Planning Commission

Regular Meeting

AGENDA

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

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

To participate virtually, go to the following link: https://us06web.zoom.us/j/91264543193
To view the meeting (without participating), go to: http://www.cityofukiah.com/meetings/

Or you can call in using your telephone only:

- ***Toll-free 1-669-444-9171***
- ***Enter the Access Code: 912 6454 3193***
- ***Raise hand: After being recognized, Enter *9***
- ***To Speak after being recognized: enter *6 to unmute yourself***

January 8, 2025 - 6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

5. APPROVAL OF MINUTES

5.a. Approval of the Minutes of December 11, 2024, a Regular Meeting.

Recommended Action: Approve the Minutes for December 11, 2024, a Regular Meeting.

Attachments:
1. 2024-12-11 Draft Minutes

6. APPEAL PROCESS

All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal stating the reasons for the appeal is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appears and states his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by January 20, 2025.

7. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Planning Commission welcomes input from the audience that is within the subject matter jurisdiction of the Planning Commission. 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.

8. SITE VISIT VERIFICATION

9. VERIFICATION OF NOTICE

10. PLANNING COMMISSIONERS REPORT

11. DIRECTOR'S REPORT

11.a. Receive Community Development Director's Report and Discuss any Questions with Staff.

Recommended Action: Receive Community Development Director's Report and Discuss any Questions with Staff.

Attachments:

1. Planning Division Projects Report - 01-01-25

12. CONSENT CALENDAR

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

13. UNFINISHED BUSINESS

14. NEW BUSINESS

14.a. Discussion and Workshop: Development of an Open Space Zoning District

Recommended Action: Participate in a discussion and workshop regarding the development of an Open Space Zoning District, providing input on key policy considerations.

Attachments:

1. City of Ukiah 2040 - Land Use Element
2. City of Ukiah 2040 - Environment & Sustainability Element
3. City of Ukiah, Western Hills Annexation - Associated Maps
4. Western Hills Watershed Management Plan - Adopted 2024

15. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available at the Civic Center 300 Seminary Ave. Ukiah, CA 95482; and online at: www.cityofukiah/meetings/ at the end of the next business day.

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

Dated: 1/3/2025
Jesse Davis, Chief Planning Manager

CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING

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

Virtual Meeting Link: *https://zoom.us/j/91264543193*

December 11, 2024
6:00 p.m.

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1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on December 11, 2024. The meeting was legally noticed on December 4, 2024. The meeting was held in person and at the following virtual link: *https://zoom.us/j/91264543193*. Chair Johnson called the meeting to order at 6:02 p.m.

CHAIR JOHNSON PRESIDING

2. ROLL CALL

Roll was taken with the following **Commissioners Present**: Mark Hilliker, Alex de Grassi, and Chair Rick Johnson. **Commissioners Absent:** None. **Staff Present:** Craig Schlatter, Community Development Director; Jesse Davis, Chief Planning Manager; Katherine Schaefers; Darcy Vaughn, Assistant City Attorney; and Kristine Lawler, City Clerk.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Hilliker.

4. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

No notifications or considerations received.

5. APPROVAL OF MINUTES

a. Approval of the Minutes of November 13, 2024, a Regular Meeting.

Motion/Second: De Grassi/Hilliker to approve the minutes of the November 13, 2024, a Regular Meeting, as submitted. Motion **carried** by the following Roll Call votes: AYES: Hilliker, de Grassi, and Johnson. NOES: None. ABSENT: None. ABSTAIN: None.

6. APPEAL PROCESS

Chair Johnson stated the appeals deadline date is December 23, 2024. No appeals were received.

7. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

No comments from audience

8. SITE VISIT VERIFICATION

Site visit was verified by the Commissioners.

9. VERIFICATION OF NOTICE

Agenda notification was verified by Staff

10. PLANNING COMMISSIONERS' REPORTS

Presenter: Commissioner de Grassi.

DRAFT

11. DIRECTOR'S REPORT

Presenters: Craig Schlatter, Community Development Director and Jesse Davis, Chief Planning Manager.

Report was received.

12. CONSENT CALENDAR

No items on the Consent Calendar

13. UNFINISHED BUSINESS

No Unfinished Business was agendized.

14. NEW BUSINESS

a. A Public Hearing for a Minor Use Permit for voluntary modifications to an existing structure per Ukiah City Code Section 9231.14(C)(3) to allow for renovation and reuse for 'Financial Services', as well as a Major Site Development Permit to utilize the existing drive-through facility in accordance with the Downtown Zoning Code (DZC) at 414 Ea Perkins Street, Ukiah, CA; APN 002-200-35; File No. 24-000015.

Presenter: Jesse Davis, Chief Planning Manager.

Public Hearing opened at 6:20 p.m.

Applicant Comment: Tony Hildesheim.

Public Comment: Linda Sanders, Todd Schapmire, Dennis Crean, and Pinky Kushner.

Public Hearing closed at 6:42 p.m.

Public Hearing re-opened at 6:48 p.m.

Applicant Comment: Tony Hildesheim.

Public Hearing re-closed at 6:49 p.m.

Motion/Second: Hilliker/de Grassi to approve the Minor Use Permit to allow voluntary modifications to an existing structure at 414 East Perkins Street, Ukiah, CA; APN 002-200-35 per Ukiah City Code Section 9231.14(C)(3) to facilitate its reuse for 'Financial Services'. Motion **carried** by the following Roll Call votes: AYES: Hilliker, de Grassi, and Johnson. NOES: None. ABSENT: None. ABSTAIN: None.

Commissioner Consensus adds the following note to the record: The Planning Commission is encouraging the facilitation of an extension of the pedestrian walkway across Perkins [Street] as discussed and recommended by the Planning Commission; subject to Table 17 - the final striping plan as approved by the Community Development Director.

Motion/Second: de Grassi/Hilliker to approve the Major Site Development Permit to utilize the existing drive-through facility in accordance with the Downtown Zoning Code (DZC). Motion **carried** by the following Roll Call votes: AYES: Hilliker, de Grassi, and Johnson. NOES: None. ABSENT: None. ABSTAIN: None.

RECESS: 6:54 – 6:59 P.M.

b. A Public Hearing and Recommendation to the Ukiah City Council for an Ordinance Ukiah City Code to Preserve and Strengthen Agricultural Uses In and Around Ukiah that Impact the Regional Economy Consistent with the Ukiah 2040 General Plan.

DRAFT

Presenters: Jesse Davis, Chief Planning Manager; Katherine Schaefers, Planning Manager; and Craig Schlatter, Community Development Director.

Public Hearing opened at 7:39 p.m.

Public Comment: Adam Gaska, Mendocino County Farm Bureau.

Public Hearing closed at 7:41 p.m.

Motion/Second: de Grassi/Hilliker to adopt the resolution providing a report and recommendation to the Ukiah City Council regarding the proposed adoption of amendments to Ukiah City Code Divisions 7 and 9, and Findings of Consistency pursuant to CEQA Section 15183 related thereto the Resolution and Addendum as presented during the public hearing. Motion **carried** by the following Roll Call votes: AYES: Hilliker, de Grassi, and Johnson. NOES: None. ABSENT: None. ABSTAIN: None.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 7:56 P.M.

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Kristine Lawler, City Clerk

DRAFT

Agenda Item No: 11.a.

MEETING DATE/TIME: 1/8/2025

ITEM NO: 2024-919

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Receive Community Development Director's Report and Discuss any Questions with Staff.

DEPARTMENT: Community Development

PREPARED BY: Katherine Schaffers, Planning Manager

PRESENTER: Craig Schlatter, AICP, Community Development Director

ATTACHMENTS:

1. Planning Division Projects Report - 01-01-25

Summary: Planning Commission will receive the Community Development Director's report.

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

Discussion: This report is expected to provide updates in the following areas:

- January 2025 Planning Division Projects Report (Attachment 1).
  - This is a monthly report produced on the first of each month. Updates that have occurred since the first of the month are provided to the Commission verbally during the report. The January 2025 Report and previous monthly reports are also located on the Planning Division Services webpage, under "Current Planning Reports": https://cityofukiah.com/communitydevelopment/planning-services/

Recommended Action: Receive Community Development Director's Report and Discuss any Questions with Staff.

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
Submitted Planning Applications

1/1/2025

Permit #	Site Address	Date Submitted	Summary of Project	Status
17-3069	1294 N. State St.	7/11/23	Resubmitted Major Use Permit and Site Development Permit to allow for construction of two retail suites (including one drive-through), within the Community Commercial (C1) zoning district at the "Old Tackroom" location. Original submittal 9/13/17 (File no. 17-3069). Initial DRB evaluation on January 25, 2018.	Design Review Board Hearing (DRB): 4/25/24 Recommended Approval to Planning Commission (PC); PC Hearing: TBD
PA24-000020/21	534 E. Perkins St.	12/23/24	A Major Site Development Permit and Minor Subdivision of APN 002-200-43 within the Pear Tree Center, approximately 150 feet west of the E. Perkins St./S. Orchard Ave. intersection. The proposal includes the construction of a ±1,700 sq. ft. Starbucks retail, operating as carry-out and drive-through only, with no interior dining, and a total gross building area, including the outdoor canopy, of approximately 2,885 sq. ft. Additionally, the project includes subdividing the existing parcel into two lots, one for future development under separate permitting processes. The site is currently an underutilized parking lot originally developed to support the shopping center and includes access, drainage, and public utility easements.	Initial Review
LLA24-00004	218 Mason St.	12/30/24	The proposed Lot Line Adjustment between four (4) parcels along Mason Street is necessary to address boundary discrepancies and ensure that all existing improvements are fully contained within their respective legal boundaries. No development is proposed or associated with this request, as the primary purpose is to facilitate minor adjustments and corrections.	Agency Referral

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
2040 General Plan Implementation Status

1/1/2025

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Land Use	E - Zoning Code Amendments	12/31/2025	Zoning districts and map consistency with the 2040 Land Use diagram. This Ordinance Amendment will facilitate the creation of an Open Space (O-S) zoning designation, as envisioned in the Ukiah 2040 General Plan. The designation seeks to preserve and manage areas of significant natural value, such as wildlife habitats, riparian corridors, creeks, and scenic resources, while supporting community resilience and sustainable land use practices.	A Planning Commission (PC) workshop is scheduled for January 8, 2025.
Environment & Sustainability	H - Cultural and Historic Registry	12/31/2025	On 8/21/2024, City Council (CC) directed Staff to complete an updated Historic Resources Survey and develop a historic preservation code. A Request for Proposals (RFP) for Architectural and Historical Resource Survey Preparation was released on 10/28/2024, with proposals due by 12/5/2024.	Staff will make a recommendation to CC for contract award at CC's January 15, 2025, meeting.
Environment & Sustainability	I - Historic Preservation Ordinance	12/31/2030	This was formerly reported as the ordinance amendment for modifications to Ukiah City Code (UCC) Section 3016 for demolition permit procedures. Development of the historic preservation code will holistically integrate demolition permit procedures.	Development of the historic preservation ordinance and code will be undertaken either concurrently or immediately after development of the updated architectural and historical resource survey.
Environment & Sustainability	M - Adopt a Municipal Climate Action Plan (CAP)	12/31/2025	A Municipal Climate Action Plan (CAP) is a strategic framework outlining policies, programs, and actions to reduce greenhouse gas emissions, enhance sustainability, adapt to climate change, and promote environmental stewardship.	N/A

Economic Development	A - Economic Development Strategy	12/31/2025	A Economic Development Strategy is used as an operational guide to implement the economic development goals and policies of the General Plan. The strategy should address business attraction, retention, and expansion, infrastructure priorities, tourism, intergovernmental coordination and cooperation, economic diversification, and workforce development.	N/A
Agriculture	C - Align Agricultural Standards	12/31/2030	Ordinance Amendment to bring consistency to Agricultural regulations of UCC with Mendocino County regulations and Ukiah 2040 Agriculture Element by amending Agricultural Combining "A" and Agriculture Exclusive "AE" zoning districts.	Planning Commission (PC) recommended approval to CC on December 11, 2024. CC Introduction scheduled for January 15, 2025.
Public Facilities, Services, and Infrastructure	B - Parks Gap Analysis	12/31/2025	Preparation of a parks gap analysis identifying areas of the City underserved by parks and recreation facilities access.	Ongoing. Survey conducted and analyzed from 2024 Pumpkinfest to determine opportunities improved facilities or programming.

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

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

1/1/2025

Permit #	Site Address	Approved Date	Summary of Project	Comments
24-001480	401 S State St.	12/19/2024	Minor Use Permit request to allow for voluntary modifications of an existing structure to facilitate 'General Retail' and 'Small Products Manufacturing' within the DZC in accordance with UCC Section 9231.14(C)(3).	Zoning Administrator (ZA) approved on 12/19/24.
24-001302	120/150 Brush St	12/13/2024	Minor Use Permit to allow for 'Cannabis Distribution' in accordance with a Type 11: Distribution License from the California Department of Cannabis Control (DCC). Distribution activities would utilize an existing warehouse structure (150 Brush Street) within the Manufacturing (M) zoning district.	ZA approved on 12/13/24.
24-001301	1351 S. State St.	12/13/2024	Minor Use Permit for the demolition and replacement of an existing modular structure within the Ukiah Municipal Airport. The replacement structure will allow for modernized and improved crew facilities for Reach Air Medical Services staff.	ZA approved on 12/13/24.
24-001455	1076 Cunningham St.	12/13/2024	In accordance with UCC Section 9174.3(C)(5)(B), a one year renewal of a previously approved modification to a Major Use Permit allowing for 'Cannabis Consumption - Outdoor' at an existing 'Cannabis Microbusiness'.	ZA approved on 12/13/24.
24-001349	414 E. Perkins St.	12/11/2024	Minor Use Permit for voluntary modifications to an existing nonconforming structure per Ukiah City Code (UCC) Section 9231.14(C)(3) to allow for renovation and reuse for 'Financial Services', as well as a Major Site Development Permit to utilize the existing drive-through facility in accordance with the Downtown Zoning Code (DZC)	DRB Hearing: 11/21/24 Recommended Approval to PC. PC approved on 12/11/24. (3-0)

A_2022-02	Unincorporated Western Hills	11/4/2024	Western Hills Annexation Request & Sphere of Influence Amendment	LAFCo Hearing 11/4/24: Approved.
24-001454	420 Cooper Ln.	10/29/2024	Demolition of a structure over 50 years old in compliance with UCC Section 3016 (Historical Review).	Demolition Review Committee (DRC) Hearing: 11/22/24 Recommend Approval to City Council (CC); CC approved on 12/18/24.
N/A	Citywide	10/16/2024	Ordinance Amendment to encourage 'Missing Middle' housing within the City of Ukiah by amending the regulations of the R-1, R-2 and R-3 zoning districts.	PC recommended approval to CC on 09/25/24; CC Hearing scheduled for 10/02/24 (Introduction), CC adopted on 10/16/24.
N/A	Existing southern terminus of the GRT at Commerce Drive to existing municipal facilities at Plant Road	10/16/2024	CEQA Document for the construction of a 1.9 multi-modal trail segment of the Great Redwood Trail (GRT) in the south of Ukiah.	CEQA State Clearinghouse circulation and public comment period in process: 8/29/24 - 9/26/24; CC adopted on 10/16/24.
24-001334	233 Thomas St.	10/9/2024	Demolition of a residential structure over 50 ears old to allow for more usable off-street area for the existing commercial structure on the subject property.	DRC Hearing 10/21/24 (Recommended Approval to CC). CC Approved on 11/6/24

Agenda Item No: 14.a.

MEETING DATE/TIME: 1/8/2025

ITEM NO: 2025-9

City of Ukiah

AGENDA SUMMARY REPORT

SUBJECT: Discussion and Workshop: Development of an Open Space Zoning District

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager

PRESENTER: Jesse Davis

ATTACHMENTS:

1. City of Ukiah 2040 - Land Use Element
2. City of Ukiah 2040 - Environment & Sustainability Element
3. City of Ukiah, Western Hills Annexation - Associated Maps
4. Western Hills Watershed Management Plan - Adopted 2024

Summary: Discussion regarding development of an Open Space zoning designation.

Background: The City of Ukiah's 2040 General Plan Land Use Element (Attachment #1) introduces an Open Space (O-S) Land Use Designation. However, this designation has not yet been applied to any parcels within the City's jurisdiction. Furthermore, there is no corresponding zoning district to implement the associated land-use goals of the designation, although it could be combined with other zoning districts, such as Public Facilities (PF).

The City's Open Space land-use designation is intended to align with the purpose and allowances of Mendocino County's Open Space zoning district (Division 1). It is designed to identify lands unsuitable for development or those most valuable in their undeveloped state. Constraints limiting development may include unstable soils, high fire hazard, remote locations, poor access, or susceptibility to flooding. Valuable natural areas could include habitats for rare and endangered species, wildlife corridors, riparian zones, areas with creeks or other water features, and designated scenic resources. Typical uses could include activities such as agriculture, conservation and development of natural resources, mineral extraction, recreation, and essential utility installations, depending on the type of open-space activities desired. Additionally, the City could consider more comprehensive approaches to open-space management, such as identifying groundwater recharge as an allowed or permitted activity to support sustainable water management and enhance climate resilience.

Besides the Land Use Element, the City's Environment and Sustainability Element (Attachment #2) includes substantial discussion and numerous goals, policies and implementation items related to open-space, including:

- Goal ENV-1: Preserve open space land for the commercial agricultural and productive uses, the protection and use of natural resources, the enjoyment of scenic beauty and recreation, protection of tribal resources, and the protection from natural hazards.

- Policy ENV-6.7 Public Open Space. The City shall work with Mendocino County and the Public Spaces Commission to identify and select appropriate locations along creek channels, hillsides, and ridgelines that would be appropriate for future acquisition and development as trails, pocket parks, wildlife

preserves, or other public open space.

Additionally, the Environment & Sustainability Element includes the following implementation item:

- Environment & Sustainability Element - Implementation Item: Open Space Management - Revise the Zoning Code to include standards for maintaining open space and green areas within new developments.

On November 4, 2024, Mendocino LAFCo voted unanimously to approve the City's annexation and sphere of influence amendment request. The request involved the annexation of 27 assessor parcels, totaling approximately 791 acres (732 acres City-owned), and a sphere of influence amendment for one parcel along the City's existing boundary in the Western Hills. This annexation aims to preserve open space, provide public access, and allow limited residential development, as illustrated in Attachment #3. Previously the City identified and annexed a number of City-Owned properties in the Ukiah Valley, some of which are identified for conservation or resource protection, including portions of the Vichy Hills Landfill, the Doolin Creek headwaters, as well as land-banked agricultural parcels north of the City's Waste Water Treatment Plant.

