a 2.5-acre complex with an open space park for recreation or picnicking, benches, and shade areas.

**16 The Ukiah Municipal Golf Course** is a city-owned 152-acre facility with 18-hole course, pro shop, and snack bar.

**17 The Ukiah Skate Park** is a 0.6-acre skate park with public restrooms, and benches.

**18 The Ukiah Sports Complex** is a 10-acre site featuring playground equipment, picnic tables, softball/baseball diamonds, public restrooms, and stands. The Sports Complex also hosts youth soccer, ultimate frisbee, and rugby.

**19 The Ukiah Valley Conference Center** is a city-owned facility that features meeting rooms, public restrooms, and shops.

**20 Vinewood Park** is a 4.7-acre park featuring playground equipment, picnic tables, barbecues, reservable group areas, and a basketball court.

## Major Park Improvements

In May 2019, Vinewood Park underwent reconstruction to better serve residents. New additions to the park include improved Americans with Disabilities Act (ADA)-compliant parking, enlarged and ADA accessible pathways, and a new basketball court. The City is replacing the existing basketball courts and the previously narrow and broken asphalt pathways.

In addition, the Grace Hudson Wild Gardens park improvement were completed in 2019. The park was transformed into an outdoor art and education space with an outdoor classroom, a garden of native plants for basket weaving materials and much more. The outdoor classroom offers open-air seating for hands-on learning. The brush arbor is an outdoor community gathering space inspired by traditional Pomo Indian architecture.

## Recreation Programs

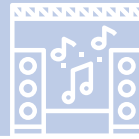
The City of Ukiah Parks and Recreation Department programming seeks to involve all ages and interests. The Department offers a variety of classes under topics such as pet training, dance, music, art, and health and fitness. Additionally, the Department takes suggestions from residents and holds specialized classes based on public input. These classes include topics such as CPR training, babysitting training for teens, life coaching, and women's groups.

The Department organizes sports leagues for a variety of ages throughout the year. Current (2019) offerings include ping pong, tennis, soccer, baseball and softball, pickleball, and more.

The Ukiah Municipal Swimming Pool is located at Todd Grove Park where residents can take swim lessons and exercise or water recreation classes. Paddle board yoga is also offered on Lake Mendocino during the summer months.

## Special Events

Throughout the year, the City of Ukiah holds special events to build community and encourage outdoor recreation. Events scheduled for the Fall of 2019 include a three-day PumpkinFest (featuring a pumpkin derby, giant pumpkin weigh-off, parade, baking contest, and more), a Thanksgiving break basketball camp, and Ukiah on Ice at Alex R. Thomas Plaza.



### SUNDAYS IN THE PARK

Held by the City each summer, Sundays in the Park Free Concert Series is the largest and most recognized community event in Mendocino County. Since 1991, the series has thrilled the community with exceptional musical performances by artists from diverse genres including blues, classical, country, salsa, soul, rock, swing, reggae and more. Each summer, taking center stage in beautiful Todd Grove Park, six free concerts featuring world-renowned artists as well as local talent, entertain more than 20,000 music fans.





## 9. ENVIRONMENT

*The Environment section describes the existing conditions related to environmental resources and sustainability in Ukiah. This section includes water quality and supply, air quality, and biological resources.*

## Water Quality

The City of Ukiah draws its water from the Russian River and three active groundwater wells. Water derived from each well varies depending on demand and the time of the year. According to annual water quality testing reports, the City of Ukiah's water quality is considered to be safe and reliable. During emergencies, the City of Ukiah has the ability to purchase water from neighboring water systems: Millview County Water District and Willow County Water District. As of 2019, the City reported that the water that it produces and distributes meets and exceeds State and Federal standards for drinking water quality. These results are published each year in the Annual Water Quality Report.

## Water Recycling

Water recycling is reusing treated wastewater for beneficial purposes such as agricultural and landscape irrigation, industrial processes, toilet flushing, and replenishing a ground water basin (referred to as ground water recharge). By providing an additional source of water, water recycling can decrease the diversion of water from sensitive ecosystems, decrease wastewater discharges, and reduce pollution. Recycled water can also be used to create or enhance wetlands and riparian habitats.

The City of Ukiah has finished construction of its recycled water system. Phases 1-3 are complete and produce recycled water for customers including agriculture, industrial uses, and landscaping, including a variety of municipal agencies. Phases 1-3 can return approximately two-thirds of the plant's capacity to beneficial use. Phase 4 has been designed and funding is being identified to complete this final phase. Phase 4 is designed to subscribe 100 percent of the treatment plant's capacity.

## Air Quality

Overall air quality in the Planning Area is generally good when compared with statewide and nationwide averages. Similar to the rest of California, ozone and particulate matter are the pollutants of most concern in the area. Air quality monitoring in the Ukiah area reports particulate matter from 2015 to 2017 did not exceed California standards for more than eight days in a year. Ozone pollution in the area has been well below the average national and State thresholds.

Major pollution sources for the city of Ukiah are transportation emissions such as diesel particulate matter.



*Air quality issues following the 2018 Camp Fire closed Mendocino County Schools and many government offices.*

## Biological Habitat

The City has protected several types of oak species in an effort to revitalize the neighboring oak forest. Protected tree species in the city are black oak, blue oak, coast live oak, cork oak, interior live oak, oracle oak, Oregon oak, valley oak, white oak, native California oak, California buckeye, California bay, and California/coast redwood. Trees on the protected species list include designated landmark trees, trees in riparian corridors, and trees planted as part of mitigation efforts or conditions of approval.

Species listed as threatened or endangered within the Planning Area include the northern spotted owl, foothill yellow-legged frog, red-bellied newt, chinook salmon, and steelhead trout. Riparian woodland and riparian forest along the Russian River (Figure 9-1) provide habitat for naturally occurring plant species including box elder, button willow, blackberry, wild rose, wild grape, and coyote bush. Wetlands within city limits are on the Parducci Wine Cellars' grounds.



*This white oak in Todd Grove Park is one of the few remaining large oaks in the park.*

FIGURE 9-1: RUSSIAN RIVER RIPARIAN PLANT SPECIES



Source: Mintier Harnish, 2019.