The City of Ukiah's Land Use Element and Environment & Sustainability Element provide a strong foundation for preserving open space in areas such as the Western Hills, portions of the Vichy Hills landfill, and Doolin Creek headwaters. However, to fully realize the General Plan's vision and effectively protect these valuable lands, the creation of an Open Space zoning district could be useful. Establishing this zoning designation would enable the City to further implement its goals for habitat conservation, recreation, and natural resource management, ensuring the long-term preservation and regulation of open-space parcels under the City's jurisdiction.

Discussion: Proposed amendments to address the General Plan considerations identified could include the creation of a new zoning article for Open Space (O-S) under Ukiah City Code Division 9, Chapter 2, along with updates to Article 20 (Administration and Procedures) and Article 21 (Definitions). As the Open Space designation is intended to identify lands unsuitable for development due to constraints such as unstable soils, high fire hazard, remote location, poor access, or flooding susceptibility, it would be prudent to identify areas that may be appropriate for rezoning to the Open Space designation.

Particular attention will be given to the recently annexed Western Hills, emphasizing their importance as a priority area for conservation and open space management. These lands are currently under study for protection through the Western Hills Watershed Protection Area Management Plan (WHPAMP) (Attachment #4).

As identified, topics for discussion with the Planning Commission and Staff, include:

1. Defining Open Space Goals: Establishing primary objectives for the Open Space designation, such as habitat preservation, recreational opportunities, and wildfire resilience, using the WHPAMP, as well as other resources to inform the 'Intent' and purpose of the OS zoning designation.

2. Zoning Standards and Boundaries: Identifying appropriate criteria for designating Open Space areas, with an emphasis on the recently annexed Western Hills and other valuable natural resources.

3. Management and Implementation: Exploring strategies for long-term stewardship and integration with existing General Plan policies

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Recommended Action: Participate in a discussion and workshop regarding the development of an Open Space Zoning District, providing input on key policy considerations.

2 Land Use Element

Land Use Element

The Land Use Element establishes goals, policies, and programs to strategically accommodate future growth and change while preserving and enhancing the qualities that make Ukiah a great place to live and work. The Element contains the Land Use Diagram, a map of land uses within the planning area. It also contains a description of the land use designations. The goals, policies, and programs are designed to enhance Ukiah's neighborhoods with an attractive mix of uses and amenities that expand the local economy, protect environmental resources, and improve the overall quality of life of residents. A variety of topics are discussed within the Element, including the pattern of development, missing middle housing, special planning areas, infill development, and community character and design.

Section	Title	Page
2.1	Land Use Diagram and Designations	2-3
2.2	Pattern of Development	2-18
2.3	Growth Management	2-22
2.4	Missing Middle Housing	2-23
2.5	Special Planning Areas	2-26
2.6	Community Character and Design	2-33
2.7	Environmental Justice	2-34
2.8	General Plan Use and Maintenance	2-37
2.9	Implementation Programs	2-39

2.1 Land Use Diagram and Designations

> **Important Note**
>
> It is common for the Land Use Diagram to be updated over time. Please check with the Ukiah Community Development Department to ensure you have the current version.

The 2040 General Plan designates land uses defining the type of development planned to occur throughout the city through the planning horizon year of 2040 (approximately 20 years). Development projections for the General Plan were determined by analyzing vacant and underutilized parcels within the city and the realistic level of development potential based on what is allowed under the applicable land use designation factoring for known physical constraints and/or regulatory requirements, such as provisions in Division 9, Chapter 2 - Zoning of the Ukiah City Code. The development projections include the development potential of the land within the City limits as well as areas identified for future annexation. The core of the Land Use Element is the land use diagram and description of land use designations that classify and distinguish the various land uses in the City. Corresponding levels of intensity, density, and allowable uses are defined in this section, as required by Government Code Section 65302(a).

Land Use Diagram

Figure 2-1, the General Plan Land Use Diagram, shows the distribution of the land use designations allowed within the City's Planning Area. There are a total of 16 residential, commercial, mixed-use, public/quasi-public uses and agricultural land use designations that depict the types of land uses that will be allowed within the Planning Area.

The Land Use Diagram is largely implemented through the City's zoning regulations. Each land use designation has corresponding compatible zoning districts. Whereas the land use designations are intentionally broad, the zoning designations are more detailed and provide specific development standards, including permitted and conditional uses, building heights, setbacks, lot coverage, and parking requirements. While the Land Use Diagram guides zoning, it is not the same as the City's Zoning Map.

Land Use Designations

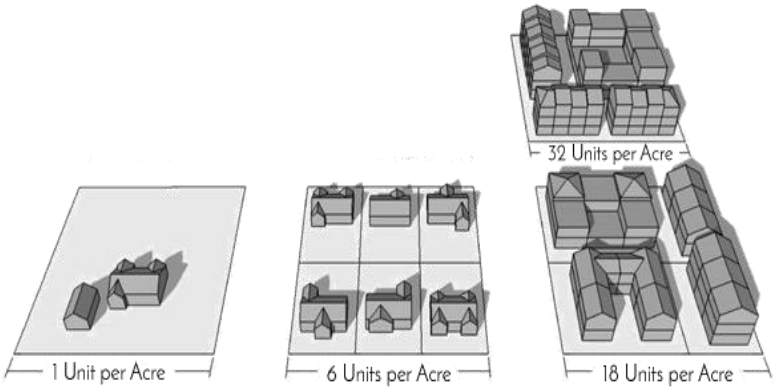
Table 2-1 describes the land use designations along with their corresponding density/intensity standards using the following columns:

- **Designation.** This column provides the name of each designation and the acronym used when referring to the designation.
- **Color.** To the right of each designation name is the color that is assigned to this designation on the Land Use Diagram (Figure 2-1).
- **Description.** This column contains a description of the purpose and application of each designation. The City's Zoning regulations provide further detail about uses allowed and permitted in zoning districts that implement the land use designation. Not all allowed and permitted land uses may be appropriate for specific properties due to location, adjacent uses, site-specific constraints, and other applicable General Plan policies.
- **Density/Intensity Standards.** This column describes allowable development density or intensity. Designations allowing residential uses include a minimum and maximum density, expressed as dwelling units per acre (du/ac). Residential designations also include maximum lot coverage. Non-residential uses

include a maximum building intensity standards, expressed as Floor Area Ratio (FAR), which is defined below. Most non-residential land use designations also allow residential uses and include density standards as well.

Residential Density

Residential development is categorized by allowed density range (minimum and maximum) measured in dwelling units per acre (du/ac). Residential density is calculated by dividing the number of dwelling units on the site (excluding accessory dwelling units) by the gross acreage of the site. The image to the right shows prototypical examples of different residential densities for one-acre properties.



State planning law requires general plans to include standards for measuring population density. Population density is determined by multiplying the maximum number of dwelling units allowed in a given land use designation by the average number of persons per household (as determined by the California Department of Finance).

Non-Residential Building Intensity (FAR)

The intensity of non-residential development, which can be regulated by total building size and lot coverage, is measured by Floor Area Ratio (FAR). FAR means the gross floor area of a building or buildings on a parcel divided by the area of the parcel. Floor area means the entire enclosed area of all floors that are more than four (4) feet above the existing or proposed grade, measured from the outer face of exterior walls or in the case of shared walls from the centerline. The maximum FAR standard limits the overall size of development on a parcel. As an example, a maximum FAR of 0.75 would allow 75,000 square feet of building floor area on a 100,000-square foot lot. The 75,000 square feet could be developed in one building, or more buildings, and include one of more stories. *(Source: Land Use Alternatives Memorandum)*

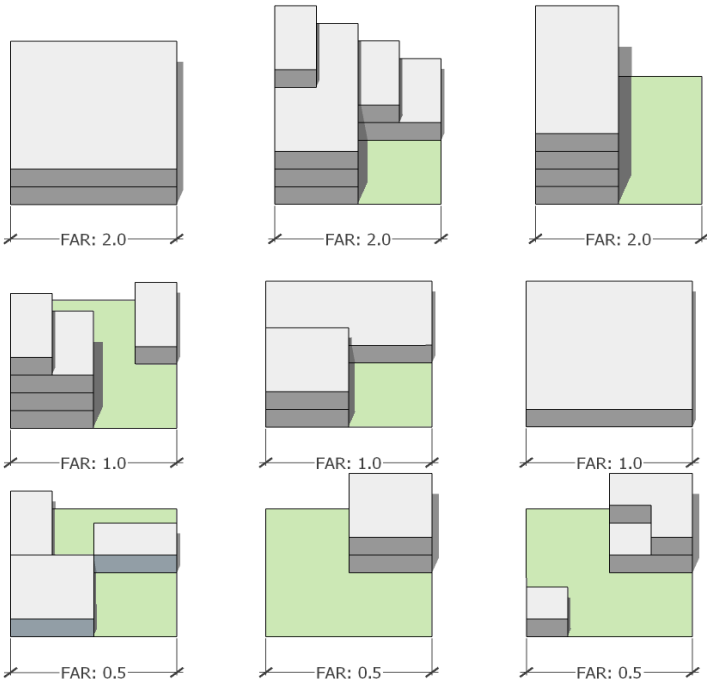


Table 2-1 General Plan Land Use Designations

Designation	Description	Density / Intensity
Residential Designations		
Hillside Residential **HR**	Purpose and Application: This designation replaces existing Rural Residential areas in the hillsides west of Highland Avenue and Park Boulevard, with a maximum allowable density of one dwelling unit per gross acre. The intent of this designation is to allow for single-family residential at a lower density to align with the goal of reducing development in designated High Fire Hazard Areas. Typical Uses: ▪ Single-family detached dwellings ▪ Accessory dwelling units	Minimum Density: N/A Maximum Density: 1 du/ac Floor Area Ratio: N/A
Rural Residential **RR**	Purpose and Application: This designation allows for single-family residential development at a density of up to two units per gross acre. This designation shall be reserved for those lands that are on the fringe of the community, have already been divided into lot sizes that are one-half acre or larger, or are required to "buffer" an industrial, agricultural, or public use. Development in this category is required to connect to the City's wastewater collection system and water system. The City may also require new projects to install infrastructure, such as sidewalks, curbs/gutters, or streetlights. Typical Uses: ▪ Single-family detached dwellings ▪ Accessory dwelling units ▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	Minimum Density: N/A Maximum Density: 2 du/ac Floor Area Ratio: N/A
Low Density Residential **LDR**	Purpose and Application: This designation is intended to provide land for attached and detached single-family residential uses. This designation is the traditional suburban style or City neighborhood style development density. The LDR classification is for lands within the City, the Sphere of Influence, Master Plan Areas, and within Rural Communities, or large subdivisions or planned unit developments. Typical Uses: ▪ Single family detached dwellings ▪ Mobile home parks ▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	Minimum Density: N/A Maximum Density: 15 du/ac Floor Area Ratio: N/A
Medium Density Residential **MDR**	Purpose and Application: This designation is intended to provide land for a range of residential densities and a variety of housing types and ownerships, including townhomes, multiple family residential development, mobile home parks, and more urban-scale density development. Lands classified MDR shall be located within the incorporated City, Ukiah Sphere of Influence, Master Plan areas, or Rural Communities. MDR lands are intended to be located in proximity to parks, schools, and public services.	Minimum Density: 15 du/ac Maximum Density: 28 du/ac Floor Area Ratio: n/a

Designation		Description	Density / Intensity
		Typical Uses: ▪ Single-family detached dwellings ▪ Small-lot multifamily dwellings, including duplexes, triplexes, fourplexes, apartments, townhomes, and mobile homes ▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	
High Density Residential **HDR**		Purpose and Application: This designation is intended for high-density apartment or townhome projects to meet the diverse needs of the population in terms of mixed types and affordability of housing. The HDR classification is permitted within the incorporated City and Sphere of Influence. This designation is also permitted as a part of a planned unit development or Master Plan Area. This designation is also intended to provide opportunities for limited neighborhood-directed commercial development that is designed to serve the needs of a residential area. ▪ Single-family detached dwellings ▪ Multi-family dwellings, including duplexes, triplexes, fourplexes, apartments, townhomes, and mobile homes ▪ Neighborhood commercial ▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	Minimum Density: 28 du/ac Maximum Density: 40 du/ac Floor Area Ratio: n/a
Mixed Use / Commercial / Industrial			
Downtown Core **DC**		Purpose and Application: This designation is applied to the central core of Ukiah, generally extending along East Perkins Street and State Street that currently comprises parcels with the Downtown Zoning District This designation is intended to establish and promote Downtown Ukiah as the central gathering place in the community for commercial, entertainment, hospitality, and urban living. Development in the Downtown Core is meant to establish a walkable, infill-oriented environment, focusing on multi-modal transportation and overall connectivity to the remainder of the city. This designation allows for a combination of higher-density residential, mixed-use, office, and commercial uses. Projects in this designation are required to comply with the design standards and guidelines as specified in the Downtown Zoning Code. Typical Uses: ▪ Multi-family dwellings ▪ Mixed-use multi-family, commercial, retail, live/work, office ▪ Entertainment venues ▪ Hotels and lodging establishments ▪ Restaurants and similar hospitality uses ▪ Large and small format retail sales ▪ Personal service/repair, medical, and office uses ▪ Administrative and professional offices ▪ Central gathering spaces, plazas, and paseos	Minimum Density: 28 du/ac Maximum Density: 40 du/ac Floor Area Ratio: 2.5
Mixed Use: Brush Street		Purpose and Application:	Minimum Density:

Designation		Description	Density / Intensity
MUBST		This designation is intended to allow two to three story mixed-use development with commercial uses encouraged at street level. Uses may be mixed vertically or horizontally (stacked or linearly) on the site. Mixed-use (MU) development shall combine two or more of the permitted uses listed below along with some form of public open space, and single use development shall be prohibited by implementing zoning. Typical Uses: ▪ Single- and multi-family (MFR) dwellings ▪ Retail commercial and light industrial ▪ Mixed-use multi-family, commercial, retail, live/work, office, medical related uses such as clinics and hospitals	SFD: 5 du/ac MFR/MU: 9 du/ac Maximum Density: SFD: 9 du/ac MFR/MU: 20 du/ac Floor Area Ratio: Min: 0.3 Max: 1.0
Mixed Use: AIP-PD **AIP-PD**		Purpose and Application: This designation replaces the Master Plan Area designation for the Airport Industrial Park Planned Development (AIP-PD) area in southern Ukiah along Highway 101. The AIP-PD was originally approved in 1981, and the Ordinance regulating current land uses was first adopted in 2013; lands within this area are currently governed by AIP-PD Ordinance No. 1213 which was adopted in 2021. Since adoption of the 1995 General Plan this area is almost completely built out with a variety of commercial, industrial, and mixed-use development. Land Use within this area is further broken down into seven land use categories: Highway Commercial; Industrial; Industrial Auto; Commercial; Light Manufacturing Mixed Use; Open Space; Professional Office; and Retail Commercial (as shown on the AIP-PD land use designation map). Each designation contains a set of development standards (setbacks, height, design, land use, landscaping, etc.). While the AIP-PD notes that residential density is limited to 60 people per acre, and commercial development is subject to 40 percent maximum lot coverage, due to its proximity to the airport, the AIP-PD relies on density restrictions noted within UKIALUCP. Typical Uses: ▪ Large format retail sales ▪ Restaurants ▪ Light industrial/manufacturing ▪ Personal service/repair, medical, and office uses ▪ Administrative and professional offices ▪ Highway-oriented uses ▪ Automotive commercial ▪ Open Space	Floor Area Ratio: 1.0
Neighborhood Commercial **NC**		Purpose and Application: This designation identifies areas generally located within existing neighborhoods in the city, primarily adjacent to single-family areas along South Dora Street. The intent of this designation is meant to provide enhanced neighborhood serving uses that are compatible with and limit conflict with adjacent residential areas. In an effort to stimulate additional housing opportunities in the city, this designation supports the inclusion of single- and multi-family dwelling types, specifically walkable infill development, including mixed-use development (both horizontal and vertical formats). This designation focuses development of small format retail and personal services that serve the everyday needs of the immediate neighborhood.	Minimum Density: 8 du/ac Maximum Density: 15 du/ac Floor Area Ratio: 1.0

Designation		Description	Density / Intensity
		Typical Uses: ▪ Small format retail sales ▪ Restaurants ▪ Personal service/repair, medical, and office uses ▪ Single- and multi-family dwellings ▪ Mixed-use (multi-family, commercial, retail, live/work, office)	
Community Commercial **CC**		Purpose and Application: This designation identifies areas generally located along major corridors in the city including State Street, East Gobbi Street, and Talmage Road, with the intent of providing a transition between higher-intensity commercial uses along Highway 101 and residential neighborhoods on the western side of the city. In an effort to stimulate additional housing opportunities in the city, this designation supports the inclusion of higher-density multi-family dwellings, including mixed-use development (both horizontal and vertical formats). This designation focuses development for small and large format retail, shopping centers, chain restaurants, and personal services that provide for the community as well as consumers outside the city. Typical Uses: ▪ Large format retail stores, with a focus on national and regional chains ▪ Hotels and lodging establishments ▪ Restaurants ▪ Personal services and office uses ▪ Multi-family dwellings ▪ Mixed-use (multi-family, commercial, retail, live/work, office)	Minimum Density: 15 du/ac Maximum Density: 28 du/ac Floor Area Ratio: 1.5
Highway Commercial **HC**		Purpose and Application: This designation identifies areas generally located adjacent to Highway 101 on the far eastern side of the city. This designation focuses development of more auto-oriented uses, visitor-serving uses, and large format retail that are typically associated with highway users. The intent is to limit the impact of such auto-oriented uses on established residential areas and neighborhood-focused commercial centers, including Downtown. Typical Uses: ▪ Large format retail ▪ Hotels and lodging establishments ▪ Restaurants and supporting hospitality uses, including drive-thru establishments ▪ Gas stations and vehicle fueling stations, including vehicle repair ▪ Guidance services and professional offices	Minimum Density: 28 du/ac Maximum Density: 40 du/ac Floor Area Ratio: 1.0
Industrial **I**		Purpose and Application: This designation is intended to identify those areas of the General Plan where manufacturing and major employment uses may occur. The Industrial classification applies to lands suited for industrial uses where public facilities and services (transportation systems, utilities, fire protection, water, and sewage disposal) exist or can be efficiently	Minimum Density: N/A Maximum Density: Live/work: 20 du/ac

Designation	Description	Density / Intensity
	provided. Industrial uses may be sited where there can be the least impact to proximate uses and where the potential for environmental disruption is minimal or can be adequately controlled. Industrial uses may be managed through individual zoning districts to ensure a level of land use compatibility that reflects site specific conditions and requirements. New Industrial lands are intended to be located in the City limits, the Sphere of Influence, or Master Plan Areas. Typical Uses: ▪ Manufacturing, processing, fabrication and assembly, and warehousing ▪ Public facilities, places of assembly ▪ Business centers, business parks, office parks, mixed commercial, office, and industrial sites. ▪ Limited live-work uses ▪ Agriculture	Floor Area Ratio: 1.0

Public / Quasi-Public

Public **P**		Purpose and Application: This designation is intended to identify lands owned by public agencies including the City, County, School districts, and special districts, as well as quasi-public utilities such as Pacific Gas & Electric and internet and telephone service providers. Public land uses identify facilities that are unlikely during the life of the General Plan to be considered surplus property because of the extent or nature of the existing facility. The P classification is the equivalent of the County's Public Lands and Public Services classification. Typical Uses: ▪ Government buildings ▪ Libraries ▪ Water, wastewater, and drainage facilities ▪ Transportation and utility facilities ▪ Compatible public buildings ▪ Natural resource areas	Minimum /Maximum Density: n/a Floor Area Ratio: 1.0
Recreational **REC**		Purpose and Application: This designation is intended to identify recreation facilities with generally unrestricted access. REC lands apply to public parks and recreation facilities, quasi-public recreation facilities within residential development, and private parks or recreation facilities such as campgrounds or private golf courses. Typical Uses: ▪ Campgrounds, trails, parks, baseball fields, soccer fields, BMX tracks, RV parks, golf courses, country club facilities.	Minimum /Maximum Density: n/a Floor Area Ratio: n/a
Open Space **OS**		Purpose and Application: This designation is intended to identify lands not suited for development or to land most valuable in its undeveloped state. Factors limiting the development of land would include such constraints as unstable soils, high fire hazard, remote location, poor access, or susceptibility to flooding. Valuable natural areas could include rare and endangered species and habitat, wildlife corridors, riparian vegetation zones, areas with creeks or water features, or designated scenic resources. The OS classification is the equivalent of the County's Open Space classification. Typical Uses: • Agriculture, conservation and development of natural resources • Mineral extraction • Recreation • Essential utility installations	Minimum /Maximum Density: n/a Floor Area Ratio: n/a

Other			
Agriculture **AG**		Purpose and Application: This designation is intended to apply to lands which are suited for and are used for production of crops, commercially cultivated lands under agricultural preserve contracts, land having present or future potential for agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Lands within the AG classification with agricultural commodities, excluding cannabis, are protected from encroachment of incompatible uses by the "Right to Farm" provisions of the Agriculture Element. Agriculture lands are intended to include both the growing, raising, and harvesting of agricultural produce, fruit, or livestock. Typical Uses: ▪ Single-family dwellings ▪ Farm labor housing ▪ Crop production, grazing, livestock raising facilities, dairies ▪ Packing houses, feed/grain storage ▪ Natural open space areas ▪ Agriculturally related industries, wineries, food processing	Minimum Density: n/a Maximum Density: 1 du/40 ac Floor Area Ratio: n/a

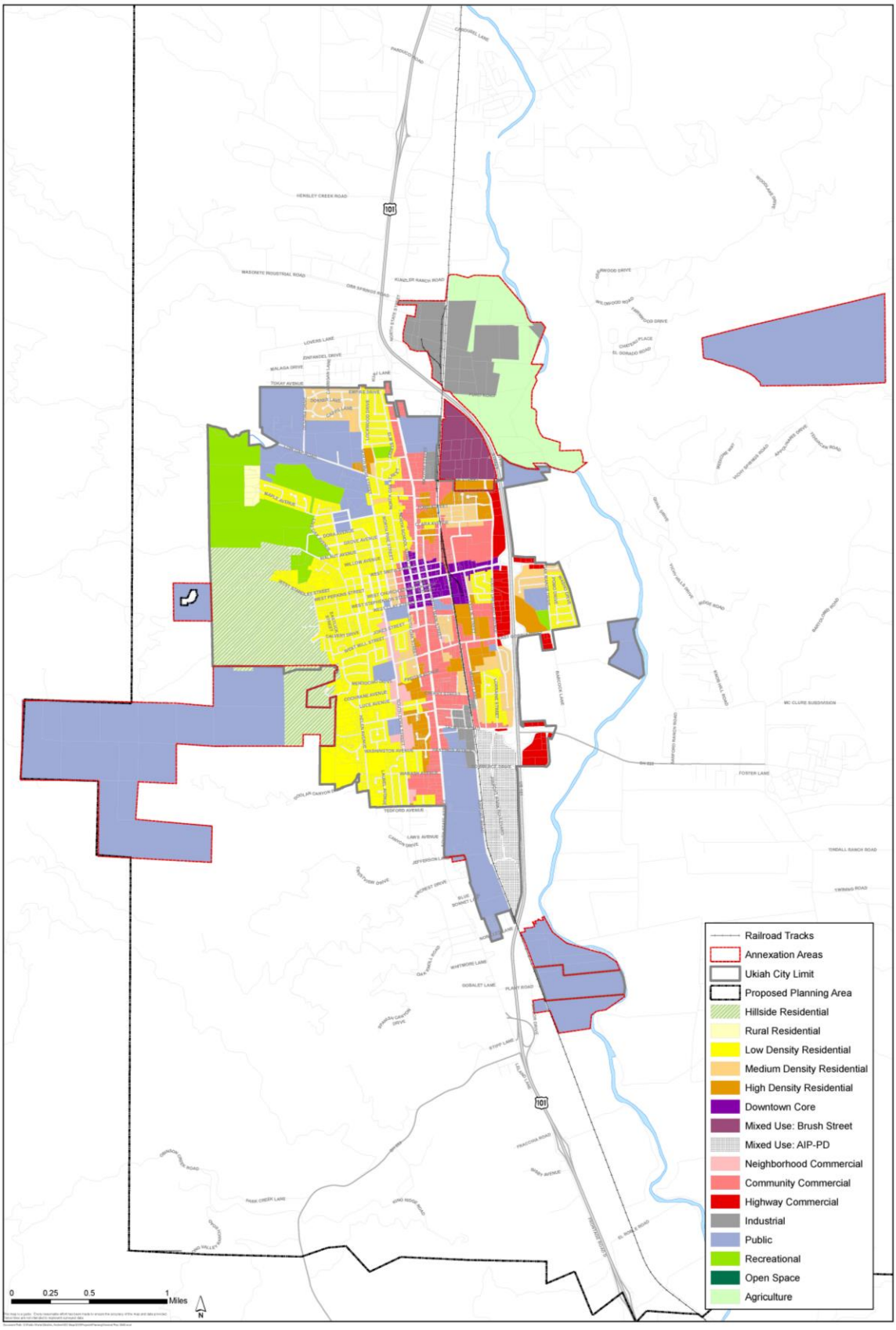
Table 2-2 General Plan Land Use Designation Summary Table

Land Use Designation		Density Range (units/acre)	Floor Area Ratio	Compatible Zoning Districts
HR	Hillside Residential	1 du/ac	N/A	Low Density Residential-Hillside Overlay (R1-H)
RR	Rural Residential	2 du/ac	N/A	Low Density Residential (R1)
LDR	Low Density Residential	15 du/ac	N/A	Low Density Residential (R1)
MDR	Medium Density Residential	15 - 28 du/ac	N/A	Medium Density Residential (R2)
HDR	High Density Residential	28 - 40 du/ac	N/A	High Density Residential (R3)
DC	Downtown Core	28 - 40 du/ac	2.5	All Downtown Zoning Code districts
MUBST	Mixed Use: Brush Street	SFD: 5 - 9 du/ac MFR: 9 - 20 du/ac	0.3-1.0	All existing and future zoning districts that meet the intent of the MUBST
AIP-PD	Mixed Use: AIP-PD	N/A	1.0	All AIP-PD zoning districts, as well as Commercial, Manufacturing, and Industrial zoning districts that meet the intent of the AIP-PD
NC	Neighborhood Commercial	8 - 15 du/ac	1.0	Neighborhood Commercial (CN)
CC	Community Commercial	15 - 28 du/ac	1.5	Community Commercial (C1);

				Heavy Commercial (C2)
HC	Highway Commercial	28 - 40 du/ac	1.0	Community Commercial (C1); Heavy Commercial (C2)
I	Industrial	Live Work: 20 du/ac	1.0	Industrial; Manufacturing; Agricultural Combining
P	Public	N/A	1.0	Public Facilities; Agricultural Combining; Open Space
REC	Recreational	N/A	N/A	Public Facilities; Agricultural Combining; Open Space
OS	Open Space	N/A	N/A	Public Facilities; Agricultural Combining; Open Space
AG	Agriculture	1 du/40 ac	N/A	Public Facilities; Agricultural Combining; Open Space

For parcels that fall within a designated Airport Compatibility Zone, refer to Chapter 3 of the UKIALUCP which lists restrictions for each land use within each Compatibility Zone related to height, density (both residential and non-residential), land use, noise, and open land.

Figure 2-1 2040 Land Use Diagram



Goals and Policies

Residential

LU-1 *To provide a variety of housing types that offer choices for Ukiah residents and create complete, livable neighborhoods. (Source: New Goal)*

LU-1.1 Existing Neighborhoods

The City shall maintain and enhance the quality of existing residential neighborhoods, ensuring adequate public facilities such as parks, streets, water supply, and drainage. *(Source: New Policy)*

LU-1.2 Connectivity

The City shall encourage new residential development to incorporate design features that promote walking and connectivity between blocks. *(New Policy)*

LU-1.3 Neighborhood Infill

The City shall encourage objectively designed infill developments that enhance neighborhood quality and respond to community input in the planning and design of infill projects or non-residential, neighborhood-serving uses. *(Source: New Policy)*

LU-1.4 High-Density Residential Uses

The City shall encourage new high-density residential development to locate in areas close to services and transit. *(Source: New Policy)*

LU-1.5 Existing Neighborhoods

The City shall encourage all new multi-family residential development to comply with objective design and development standards. *(Source: New Policy)*

Mixed-Use

LU-2 *To encourage mixed-use development projects that create vibrant, walkable districts. (New Goal)*

LU-2.1 Downtown Mixed-Use

The City shall encourage mixed-use development to locate within the Downtown. Such developments include housing, retail commercial, offices, open space, and other compatible uses. This development pattern should create vibrant, walkable areas, rather than non-pedestrian friendly strip retail developments along downtown corridors. *(Source: New Policy)*

LU-2.2 Compatibility with Adjacent Uses

The City shall require new mixed-use development to be compatible with adjacent land uses, particularly residential uses, through site and architectural design techniques that establish transitions between uses and minimize negative impacts. *(Source: New Policy)*

LU-2.3 Mixed-Use Design

The City shall require new mixed-use development to limit the number of access driveways, minimize building setbacks, and provide public ground floor spaces adjacent to sidewalks. *(Source: New Policy)*

LU-2.4 Pedestrian Orientation

The City shall require new mixed-use and commercial developments with street or bike route frontage to include amenities that connect and create a comfortable environment for walking, sitting, and socializing. *(Source: New Policy)*

LU-2.5 Live/Work

The City shall encourage mixed-uses in appropriate non-residential or existing mixed-use areas, facilitate the adaptive reuse of otherwise obsolete structures, and promote the growth of the arts and small business ventures in the community by allowing combined workspace and living quarters in appropriate buildings in commercial or industrial zoning districts. *(Source: New Policy)*

Downtown

LU-3 *To improve and enhance the appearance and vibrancy of Downtown Ukiah to create a high-quality place for residents, businesses, and visitors. (Source: Existing GP Goal CD-9, modified)*

LU-3.1 Downtown Activities and Functions

The City shall maintain the Downtown as a center for shopping and commerce, social and cultural activities, and government and civic functions. *(Source: New Policy)*

LU-3.2 New Downtown Development

The City shall ensure new development in the Downtown is compatible with existing uses and enhances the character of the area. *(Source: Existing Policies CD-9.2 and CD-9.3, modified)*

LU-3.3 Downtown Arts Entertainment

The City shall encourage private-sector investment in Downtown to transform it into a safe, vibrant, and prosperous arts and entertainment district that offers enhanced shopping, dining, recreational, and cultural experiences and events for residents, families, and visitors. *(Source: New Policy)*

LU-3.4 Downtown Pedestrian Improvements

The City shall work with public agencies and private entities to create a safe, convenient, and pleasant pedestrian environment that supports the continued revitalization of the Downtown area. Improvements could include pedestrian-oriented amenities such as lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art. *(Source: New Policy)*

LU-3.5 Downtown Parking

The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. *(Source: New Policy)*

Commercial

LU-4 *To encourage the growth and development of retail, office, service, and entertainment uses in Ukiah to provide jobs, support City services, and make Ukiah an attractive place to live. (New Goal)*

LU-4.1 High-Quality Building Design

The City shall encourage distinctive and high-quality commercial building design and site planning that respects the character of Ukiah. *(Source: New Policy)*

LU-4.2 Commercial Center Design

The City shall require new commercial centers to incorporate standards of site design, construction, buffering, and screening that when located adjacent to residential neighborhoods. *(Source: New Policy)*

LU-4.3 Clustering Commercial Uses

The City shall encourage new commercial uses to group into clustered areas or centers containing professional offices, retail sales and services. New commercial clusters shall be located at the intersections of major thoroughfares and exclude "strip" commercial. *(Source: New Policy)*

LU-4.4 Commercial Property Landscaping

The City shall require that landscaping on commercial properties be well maintained and encourage those commercial properties currently without landscaping to provide landscaping. *(Source: Existing Program CD-17.2a, modified*)

LU-4.5 Pedestrian Access to Commercial Uses

The City shall support convenient and direct pedestrian access to commercial uses that are located adjacent to residential areas. *(Source: New Policy)*

Industrial

LU-5 *To encourage, facilitate, and support the development of new employment and industrial uses and retention of existing industry to ensure compatibility with existing surrounding uses and planned uses. (Source: New Goal)*

LU-5.1 Industrial Park Development
The City shall encourage the development of well-designed industrial park areas to attract new light industrial development to Ukiah. *(Source: New Policy)*

LU-5.2 Industrial Design standards
The City shall ensure that new industrial developments contribute to the overall attractiveness of the community through appropriate site design, architectural design, and landscaping. *(Source: New Policy)*

LU-5.3 Screening Industrial Areas
The City shall require the screening of loading areas and open storage areas so that they are not visible from major roads. *(Source: New Policy)*

Hillside Areas

LU-6 *To preserve the natural character of hillside development areas. (Source: New Goal)*

LU-6.1 Natural Features
The City shall require development to preserve outstanding natural physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, and water features. *(Source: New Policy)*

LU-6.2 Hillside Development
The City shall require new development in hillside areas to minimize grading to retain a natural hillside setting. The City shall encourage clustered dwelling units in hillside areas and roadways to be designed to preserve the ecological and scenic character of the hillsides. *(Source: New Policy)*

LU-6.3 Open Space Access
The City shall encourage new hillside developments to provide public access (as appropriate) to adjacent greenways, open space corridors, trails, and parks if development is proposed adjacent to such facilities. *(Source: New Policy)*

2.2 Pattern of Development

Over the course of this General Plan, the City will continue to develop and grow to meet the needs of current and future residents, businesses, and visitors. The General Plan is intended to ensure an orderly, contiguous pattern of development that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities. The Plan is also designed to promote sustainable development and local growth patterns that enhance Ukiah's overall quality of life. Through this General Plan the City prioritizes land development that meets the needs of the current population without compromising the ability of future generations to meet their own needs. New development should minimize resource consumption, reduce dependency on the automobile, preserve sensitive environmental resources, reduce maintenance and utility expenses, and promote physical, mental, and social well-being.

Future Annexations

Annexation efforts for the City of Ukiah have been discussed over the last three decades and addressed in multiple planning documents produced over the past 35 years, including the 1984 Ukiah General Plan, the 1995 Ukiah General Plan, the 2009-14, 2014-19, and 2019-27 Ukiah Housing Elements, Mendocino County's 2019-2027 Housing Element, and the 2011 Ukiah Valley Area Plan. Themes within these documents related to annexation include supporting future housing needs through annexation efforts that lead to the orderly expansion of growth to avoid sprawl; collaboration between the cities within the county on regional housing by supporting annexation applications to the Mendocino LAFCo from cities for annexations of contiguous lands; and the need for preservation of open space and agricultural lands.

Consistent with direction received from the City Council, the adopted Annexation policy, and relevant City and County planning documents, the City of Ukiah intends to pursue annexation of approximately 910 acres of land, currently located in the County of Mendocino's jurisdictional boundaries, into the City limits. The 910 acres proposed for annexation are categorized as the following Annexation Areas: City-Owned Properties; the Brush Street/Masonite Annexation Area; and the Western Hills Annexation Area. All of the land the City is pursing for annexation is located within the City's current SOI, and with the exception of the Western Hills annexation, a portion of the landfill site along Vichy Road, and the open space area west of the terminus of Standley Street. However, all of the land the City is pursuing for annexation is located within the City's proposed SOI. The Annexation Areas being pursued by the City are summarized below and shown on Figure 2-2.

Annexation requests and jurisdictional changes must be reviewed and approved first by City Council, then by the Mendocino County Local Agency Formation Commission (LAFCo). In December 2021, the City submitted annexation pre-applications to LAFCo for annexation of the City Owned Properties and the Northern Annexation Area. The City anticipates submitting pre-applications and full applications to LAFCo for all areas within the Proposed SOI shown within Figure 2-2 over the next one to three years.

- **A: City-Owned Properties.** Includes 16 City-owned properties, totaling approximately 437 acres, that the City of Ukiah has acquired within the City's Sphere of Influence (SOI) for public purposes, but has not completed the necessary annexation application for those properties to officially become incorporated lands of the City that are within the City's jurisdiction. City-owned lands proposed for annexation include: the landfill site on Vichy Springs Road; properties within the Ukiah Municipal Airport area along South State Street; properties within the vicinity of the City's wastewater treatment plant along Norgard Lane, Taylor Drive and Plant Road; property adjacent to the City's solid waste transfer station; and open space areas west of the terminus of Standley Street.

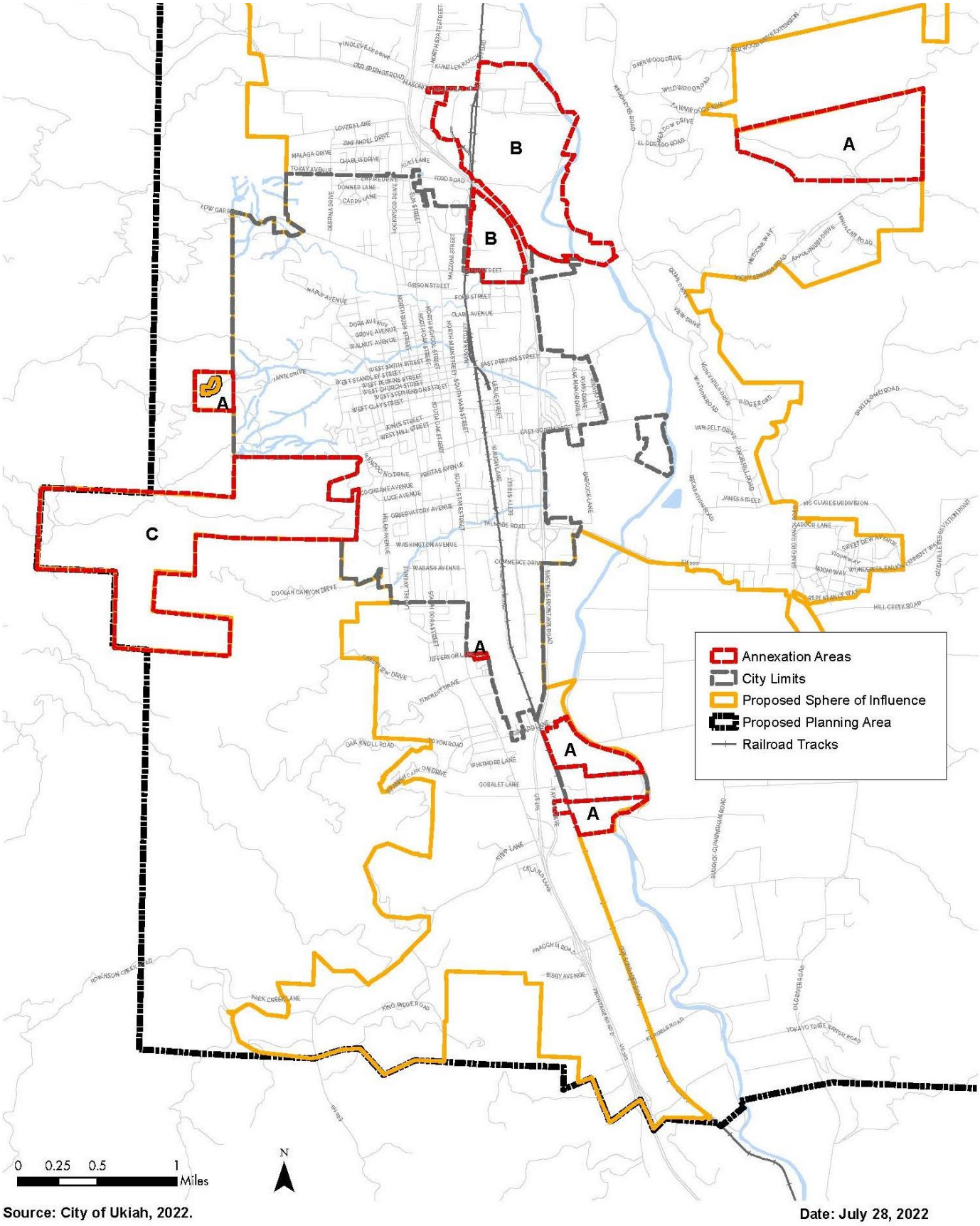
The majority of these properties include City operations such as the wastewater treatment plant, recycled water system, and a portion of the Ukiah Municipal Airport. Others are currently undeveloped and preserved as open space or agriculture. Once annexed, the City-Owned Property Annexation Areas would continue to be used for agriculture, open space, or municipal uses. As such, these lands are proposed to be designated as Public and Open Space, and the buildout analysis did not assume any new development (aside from potential new or expansion of public facilities) on these sites for the next 20 years.

- **B: Brush Street/Masonite Area Properties Annexation Area.** The City proposes to annex 63 properties totaling approximately 473 acres north of the City limits, within areas locally known as the "Masonite" and "Brush Street Triangle" areas along Kunzler Ranch Road, Ford Road, Masonite Road, Brush Street, Brunner Street, and Orchard Avenue. Development in this area includes some commercial, industrial, and manufacturing uses (both existing and decommissioned), as well as areas containing vacant and agricultural land. For the Brush Street Triangle, development assumptions were analyzed by using the current Ukiah Valley Area Plan Mixed-Use: Brush Street Triangle designation. For the Masonite area, the existing Industrial designation was used. For the remaining area south of the Masonite site and north of Ford Road that is currently vacant and/or developed with agriculture uses, the Agriculture designation will remain.

- **C: Western Hills Annexation Area.** Annexation Area C comprises a total of ±750 acres concentrated in the hills west of Ukiah. Approximately 707 acres is being pursued as part of the Western Hills Open Land Acquisition and Limited Development Agreement, approved by City Council on September 15, 2021. ±640 of those acres are identified for open space conservation and pre-zoned as Public Facilities, while ±54 acres would allow for residential development (through creation of seven "Development Parcels"), beginning at the terminus of Redwood Avenue. Parcels eligible for residential uses feature a Single-Family Residential - Hillside Overlay (R1-H) allowing for a maximum of 14 units total (seven-single family homes and seven accessory dwelling units) upon annexation. Additionally, 14 acres of privately owned property was included in the Western Hills Open Land Acquisition and Limited Development Agreement for access to the Project parcels. These parcels currently provide access to the Project and are proposed for annexation. Although these parcels are pre-zoned R1-H for consistency with surrounding zoning and land uses, they are not included in the Development Agreement and no development is presently proposed or expected. However, they could conceivably be developed with two residential units at some point in the future, bringing the total potential buildout of Annexation Area C to 16 total units. No new parcels are proposed or created as a result of this annexation request.

  Finally, ±44 acres were included to address stated LAFCo policies, known mapping errors, and to avoid the formation of an unincorporated island. The median size of these privately owned parcels is .94 acres, as the majority are unincorporated remnants of lots already developed within the City along Lookout Drive. Given limited access and significant topographical constraints, development of these fragments and island parcels is unlikely, and there is no expectation that they can be feasibly developed. As these additional parcels are privately owned, the application of a PF zoning designation is inappropriate. For consistency, a Single-Family Residential - Hillside Overlay was applied to these fragment and island parcels

Figure 2-2 Annexation Areas



Source: City of Ukiah, 2022.

Date: July 28, 2022

Goals and Policies

LU-7 *To ensure the orderly and timely growth and expansion of the City. (Source: New Goal)*

LU-7.1 Development Pattern

The City shall ensure an orderly, contiguous development pattern that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities. *(Source: New Policy)*

LU-7.2 Annexations

The City shall property owners and applications that seek to annex adjoining unincorporated land within the City's Sphere of Influence where the City determines it to be in residents' interests to do so, to promote orderly development, to implement General Plan goals, and if the annexation would improve the fiscal health of the City, provide a more efficient delivery of City services to the area, and/or create a more logical City boundary. The City shall consider annexation of lands outside of the SOI but within the Planning Area if the City and all local agencies with relevant jurisdiction, arrive at an agreement ensuring adequately compensated for the costs it will incur due to development in its Planning Area. *(Source: New Policy; City Staff; City Council Annexation Policies)*

LU-7.3 Annexation Considerations

The City shall consider the following factors when reviewing annexation proposals:

a. Availability of public services and facilities;
b. Proximity to existing urban development;
c. Existing agricultural uses;
d. Fiscal impacts on City finances;
e. Potential economic benefits;
f. Regional housing needs; and
g. Public health and safety.

(Source: New Policy)

LU-7.4 Required Public Facilities and Services

The City will support annexation of land for new development only if public services and facilities meeting City standards are available or plans are in place demonstrating their availability in the near future. *(Source: New Policy)*

LU-7.5 **Agriculture and Annexation**

The City shall discourage urban development of unincorporated land in the City's Sphere of Influence until such lands are annexed by the City. The City shall support County land use regulations that require minimum lot sizes to protect the viability of local agriculture and to prevent the development of incompatible or undesirable land use patterns prior to eventual annexation and urbanization. *(Source: New Policy)*

LU-7.6 **Fair Share Housing Needs Reduction**

The City shall amend the Housing Element as a condition of annexation of residential lands from the County, to increase the City's housing fair share by the number of needed housing units the County is surrendering. *(Source: Existing Program LU-4.1a, modified)*

LU-7.7 **County Housing Needs**

The City shall give consideration to the County's regional "fair share" housing needs when reviewing applications for new development within the City's Planning Area. *(Source: Existing Program LU-4.1b, modified)*

LU-7.8 **Legal Non-conforming Uses**

The City shall allow the continued use of legally existing non-conforming land uses in conformance with approved permits. *(Source: Existing Policy LU-1.1, modified)*

2.3 Growth Management

The City has a direct role in managing future growth and development patterns by regulating the direction, rate, density, intensity, and arrangement of land uses. A community that is well-planned with a clear sense of place, a vibrant downtown, open spaces, and attractive neighborhoods enhances city image. Compact development also reduces the cost of providing infrastructure and public services compared to areas that are spread out. The City's dedication to growth management advances quality of life from a fiscal, environmental, and social perspective.

Goals and Policies

LU-8 *To promote growth and development practices that improve quality of life, protect open space, natural and historical resources, and reduce resource consumption. (Source: New Goal)*

LU-8.1 **Contiguous Development**

The City shall strongly discourage new development that is not contiguous with existing urban development. *(Source: New Policy)*

LU-8.2 **Protection of Agricultural Areas**

The City shall support the long-term economic viability of agriculture and agrotourism and encourage landowners with land in agricultural production to undertake succession planning or agricultural preservation, as appropriate. *(Source: New Policy)*

LU-8.3 **Infill Development**

The City shall encourage population and employment growth toward infill development sites within the city. *(Source: New Policy)*

LU-8.4 **Reuse of Underutilized Property**

The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth. *(Source: New Policy)*

LU-8.5 **Historic Preservation**

The City shall strive to preserve residential and commercial structures of historic value to the community. *(Source: New Policy)*

LU-8.6 **Historic Resource Maintenance**

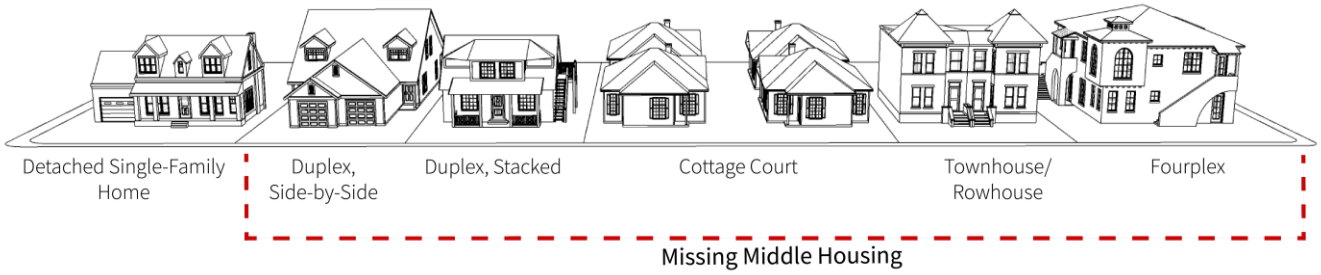
The City shall encourage property owners to maintain these structures in accordance with local, state and federal standards. *(Source: New Policy)*

2.4 Missing Middle Housing

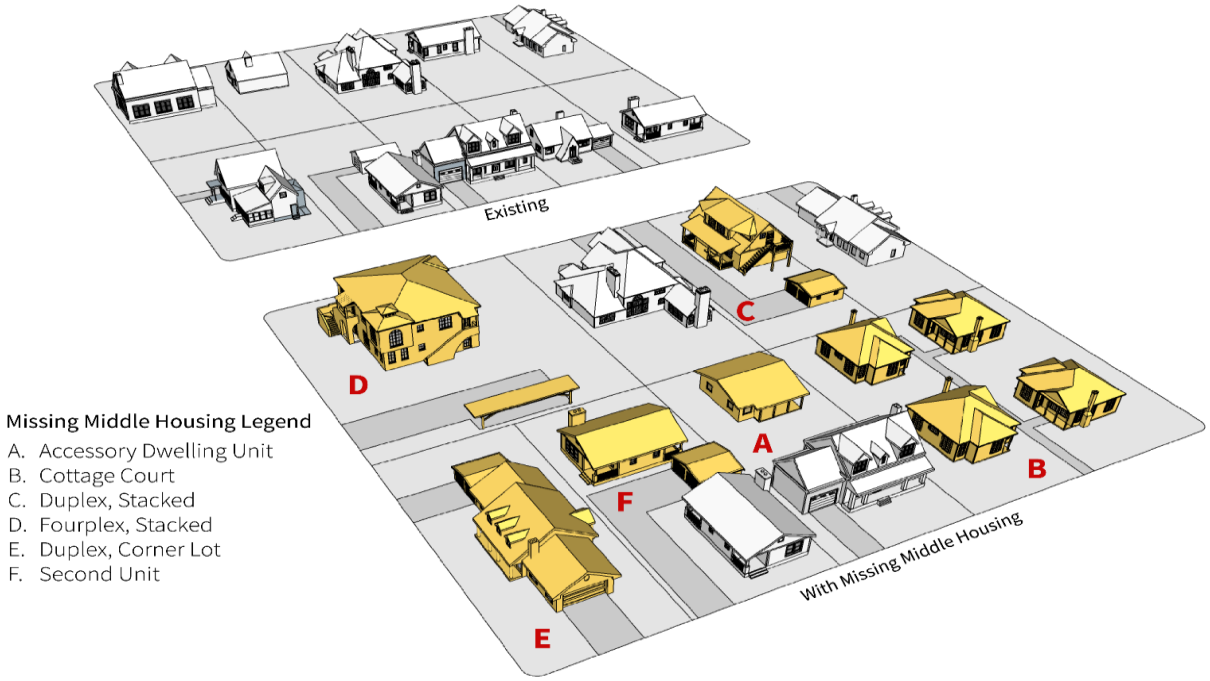
Meeting the Housing Needs of Ukiah

While housing and residential neighborhoods form the fabric that makes the City a cohesive community, finding a place to call home in Ukiah can sometimes be challenging. The City is not affordable for some prospective residents, and the range of housing types and sizes to accommodate varied households is limited. The domination of single-family neighborhoods and the trend towards building single-family homes geared toward higher-income earners has further contributed to the housing issues in the City.

These housing issues are not unique to Ukiah and are seen throughout many communities in California. The State of California has been working with communities to help meet the number and affordability of housing units needed in the State. As part of the Housing Element process, the State dictates the number of units, at a variety of income levels, for which each region must plan. For Ukiah, this covers the sixth cycle housing element which covers an eight-year cycle (2019-2027).



To address the diversity of housing needed in Ukiah and meet the requirements of State law, the City will look beyond the current process used to plan for housing. The Ukiah planning process has predominantly focused on detached single-family homes, leaving many priced out of the local housing market. To meet the diverse needs of the community, Ukiah, like other communities nationwide, intends to strive for communities that are a heterogeneous mix of housing types and price points. This housing, which lies between the low end of Medium Density Residential (MDR - 1-14 units/acre) and the high end of High Density Residential (HDR- 1-28 units/acre) is often referred to as “Missing Middle” housing and can include a mix of housing types including duplexes, triplexes,



fourplexes, cottage courts/clusters, and townhomes (illustrated below). Through design, these units are expected to be compatible in form and appearance with detached single-family homes.

As part of the 2040 General Plan, a goal, policies, and implementation programs are included to support the development of Missing Middle Housing within existing Ukiah neighborhoods. The image below illustrates this concept using a variety of Missing Middle Housing types. In the graphic below, the two blocks were laid out to be identical relative to lot lines and existing structures, with the dwelling units shaded in white being existing dwelling units in a variety of sizes, but all being single-family detached homes. The portion of the graphic on the bottom (labeled "With Missing Middle Housing") shows that same block with future development. The white shaded structures are those current units remaining and the gold shaded structures are new Missing Middle Housing types. Some are in addition to existing structures ("A" and "F"), one is a replacement structure on an existing lot ("C"), and two show the consolidation of two lots to create one larger lot ("B" and "D").

This illustration is designed to show potential ideas for how to incorporate a range of housing types and sizes into an existing neighborhood. In addition to different types, the Missing Middle Housing concepts would also support the production of a variety of unit sizes in the 500 to 1,000 square-foot range.

Senate Bill 9 and Development Implications

To continue to stimulate housing, specifically Missing Middle Housing ,and remove barriers by local government for expedited housing production, the State enacted Senate Bill 9 (SB 9). SB 9 creates a ministerial approval process for lot splits and duplex construction on parcels zoned for single-family uses, if the project meets specified requirements. Duplex construction or lot splits cannot demolish deed-restricted affordable housing or housing occupied by tenants in the past three years or occur in an historic district. Local governments may impose objective standards, unless they preclude the construction of two units or a lot split. Local agencies may require up to one parking space per unit, unless the parcel is within a half mile of a major transit stop or high-quality transit corridor (similar to ADU requirements).

Housing created pursuant to these provisions cannot be rented for terms shorter than 30 days (no vacation rentals). Applicants for lot splits must sign an affidavit declaring their intent to occupy one of the lots for at least three years, unless the applicant is a community land trust or nonprofit. Local agencies may deny an application for a duplex or lot split if it makes written findings of an adverse impact on public health, safety, or the physical environment. Local governments must identify units constructed pursuant to these provisions in their housing element Annual Progress Report.

Goals and Policies

LU-9 *To provide opportunities for housing that can accommodate the needs, preferences, and financial capabilities of current and future residents in terms of different housing types, tenures, density, sizes, and costs. (Source: New Goal)*

LU-9.1 Mixed Residential Neighborhoods

The City shall encourage creation of mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Ukiah households and expand housing choices in all neighborhoods. These housing types include, but are not limited to, single dwelling units, multi-family dwelling units, accessory dwelling units, small and micro units, use of pre-fabricated homes, and clustered housing/cottage housing. *(Source: New Policy)*

LU-9.2 Housing Types and Designs

The City shall support housing types and designs that increase density while remaining consistent with the building scale and character present in existing neighborhoods. This includes multi-family units or clustered residential buildings that provide relatively smaller, less expensive units within existing neighborhoods. *(Source: New Policy)*

LU-9.3 Adaptation of Existing Residential Units

The City shall encourage the adaptation of existing residential units to support multi-family use. *(Source: New Policy)*

2.5 Special Planning Areas

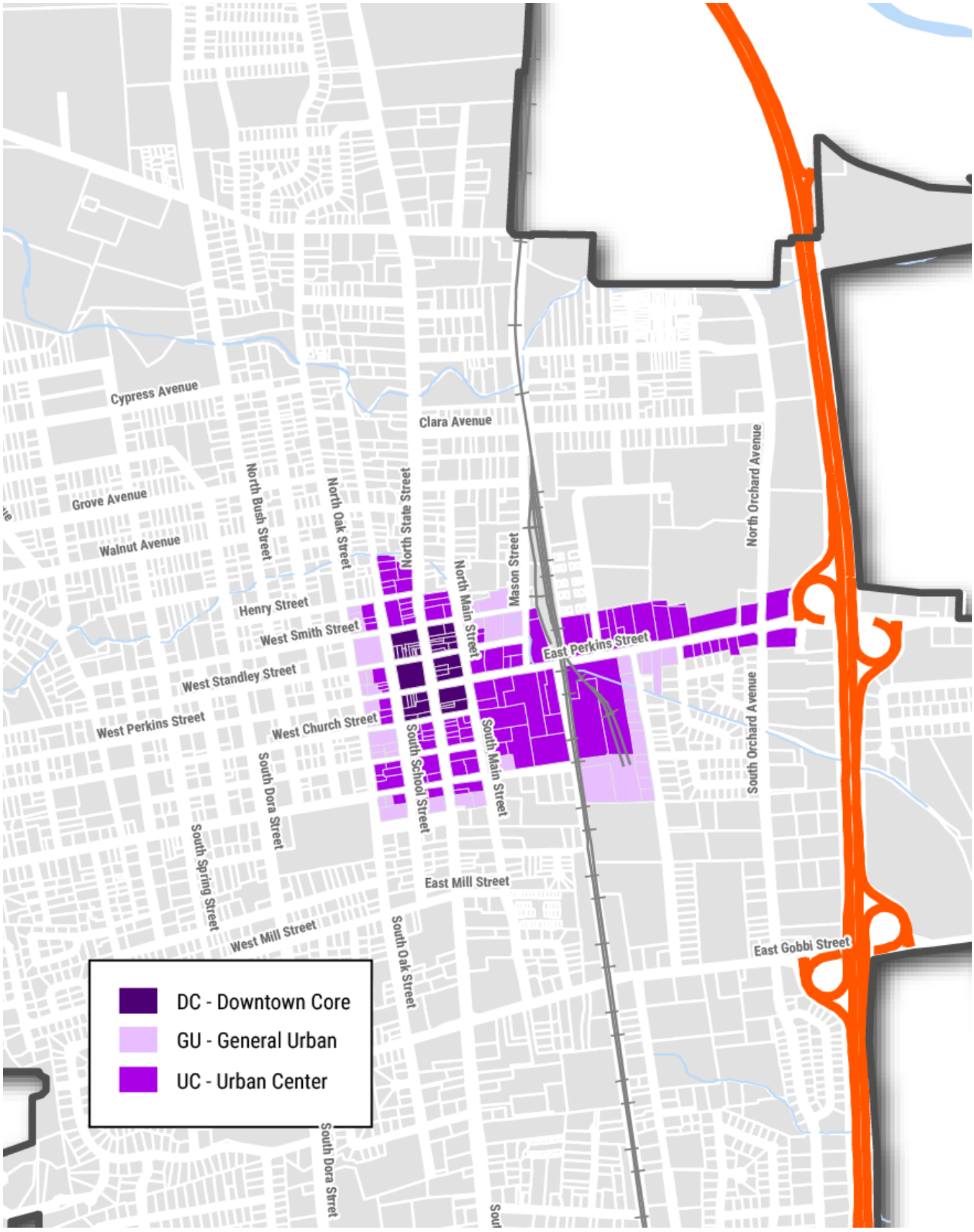
Development in Ukiah is focused to achieve more specific outcomes by designating three special planning areas: the Downtown Zoning Code, the Ukiah Valley Area Plan, and the Ukiah Municipal Airport Land Use Compatibility Plan). These special planning areas have more detailed development standards while remaining consistent with the overall direction of the General Plan.

Downtown Zoning Code

In 2012 the City adopted the Downtown Zoning Code (DZC) to encourage the development of a healthy, safe, diverse, compact, and walkable urban community. The DZC created three downtown-specific zoning districts, shown on Figure 2-3:

- **General Urban (GU)** zone allows for mixed-use and urban residential uses in a wide range of building types, from single use and single-family to a mix of uses and multifamily. GU zone allows for residential densities between 10 and 28 du/ac.
- **Urban Center (UC)** zone allows for higher-density residential and mixed-use buildings that may accommodate retail, office, services, local and regional civic uses, and residential uses. This zone has a tight network of streets with wide sidewalks, regularly spaced street tree planting, and buildings set close to lot frontages. The UC zones allows for residential densities between 15 and 28 du/ac.
- **Downtown Core (DC)** zone allows the highest density and intensity of development by allowing a wide variety of commercial and residential uses located in mixed-use buildings. This zone has small, walkable blocks with regularly spaced street trees and buildings set at the frontage line. The DC zone allows for residential densities between 15 and 28 du/ac.

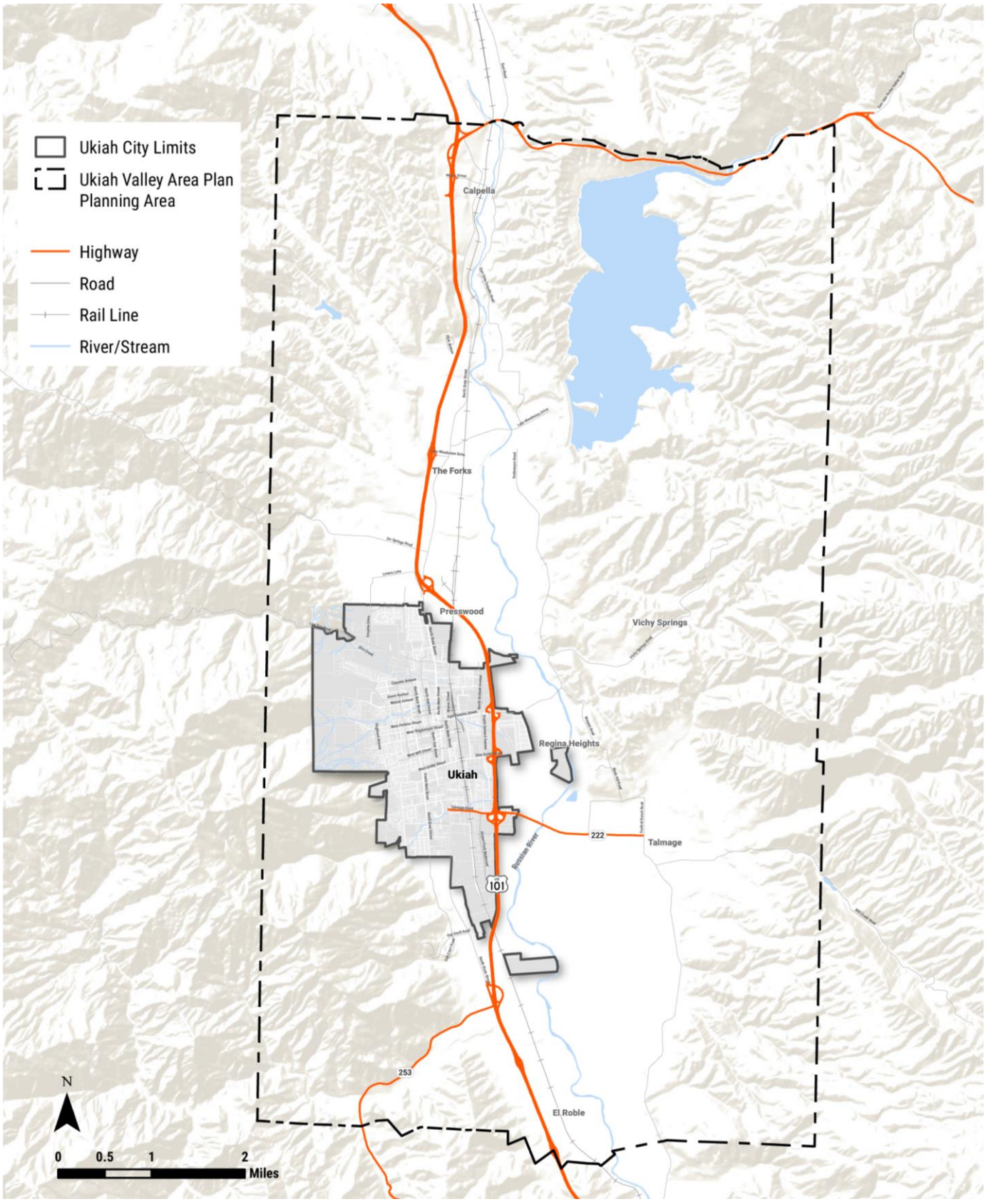
Figure 2-3 Downtown Specific Zoning Districts



Ukiah Valley Area Plan

The Ukiah Valley Area Plan (UVAP), adopted by Mendocino County in 2011, includes land use and planning goals and policies for the unincorporated areas of the Ukiah Valley. Although the document does not cover the City of Ukiah, it does establish land use designations and development standards within the City of Ukiah Planning Area/Sphere of Influence. The UVAP planning area is depicted on Figure 2-4.

Figure 2-4 Ukiah Valley Area Plan Boundary



Airport Related Plans

Ukiah Municipal Airport Master Plan

The Ukiah Municipal Airport Master Plan (Airport Master Plan), adopted by the City in 1996, serves as a framework within which individual airport projects can be implemented. The Airport Master Plan summarizes airport inventory, role and activity, and financial plan, and establish standards for airfield design and building area development. In January 2016, the Federal Aviation Administration (FAA) approved Ukiah Municipal Airport's Airport Layout Plan, illustrating proposed alterations to the airfield system.

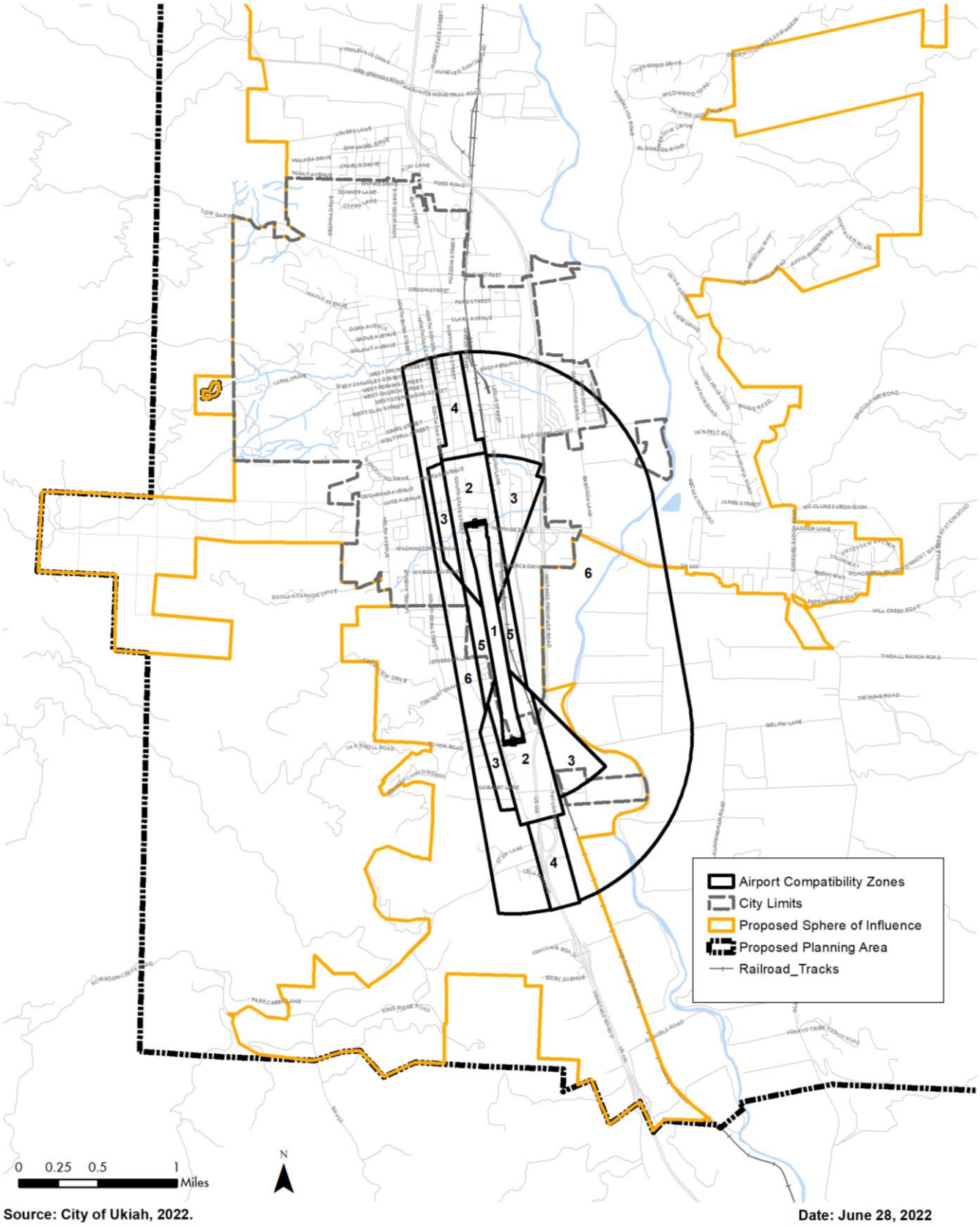
Ukiah Municipal Airport Land Use Compatibility Plan

Adopted in 2021 by the Mendocino County Airport Land Use Commission (ALUC) and City of Ukiah, the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) replaces the compatibility plan for Ukiah Municipal Airport adopted by the ALUC in 1996 as part of the countywide Mendocino County Airport Comprehensive Land Use Plan (MCACLUP). Whereas the UKI Master Plan applies to the airport proper, the UKIALUCP applies to development within the Area of Influence of the airport. The UKIALUCP is wholly self-contained and does not rely upon any policies or other content contained in the MCALUCP. The MCALUCP remains in effect for other airports in Mendocino County.

The Mendocino County Airport Land Use Commission (ALUC) is the principal body for oversight of the UKIALUCP. The basic function of the UKIALUCP is to promote compatibility between the airport and surrounding land uses. As adopted by the ALUC, the plan serves as a tool for use by the ALUC in fulfilling its duty to review certain airport and adjacent land use proposals. Additionally, the plan sets compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners in their design of new development.

The operation of the Ukiah Municipal Airport affects development in a significant portion of the city through the enforcement of the six Airport Land Use Compatibility Zones (see Figure 2-5), with the addition of an overlay zone to two of the zones, which functionally creates restrictions on development within the vicinity of the airport based on proximity to the airport and flight path. Specifically, Chapter 3 of the UKIALUCP lists restrictions for each land use within each Compatibility Zone related to height, density (both residential and non-residential), land use, noise, and open land (see UKIALUCP Table 3A for a summary of restrictions and development standards). These standards are intended to promote compatibility between the Ukiah Municipal Airport and surrounding land uses and were applied to each of the land use designations on the General Plan Land Use Diagram (see Figure 2-1).

Figure 2-5 Airport Zones



Goals and Policies

LU-10 *To assure coordination and consistency with special planning areas. (Source: New Goal)*

LU-10.1 Downtown Zoning Code

The City shall update the Downtown Zoning Code to assure consistency with the General Plan goals, policies, and land use designations. *(Source: New Policy)*

LU-10.2 Ukiah Valley Community

The City shall recognize that the Ukiah Valley is one community and foster collaborative decision-making between the City, county, and other public agencies. *(Source: UVAP Goal LU-7, modified)*

LU-10.3 Ukiah Valley Area Plan

The City shall coordinate with Mendocino County to assure consistency with the Ukiah Valley Area Plan goals and policies. *(Source: New Policy)*

LU-10.4 Ukiah Airport Master Plan

The City shall periodically update the Ukiah Airport Master Plan to reflect changing airport needs, aircraft type and use, and new noise and safety standards. *(Source: New Policy)*

LU-10.5 Ukiah Municipal Airport Land Use Compatibility Plan

The City shall require new development within each airport zone that conforms to the height, use and intensity specified in the land use compatibility table of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). *(Source: UVAP Policy LU 2.1b, modified)*

LU-10.6 Mendocino County Airport Land Use Commission

As required within the UKIALUCP, the City shall refer new development projects in the Ukiah Airport area of influence to the Mendocino ALUC for review and comment. *(Source: New Policy)*

2.6 Community Character and Design

Community design influences the way people experience a place and remember it. The prominence of a city largely depends on how it is perceived by the residents and by visitors. Community design plays an important role in creating a distinctive identity of the community and influencing the quality of life of the residents. While community design relates predominantly to the aesthetic quality of the urban form, it can also have a significant impact on land use, economic development, community health, safety, vitality, public services, and circulation.

Goals and Policies

LU-11 *To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling. (Source: New Goal)*

LU-11.1 Commercial Character

The City shall update and maintain objective commercial design standards for all commercial land use designations, to enhance community character and encourage economic development. *(Source: Existing Policy CD-1.1)*

LU-11.2 Gateways

The City shall establish key gateways to Ukiah through landscape design, appropriately-scaled signage, and building form, and historic themes to create a unique sense of place. *(New Policy)*

LU-11.3 Neighborhood Character

The City shall ensure that Zoning Code standards and design guidelines are reflective of neighborhood character and land use intensity, complement views from US 101. *(Source: Existing Programs CD-1.1a, -3.1a, and 5.3a, modified)*

LU-11.4 Public Buildings and Spaces

The City shall ensure that all new public buildings and places are consistent with City design review guidelines and standards, designed to be attractive, safe, and serve the neighborhood needs, and conform to standards similar to those applied to private development. *(Source: Existing Programs CD-16.1a, -16.1b, 16.2a, and 16.2b, modified)*

LU-11.5 Public Street Furniture

The Public Works Department shall establish public design standards for street furniture and landscaping that enhance the streetscape and general fabric of the City. *(Source: Existing Program CD-12.1a)*

LU-11.6 Public Art

The City shall encourage the installation of public art and identify permanent funding mechanisms to support new installations and maintenance. (*New Policy)*

LU-11.7 Sign Regulations

The City shall update the Zoning Code sign provisions to incorporate a consistent program for new signs to simplify the signage process.
(Source: Existing Program CD-13.1c, modified)

LU-11.8 Tree Preservation

The City shall encourage the preservation of trees on public and private property. Priority should be given to the preservation of trees considered significant due to their size, history, unusual species, or unique quality. *(Source: Existing Program CD-4.3b, modified)*

LU-11.9 Historic Preservation and Restoration

The City shall encourage restorative maintenance to deteriorated buildings, particularly in Downtown, and restrict the demolition of historically and/or architecturally significant buildings to accommodate new development. The City shall encourage adaptive re-use of historic structures to maintain their historic character while supporting economic development. *(Source: New Policy)*

LU-11.10 Water Efficient Landscaping

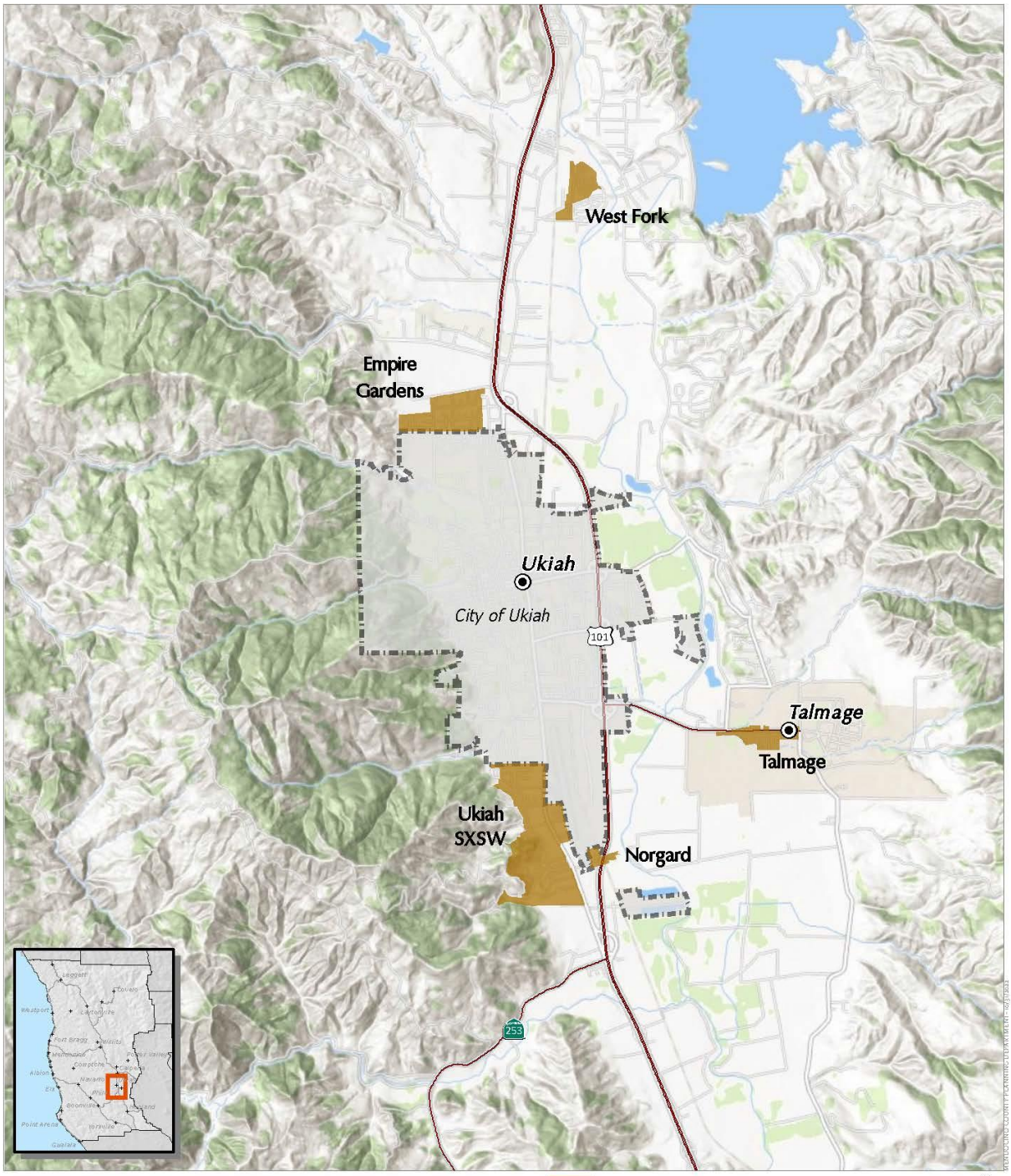
The City shall ensure that Zoning Code landscape standards and design guidelines reflect the most current water efficient landscape standards that include native, adaptive, and drought resistant vegetation, as well as provisions for street canopies and streetscape enhancement. *(Source: Existing Programs CD-4.2a and -4.3a)*

2.7 Environmental Justice

Environmental justice is the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. Today, and throughout much of California and United States history, communities with lower incomes, lower levels of education, and higher proportions of minority residents often bear a disproportionately large burden of exposure to environmental hazards. These environmental inequities are largely a result of land use policy and zoning regulations (e.g., residential uses located adjacent to industrial uses) that have led some communities to experience higher levels of exposure to air and water pollution. Environmental justice laws seek to address these inequities. California Senate Bill 1000, enacted in 2016, requires general plans adopted after January 2018 to include an environmental justice element, or related goals, policies, and objectives, integrated in other elements. Environmental justice objectives and policies should seek to reduce the unique or compounded health risks in disadvantaged communities through strategies such as reducing pollution exposure, improving air quality, and promoting public facilities, food access, safe and sanitary homes, and physical activity; promote civil engagement in the public decision-making process; and prioritize improvements and programs that address the needs of disadvantaged communities.

For additional analysis on identified disadvantaged unincorporated communities (DUCs) please refer to the SB 244 Analysis provided in Appendix C.

Figure 2-6 Identified Disadvantaged Unincorporated Communities



Goals and Policies

LU-12 *To ensure that land use decisions do not adversely impact disadvantaged individuals and groups differently than the population as a whole. (Source: New Goal)*

LU-12.1 Fair Treatment and Meaningful Involvement
The City shall provide for the fair treatment and meaningful involvement in respect to the development and review of land use decision and policies for all people regardless of income, race, color, or national origin. *(Source: New Policy)*

LU-12.2 Disproportionate Land Use Impacts
The City shall evaluate and avoid, reduce, or mitigate disproportionate adverse health and safety impacts of land use decisions on identified disadvantaged communities. *(Source: New Policy)*

LU-12.3 Coordination on Siting of Utilities
The City shall coordinate with utility providers in the siting, site layout, and design of gas and electric facilities, including changes to existing facilities, to minimize environmental, and safety impacts on disadvantaged communities. *(Source: New Policy)*

LU-13 *To ensure that all community members have equal access to healthy foods, education, green spaces, and medical services. (Source: New Goal)*

LU-13.1 Access to Community Resources
The City shall identify and address gaps in access to residential, commercial, recreation, natural open spaces, and public resources, and ensure these community resources are accessible to all, regardless of income, race, color, or national origin. *(Source: New Policy)*

LU-13.2 Equitable Capital Improvements
The City shall promote equitable investment in capital improvements City-wide. *(Source: New Policy) [FB, SO]*

LU-13.3 Public Assistance Collaboration
The City shall support non-profit organizations and public agencies which provide assistance to the homeless and access to healthcare, rental assistance and food assistance, and other poverty alleviating programs and services. *(Source: New Policy)*

LU-14 *To develop, implement, and enforce policies to ensure access to safe and sanitary housing throughout the community. (Source: New Goal)*

LU-14.1 Code Enforcement
The City shall prioritize code enforcement for rental housing in disadvantaged communities to assure safe, sanitary housing. *(Source: New Policy)*

LU-14.2 Clean and Safe Drinking Water

The City shall ensure access to clean and safe drinking water for all community members. *(Source: New Policy)*

LU-15 *To promote meaningful dialogue and collaboration between members of disadvantaged communities and decision-makers to advance social and economic equity. (Source: New Goal)*

LU-15.1 Community Input

The City shall continue to facilitate opportunities for disadvantaged community residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process. *(Source: New Policy)*

LU-15.2 Communication Channels

The City shall continue to improve communication channels and methods for meaningful dialogue between community members and decision-makers. The City shall also continue to share public information across a variety of media, technological, and traditional platforms, and languages based upon the demographics of the community. *(Source: New Policy)*

LU-15.3 Public Engagement

The City shall hold special meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for disadvantaged community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome. *(Source: New Policy)*

LU-15.4 Translation Services

The City will continue to evaluate the need for the provision of translation services, to the extent feasible, in conveying important information to the community. *(Source: New Policy)*

2.8 General Plan Use and Maintenance

The Ukiah General Plan is designed to be a living document that reflects the City's needs and desires, which will evolve over time. The effectiveness of the General Plan ultimately depends on how the City implements and maintains the General Plan over its lifetime. This section is designed to ensure that the City provides for regular review and updating of this General Plan to ensure that it reflects the community's needs and aspirations, as well as consistency with changes in State law.

Goals and Policies

LU-16 *Promote the effective use and implementation of the General Plan Land Use Map. (Source: New Goal)*

LU-16.1 Land Use Map

The City shall maintain and implement a Land Use Map describing the types of allowed land uses by geographic location and the density of allowed uses within each designation. *(Source: New Policy)*

LU-16.2 Land Use Designations

The City shall apply the land use designation specific parcels of land as designated on the General Land Use Map (Figure 2-1), even if a parcel does not meet other criteria specified in the General Plan. *(Source: New Policy)*

LU-16.3 Zoning Designations

The City shall ensure that zoning designations are consistent with the General Land Use Map (Figure 2-1). *(Source: New Policy)*

LU-16.4 Five-year General Plan Review

The City shall conduct a technical review of the General Plan every five years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs. *(Source: New Policy)*

2.9 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A **Downtown Pedestrian Improvements** The City shall, in collaboration with interested public agencies and downtown businesses, prepare a study of potential sidewalk and streetscape improvements, including lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art, to create a safe, convenient, and pleasant pedestrian environment Downtown. *(Source: Existing Program CD-9.3a, modified)*	LU – 3.4	Public Works		■			
B **Downtown Parking Plan** The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. The City will collaborate with other public agencies, Downtown businesses, and the Chamber of Commerce to identify parking deficiencies, consider alternatives, and prepare a comprehensive parking strategy. *(Source: New Implementation Program)*	LU – 3.5	Public Works / Community Development		■			

Programs		Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
C	**Housing Element Amendments to Address Annexation-related RHNA Changes** The City shall amend the Housing Element in conjunction upon the annexation of any County land designated for residential uses and identified in the Mendocino County Housing Element as satisfying a portion of the County's RHNA. The City Housing element amendment will increase the City's RHNA by a commensurate amount. The City shall coordinate any proposed amendment in advance with the Mendocino Council of Governments and the California Department of Housing and Community Development to assure the amendment is acceptable to both agencies. *(Source: New Implementation Program)*	LU – 7.6	Community Development					■
D	**City Gateway Design Standards** The City shall prepare gateway design standards for all City gateways, The standards will address landscape design and materials, signage, building form, and historic themes that create a unique sense of place. *(Source: New Implementation Policy)*	LU – 11.2	Community Development / Public Works	■				

Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E **Zoning Code Amendments** The City shall amend the Zoning Code to address the following topics: • Downtown Zoning Code and Design Guidelines; • Commercial Design standards that address neighborhood character and compatibility, including materials, siting, scale, and landscaping; • Sign regulations; • Water efficient landscape standards; • Historic Structure Preservation; and • Zoning districts and map consistency with the 2040 Land Use Diagram. *(Source: Existing Program CD-4.1a, 4.2a, modified and expanded)*	LU – 10.1 LU – 11.1 LU – 11.7 LU – 11.10	Community Development	■				
F **Ukiah Municipal Airport Land Use Compatibility Plan** The City shall review every five years and update as necessary the Ukiah Municipal Airport Land Use Compatibility Plan. The review and potential update shall consider changing airport facility and aviation needs, new aircraft types, and new noise and safety standards. *(Source: New Implementation Program)*	LU – 10.4 LU – 10.5 LU – 10.6	Airport		■	■		■
G **Design Standards** The City shall update the Commercial Design Guidelines to establish design standards for street furniture and streetscape landscaping. *(Source: Existing Program CD-4.3a)*	LU – 11.1 LU – 11.4 LU – 11.5	Community Development	■				

H	**Five Year General Plan Review** The City shall conduct a technical review of the General Plan every five years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs. *(Source: New Implementation Program)*	LU – 16.4	Community Development		■	■		
I	**Annexation Guide.** The City shall develop, maintain, and make publicly-available a City of Ukiah Annexation Guide that includes an annexation applicant's responsibilities, the requirements for environmental review, requirements for development plans, and fees associated with applications for annexation. (Source: New Implementation Program; City Council Annexation Policies)	LU-7.2	Community Development		■			

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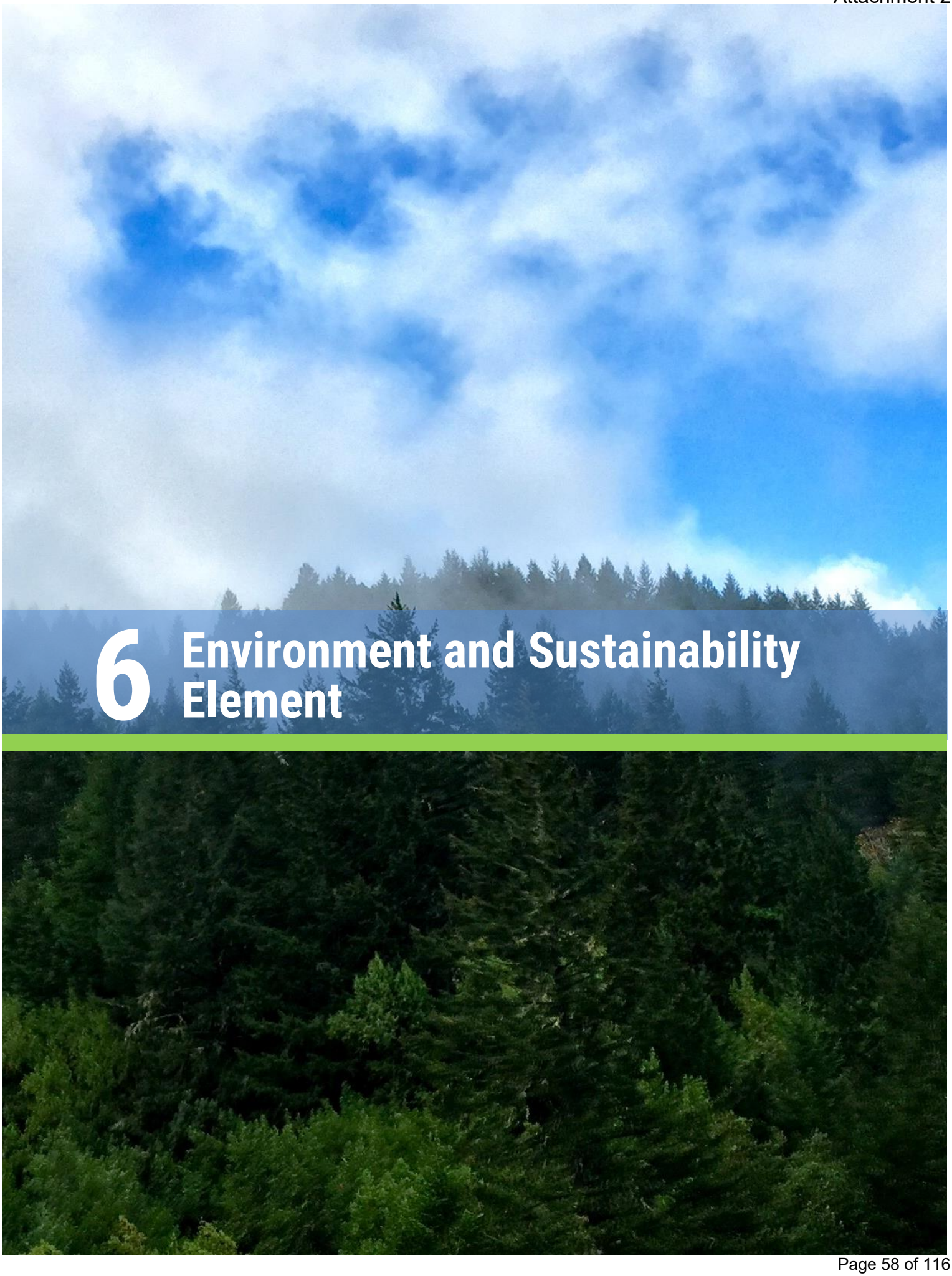

6 Environment and Sustainability Element

Environment and Sustainability Element

The Environment and Sustainability Element evaluates environmental, biological, and agricultural resources, air quality, open space, and climate change and sustainability in Ukiah. It establishes policies and actions to protect and manage these resources including an emphasis on climate adaptation and sustainability, to protect the community.

Section	Title	Page
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6.2	Historic-Archeological	6-6
6.3	Conservation	6-6
6.4	Biological Resources	6-8
6.5	Air Quality	6-9
6.6	Climate Change and Sustainability	6-10
6.7	Implementation Programs	6-12

6.1 Open Space

Open space, or any parcel or area of land or water that is essentially unimproved and devoted to an open-space use, is abundant in the greater Ukiah Valley region, and the city of Ukiah has additional opportunities for local acquisition and management of open spaces as shown in Figure 6-1. Ukiah has a number of local parks and recreation facilities totaling 260 acres, as well as an 80-acre open-space park called Low Gap Park, managed by Mendocino County. Low Gap Park has an existing network of trails, which extend from Low Gap Park through the hills west of the city. The greater Planning Area for Ukiah includes a number of County and Federal parks including Mill Creek Park (400-acres), and two Federal open space recreation areas: Lake Mendocino Recreation Area (5,110-acres) and Cow Mountain Recreation Area (60,000-acres). Adjacent to Ukiah City Limits, the Russian River provides recreational opportunities for Ukiah residents including swimming, fishing, inner-tubing, and picnicking. There are four access points to the river from the city: the City's Softball Complex, Vichy Spring-Perkins Road crossing, Riverside Park, and Talmage Road crossing.

Goals and Policies

ENV-1 *Preserve open space land for the commercial agricultural and productive uses, the protection and use of natural resources, the enjoyment of scenic beauty and recreation, protection of tribal resources, and the protection from natural hazards.*

ENV-1.1 Landscaping Compatibility
The City shall require landscaping in new development to be compatible with preservation and restoration goals of open space management and native vegetation.

ENV-1.2 Open Space Management
The City shall manage and maintain City-owned open spaces to preserve the integrity of these public spaces.

ENV-1.3 Open Space and Renewable Energy Production
The City shall seek, where feasible, to develop renewable energy production within City-owned open space.

ENV-2 *To maintain and enhance the urban forest to create a sense of urban space and cohesiveness with the surrounding natural environment.*

ENV-2.1 Tree Preservation
The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots, and city facilities. The City shall also prepare an Urban Forest Master Plan, review it's Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance.

ENV-2.2 Protect Healthy Trees

The City shall review new construction and landscaping site plans to ensure that healthy trees are not removed unnecessarily.

ENV-2.3 Accommodation of Trees along Roadways

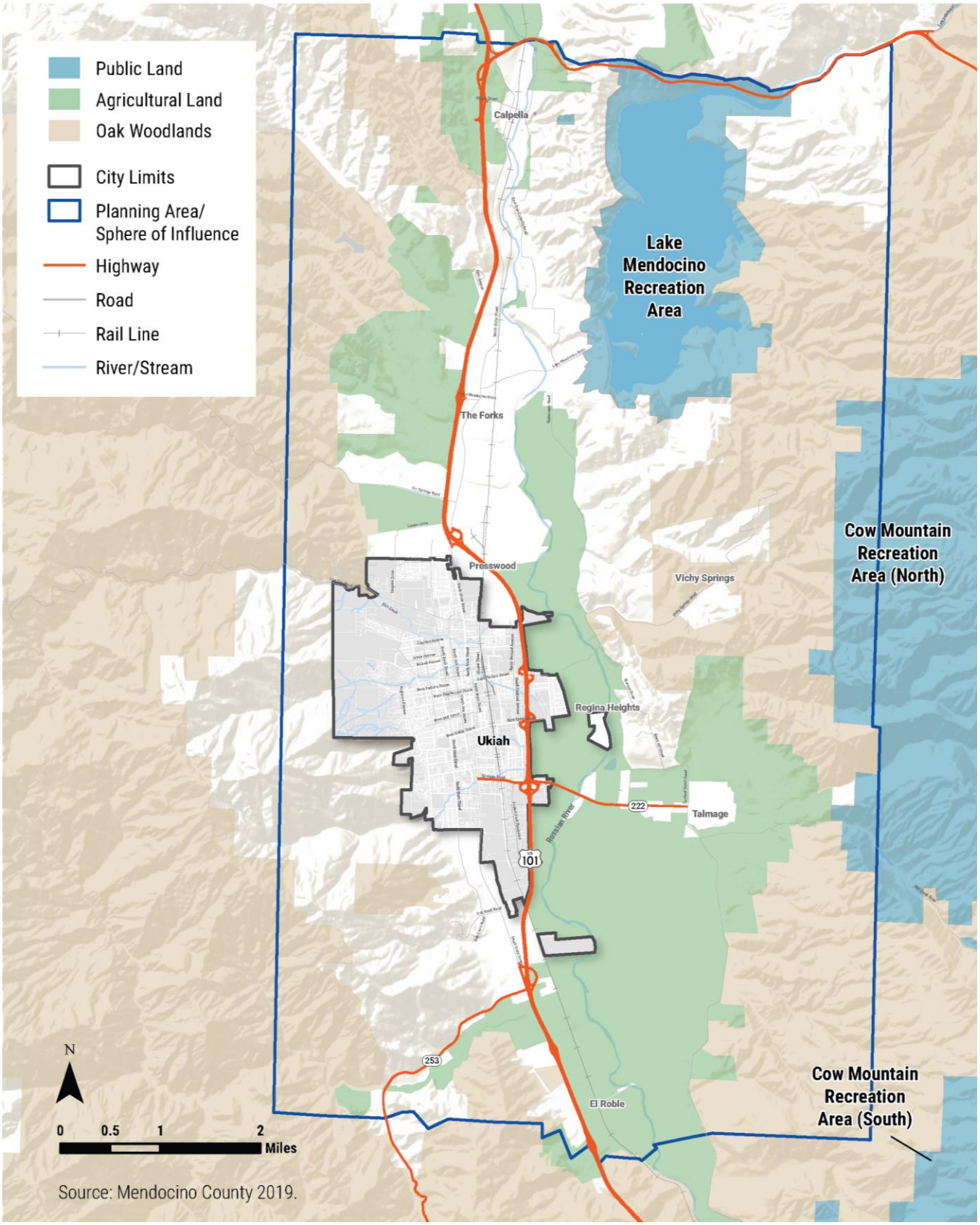
The City shall ensure future roadway plans accommodate existing and new trees without compromising sidewalk accessibility.

ENV-2.4 Tree Trimming for Fire Prevention

The City shall encourage private tree trimming as a fire hazard mitigation.

For goals and policies relating to parks and recreation uses and designated facilities, please refer to Section 5.7 (Parks and Recreation Facilities) in the Public Facilities, Services, and Infrastructure Element.

Figure 6-1 Open Space



6.2 Historic-Archeological

The City of Ukiah values preserving its historic and archaeological character. The area has a rich history, from the first seasonal Native American inhabitants to the landmark ranches and buildings of the modern era. The Planning Area includes the City of 10,000 Buddhas two miles east of Ukiah; the Vichy Springs Resort, a California Historical Landmark; and the former Finnish colony in Calpella. The city of Ukiah itself has the Palace Hotel, built in 1891, and completed Historical and Architectural Surveys in 1985 and 1999, identifying a number of local historic and architectural resources.

Goals and Policies

ENV-3 *To preserve and protect historic and archaeological resources in Ukiah.*

ENV-3.1 Historic Designations
The City shall support the listing of eligible properties, sites, and structures as potential historic designations and their inclusion in the California Register of Historical Resources and National Register of Historic Places.

ENV-3.2 Archaeological Resource Impact Mitigation
The City shall ensure appropriate and feasible mitigation for new development that has the potential to impact sites likely to contain archaeological, paleontological, cultural, or tribal resources.

ENV-3.3 Protect Archaeological Resources
The City shall require any construction, grading, or other site altering activities cease if cultural, archaeological, paleontological, or cultural resources are discovered during until a qualified professional has completed an evaluation of the site.

ENV-3.4 Tribal Consultation
The City shall proactively engage local Native American tribes in the planning process, particularly when matters related to Native American culture, heritage, resources, or artifacts may be affected.

ENV-3.5 Educational Outreach
The City shall coordinate with the museum to provide education to the public on how to protect sites and structures.

ENV-3.6 City-owned Historic Sites and Structures
The City shall maintain, preserve, and improve City-owned historic structures and sites in an architecturally and environmentally sensitive manner.

ENV-3.7 Adaptive Reuse
The City shall encourage appropriate adaptive reuse of historic resources.

6.3 Conservation

Ukiah is home to multiple species of native oak trees and other sensitive plant species and habitats. The community strives to conserve the iconic natural resources that are part of the area's identity. The City maintains protections of select species in its Protected Trees code: black oak, blue oak, coast live oak, , interior live oak, oracle oak, Oregon

oak, valley oak, white oak, native California oak, California buckeye, California bay, and California/coast redwood. Riparian habitats are located along the Russian River and provide habitat for a variety of species including, blackberry, wild rose, wild grape, and coyote bush.

The City has programs in place to aid in protecting and enhancing its natural resources, including a Public Spaces Commission that has been created to foster a culture of informed community participation in the planning and implementation of the wise use of public spaces.

The City of Ukiah sources its water primarily from the Russian River and three active groundwater wells. Groundwater recharge is important for ensuring a sustainable water supply for the city and protecting these resources from pollutants. The City has a recycled water system that serves agricultural and landscape irrigation, industrial processes.

Goals and Policies

ENV-4 *To conserve and protect the city's natural woodlands and water resources for future generations.*

ENV-4.1 Habitat Preservation

The City shall require new development to preserve and enhance natural areas that serve, or may potentially serve, as habitat for special-status species. Where preservation is not feasible, the City shall require appropriate mitigation.

ENV-4.2 Trail Connectivity

The City shall identify appropriate areas for trails along the ridge line that can be connected to trails in the valley.

ENV-4.3 Interconnected Greenways

The City shall encourage new development to incorporate and facilitate interconnected greenways that support wildlife conservation and recreational purposes.

ENV-4.4 River and Creek Preservation

The City shall work cooperatively with the County and private landowners to develop pedestrian access along creeks flowing through the City where safe and feasible to do so and where it will not cause adverse impacts.

ENV-4.5 Recycled Water

The City shall support efforts to increase recycle water use.

ENV-4.6 Groundwater Protection

The City shall require, for new development that could result in a significant reduction in groundwater recharge area or water quantity, an analysis, prepared by a licensed hydrologist, of the project impacts on groundwater recharge and quality.

ENV-4.7 Water Capturing Permits

The City shall encourage and support residents to have an on-site water capturing system for landscaping and household use.

ENV-4.8 Mitigate Water Resource Pollutants

The City shall protect water quality from adverse impacts of urban and agricultural runoff.

ENV-4.9 Biological Resource Assessment

The City shall require that new development proposed in or adjacent to ecologically sensitive areas, to complete a site-specific biological resource assessment prepared by a qualified biologist that establishes the existing resources present.

6.4 Biological Resources

There are several threatened and endangered species within the greater Ukiah Planning Area including the northern spotted owl, foothill yellow-legged frog, red-bellied newt, chinook salmon, and steelhead trout. The local wildlife and biological resources are critical to the proper functioning of the local ecosystems and the City is committed to protecting and restoring sensitive biological processes and ensuring the overall health of the wildlife community.

Goals and Policies

ENV-5 *To ensure the health and viability of the Russian River fisheries and tributaries.*

ENV-5.1 Local Collaboratives

The City shall participate in local collaborative efforts to restore and preserve the health of the Russian River as a habitat for riparian species.

ENV-5.2 Community Education

The City shall work with schools' education providers, and non-profit community groups, to organize educational trips, cleanup days, and similar activities that promote involvement with and knowledge of the Russian River habitat.

ENV-5.3 Russian River Riparian Area

The City shall support the County in maintaining the Russian River as a natural riparian corridor.

ENV-6 *To preserve and restore creeks, streams, riparian areas, and wetlands.*

ENV-6.1 Restoration Master Plans

The City shall establish a Creek and Stream Restoration Master Plan for each creek flowing through the City limits.

ENV-6.2 Contamination and Sedimentation Prevention

The City shall require new development to use site preparation, grading, and construction techniques that prevent contamination and sedimentation of creeks and streams.

ENV-6.3 Waterway Restoration

The City shall encourage and provide resources to landowners in the city to remove invasive species, plant native plant species, and prevent pollution from entering local creeks and waterways.

ENV-6.4 Waterway Channelization

The City shall actively support the use of natural waterways within the city by avoiding any new waterway channelization within the city and collaborating with local and regional agencies to restore channelized waterways where feasible.

ENV-6.5 Creek Protection

The City shall require new development located adjacent to stream corridors to include appropriate measures for creek bank stabilization, erosion and sedimentation prevention, and natural creek channel and riparian vegetation preservation.

ENV-6.6 Erosion Control Plans

The City shall require new development that requires significant grading near creeks, streams, wetlands, and riparian areas to prepare erosion control plans that address grading practices that prevent soil erosion, loss of topsoil, and drainageway scour, consistent with biological and aesthetic values.

ENV-6.7 Public Open Space

The City shall work with Mendocino County and the Public Spaces Commission to identify and select appropriate locations along creek channels, hillsides, and ridgelines that would be appropriate for future acquisition and development as trails, pocket parks, wildlife preserves, or other public open space.

ENV-6.8 Research and Educational Access

The City shall work with public and private landowners adjacent to creeks to allow public access to creeks, streams, waterways, and riparian areas for educational and research programs.

6.5 Air Quality

The city of Ukiah has generally good air quality when compared with the rest of the state. Air quality monitoring of ozone and particulate matter from 2015 and 2017 reports indicated that Ukiah did not exceed California air quality standards for more than eight days in a year. The only major source of air pollution is from transportation emissions, most notably from diesel particulate matter, with Highway 101 as the primary source. Air pollution from wildfires has also grown in intensity and frequency across the State over the last decade. Such impacts from the wildfires smoke continue to impact and threaten our vulnerable populations resulting in school closings and business shutdowns. It is expected that Ukiah as well as other vulnerable communities to wildfires will experience these worsening events for the foreseeable future.

Goals and Policies

ENV-7 *To improve air quality to the benefit of public health, welfare, and reduce air quality impacts with adverse effects on residents' health and wellbeing.*

ENV-7.1 Transit Oriented Development

The City shall encourage concentration of new development near areas served by transit access and reduce single-occupancy vehicle dependency.

ENV-7.2 Active Transportation

The City shall prioritize pedestrian and bicycle access, infrastructure, and education to encourage increased use of alternative modes of transportation as a means to reduce direct and indirect air contaminant emissions.

ENV-7.3 Implement Clean Air Plan

The City shall cooperate with Mendocino County Air Quality Management District (MCAQMD) to implement the Clean Air Plan required by the Clean Air Act, reduce non-attainment pollutants, including PM_{10}, $PM_{2.5}$, and ozone, and enforce air quality standards as required by State and Federal statutes.

ENV-7.4 Public Outreach

The City shall cooperate with the MCAQMD and Mendocino County Public Health to create public awareness and education programs about air quality issues and safety measures during hazardous air events.

ENV-7.5 Construction and Operations

The City shall require that development projects incorporate feasible measures that reduce construction and operational emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM10 and PM2.5).

ENV-7.6 Wood Burning Fireplace Replacement

The City shall promote the replacement of non-EPA certified fireplaces and woodstoves and encourage city residents to participate in MCAQMD and NSCAPCD programs, such as the Wood Stove Rebate Program.

ENV-7.7 City Vehicle and Equipment Fleet

The City shall continue to purchase low-emission vehicles and use clean alternative fuels as part of their fleet. When possible, the City will replace gas and hybrid vehicles with electric vehicles.

ENV-7.8 Residential EV Charging Stations

The City shall encourage new development to install EV charging stations in homes to increase the potential for the public to use zero-emission vehicles, lessening the impacts to air quality through pollution.

ENV-7.9 Public EV Charging Stations

The City shall install public charging stations in its commercial areas to provide additional charging options for city visitors.

6.6 Climate Change and Sustainability

There are several State laws that work to address the climate crisis in California. In 2016, the State achieved its goal from the target set under Assembly Bill 32 (AB 32), which required California to reduce emissions to 1990 levels by 2020. Senate Bill 32 (SB 32) is the next legislative milestone, requiring a reduction in emissions of 40 percent below 1990 levels by 2030. Through Senate Bill 100 (SB 100) the State has also set an ambitious target of eliminating 100 percent of emissions from energy production by 2045. Lastly, Executive Order B-55-18 aims to reduce the entire state's emissions to net zero by 2045.

To work toward achieving these goals, the City of Ukiah prepared a Draft Climate Action Plan in 2014 which was not formally adopted. The Draft Climate Action Plan outlines the pathway to reducing emissions and meeting the targets

set by the State and City. Ukiah aims to build on this strategy to significantly reduce emissions in compliance with state standards and develop ambitious strategies to achieving carbon neutrality. It is important to note that the City's Electric Utility Department has its own goals for carbon reduction, based on State's requirements, specifically tied to city-owned/operated facilities and the city fleet.

Goals and Policies

ENV-8 *To achieve carbon neutrality by or before the year 2045.*

ENV-8.1 Carbon Neutrality Resolution
The City shall adopt a Carbon Neutrality Resolution that provides a foundation for all subsequent climate actions.

ENV-8.2 Micro-grid and Small Battery Storage
The City shall encourage the development of small-scale battery storage and micro grid capacity for storing renewable power for nighttime energy use.

ENV-8.3 Municipal Building Electrification Plan
The City shall adopt an electrification plan for all municipal buildings to convert them to all electric using energy from carbon-free and renewable sources by 2035.

ENV-8.4 Municipal Preference of Emissions-Reduced Equipment
The City shall contract only with providers who use electric-powered equipment where available and feasible for City construction projects or contract services.

ENV-8.5 Energy Conservation and Renewable Energy
The City shall promote energy conservation in municipal facilities by seeking opportunities to install energy efficient fixtures and appliances, solar panels, solar battery storage, and other retrofits to new and existing structures.

ENV-9 *To become a zero-waste community through responsible procurement, waste diversion, and innovative strategies.*

ENV-9.1 Zero Waste
The City shall promote innovative activities that reduce waste and increase waste diversion, including sourcing products with reusable, recyclable, or compostable packaging; establishing food diversion programs; gasification, and promoting and educating on waste diversion and its importance.

ENV-9.2 Household Waste Programs
The City shall provide convenient, easy-to-use bulky item and household hazardous waste programs that facilitate the reuse and recycling of materials.

6.7 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A **Hillside Ordinance** The City shall update its Hillside Ordinance periodically to provides regulations and provisions that balance hillside development and preservation. At a minimum the Hillside Ordinance shall: • Protect of natural terrain and hillside areas on the west side of Ukiah; • Promote habitat connectivity and scenic viewsheds; • Include development standards for grading, road and trail improvements, density, structure design and placement, clustering, erosion and sediment control, habitat preservation; and • Promote wildfire safety standards and site development regulations.	ENV – 1.1 ENV – 1.2 ENV – 6.7	Community Development	■				■
B **Landscaping Standards** The City shall update the Zoning Code to include landscaping standards to require drought-resistant and native plants.	ENV – 1.1	Community Development	■				
C **Open Space Management** Revise the Zoning Code to include standards for maintaining open space and green areas within new developments.	ENV – 1.2	Community Development	■				
D **Updated Undeveloped Land Inventory** The City shall annually update the undeveloped lands inventory.	ENV – 1.2	Community Development				■	

Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E **Prepare an Urban Forest Master Plan** The City shall prepare an Urban Forest Master Plan that includes the types of trees appropriate for Ukiah and locations where the city would receive the greatest benefits of new trees. This plan should include trees within commercial and residential areas, as well as those at city parks and facilities. This plan shall be updated every five years.	ENV – 2.1	Community Development / Public Works, Community Services			■		
F **Tree Protection Ordinance** The City shall review it's Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance.	ENV – 2.1 ENV – 2.2	Community Development			■		
G **Historic Structure Preservation Policy and Architectural Inventory** The City shall update the Historic Structure Preservation policy and architectural resource inventory in collaboration with the Mendocino County Historical Society to focus on preservation of identified historic and architectural resources, while also streamlining development/demolition of older, non-resource structures.	ENV – 3.1	Community Development		■			
H **Cultural and Historic Registry** The City shall update the list of cultural and historic resources worthy of nomination to state or national preservation lists.	ENV – 3.1	Community Development	■				

Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
I **Historic Preservation Ordinance** The City shall adopt a Historic Archaeological Preservation Ordinance to review permanent changes to the exterior or setting of designated historic or impacts to Archaeological resources. Among other topics, the Ordinance should address the following: archaeological resource impact avoidance, new development in historically-sensitive neighborhood, compatibility of energy conservation retrofitting, design review standards for new structures replacing demolished historic structures, and requirements for preservation of records and artifacts from demolished historic structures.	ENV – 3.1 ENV – 3.5 ENV – 3.6 ENV – 3.7	Community Development		■			
J **Water Conservation Guidelines** The City shall prepare guidelines for drought period water conservation strategies for residential zones.	ENV – 4.5 ENV – 4.6 ENV – 4.7	Community Development Public Works	■				

Programs	Implements Which Policy(ies)	Responsible / Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
K **Creek and Stream Protection Zone Establishment for New Development** The City shall establish creek and stream protection zones for waterways that extend a minimum of 30 feet (measured from the top of a bank and a strip of land extending laterally outward from the top of each bank), with wider buffers where significant habitat areas or high potential wetlands exist. The City shall prohibit development within a creek and stream protection zones, except as part of greenway enhancement, including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping). City approval is required for the following activities within the creek and stream protection zones. 1. Construction, alteration, or removal of any structure; 2. Excavation, filling, or grading; 3. Removal or planting of vegetation (except for removal of invasive plant species); or 4. Alteration of any embankment.	ENV – 6.1 ENV – 6.3 ENV – 6.6	Community Development Public Works		■			
L **Erosion Prevention Program** The City shall revise the Zoning Code to include design standards for new development that require riparian habitat integration into project design as a means of avoiding potential impacts of river sedimentation and lessening the effects of erosion.	ENV – 6.1 ENV – 6.2 ENV – 6.4 ENV – 6.5 ENV – 6.6	Community Development		■			
M **Adopt a Municipal Climate Action Plan (CAP)** The City shall adopt a municipal Climate Action Plan to achieve carbon neutrality for all municipal operations and meet State and City GHG emission reduction goals.	ENV – 8 ENV – 8.1 ENV – 8.3 ENV – 9.1 PFS – 3 (and supporting policies)	Community Development	■				

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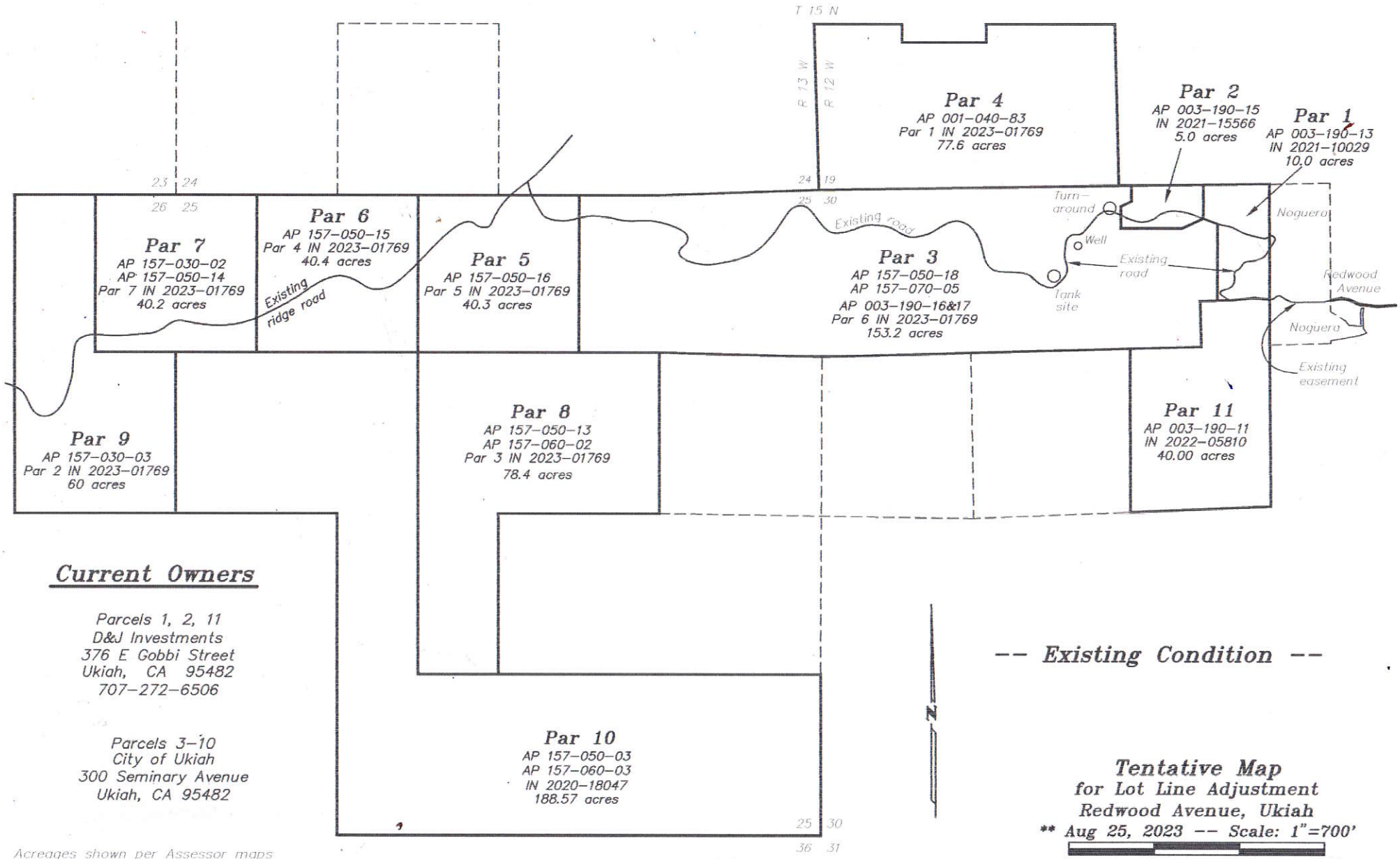


Current Owners

Parcels 1, 2, 11
D&J Investments
376 E Gobbi Street
Ukiah, CA 95482
707-272-6506

Parcels 3-10
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

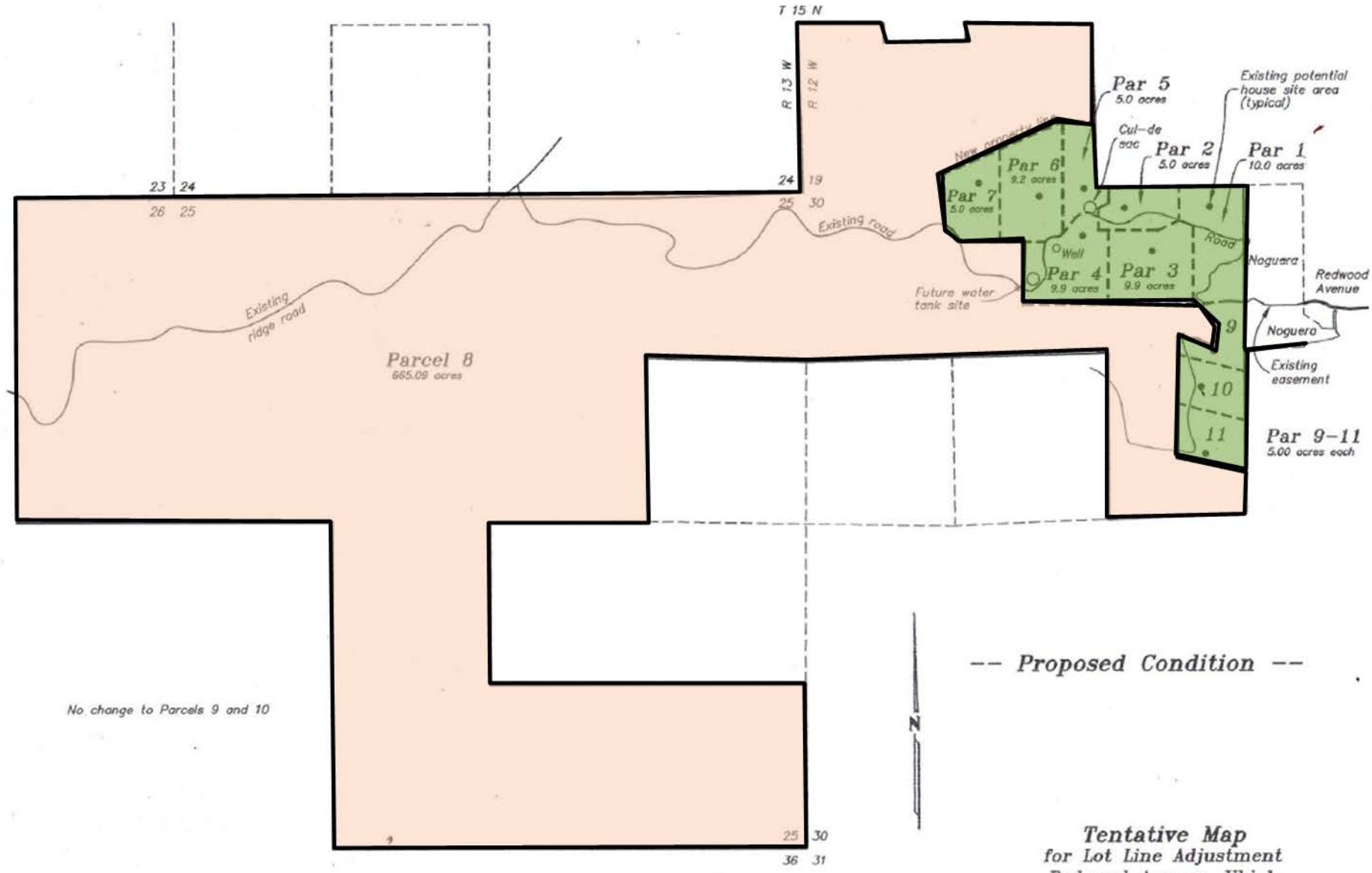
Acreages shown per Assessor maps

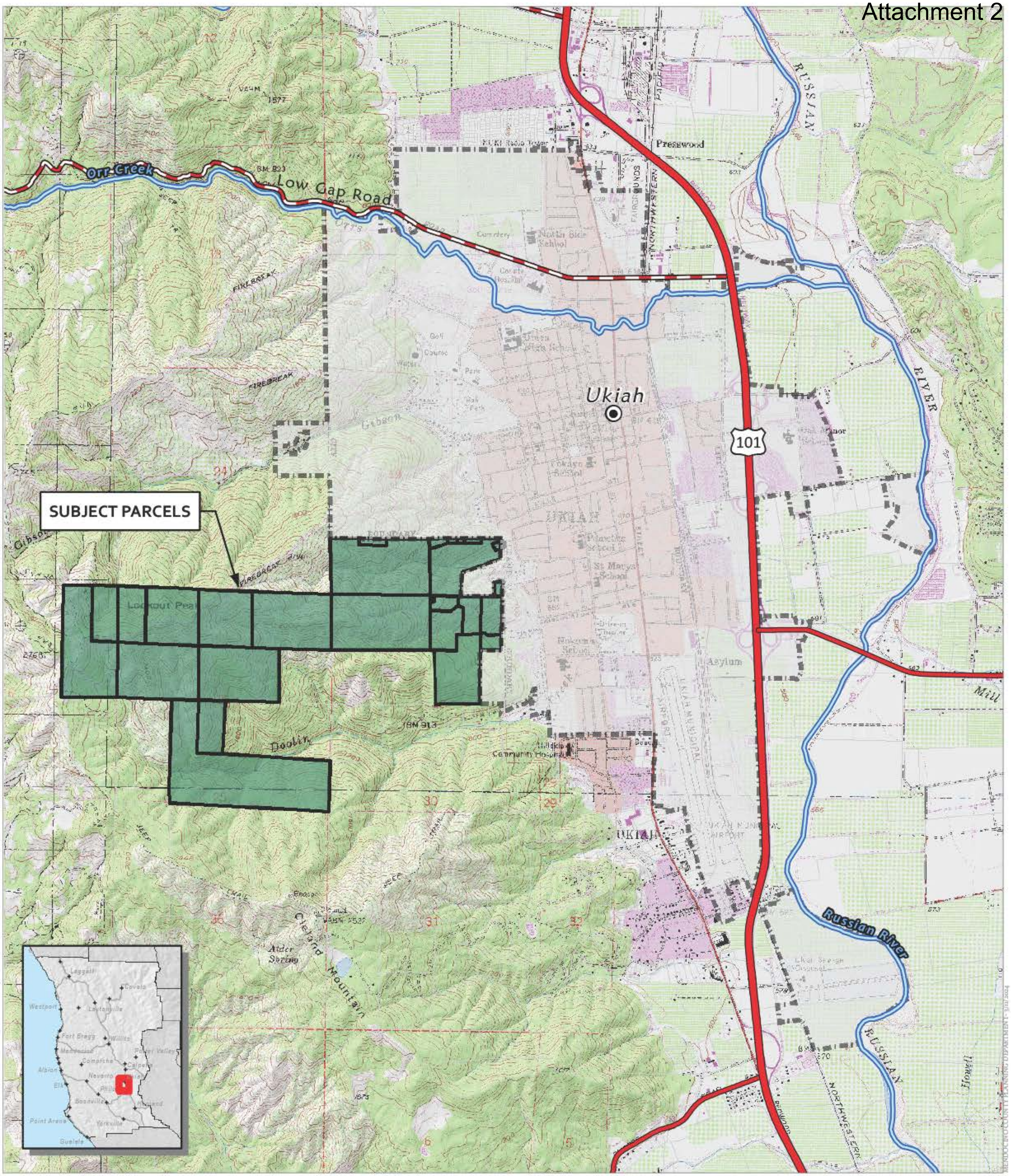
-- Existing Condition --

Tentative Map
for Lot Line Adjustment
Redwood Avenue, Ukiah
** Aug 25, 2023 -- Scale: 1"=700'

0 700 1400 2100

** updated AP numbers
Added Parcel 11
Revised owners


T 15 N
R 13 W
R 12 W
Par 5
5.0 acres
Existing potential house site area (typical)
Cul-de sac
Par 2
5.0 acres
Par 1
10.0 acres
Par 6
9.2 acres
Par 7
5.0 acres
Par 4
9.9 acres
Par 3
9.9 acres
Well
Road
Noguera
Redwood Avenue
Noguera
Existing easement
Existing road
Existing ridge road
Future water tank site
Parcel 8
665.09 acres
9
10
11
Par 9-11
5.00 acres each
23 24
26 25
24 19
25 30
25 30
36 31
No change to Parcels 9 and 10
N
-- Proposed Condition --
Tentative Map
for Lot Line Adjustment
Redwood Avenue, Ukiah
** Aug 25, 2023 -- Scale: 1"=700'
0 700 1400 2100
** updated AP numbers
Added Parcel 11
Proposed Prezoning Upon Successful Annexation
Single-Family Residential-Hillside Overlay (R1-H)
Public Facilities (PF)

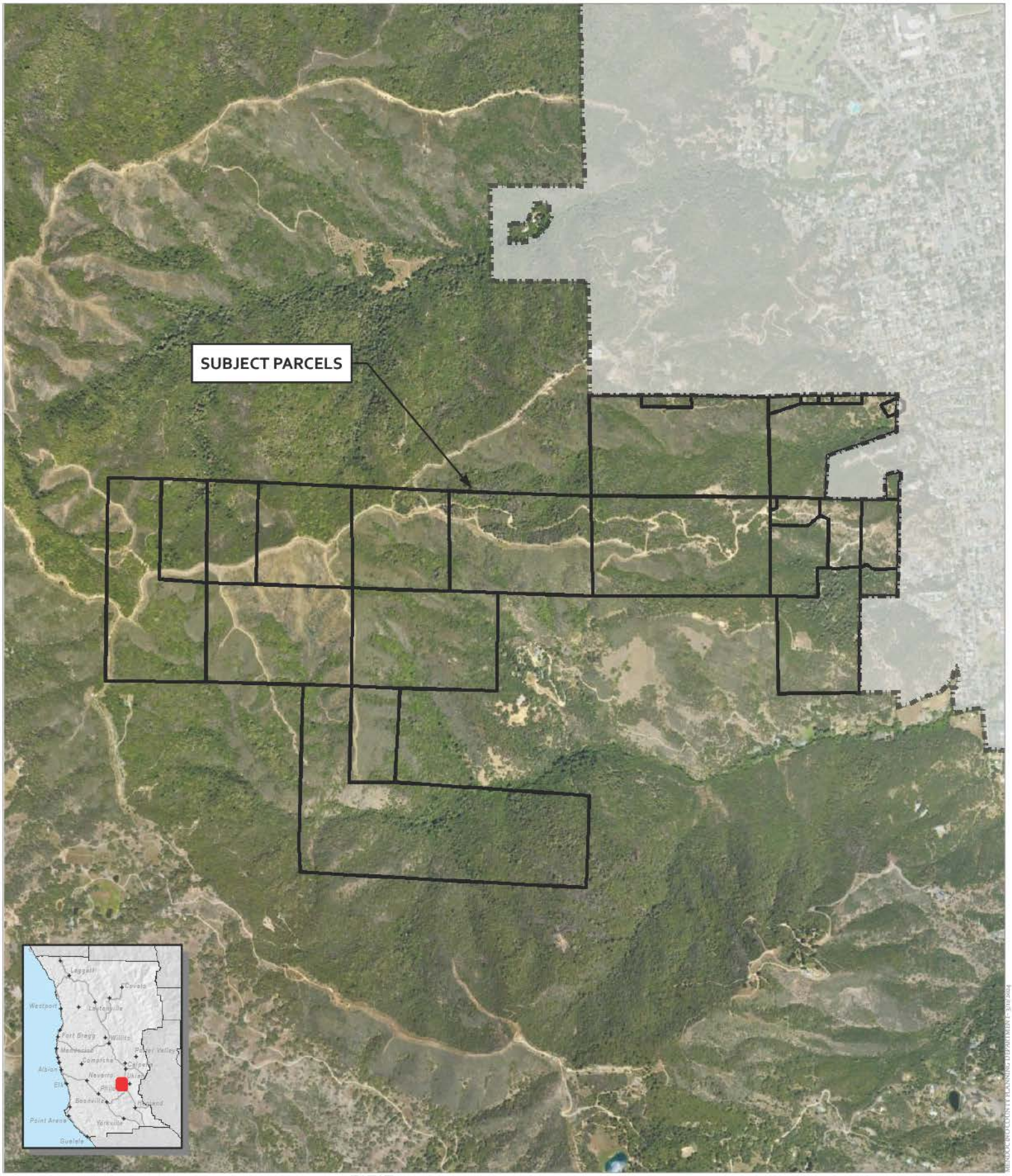


CASE: ANX 2021-0001
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

Highways
Major Roads
City Limits
Western Hills Annexation Area

0 1,450 2,900 Feet
0 0.25 0.5 Miles
1:36,000

LOCATION MAP



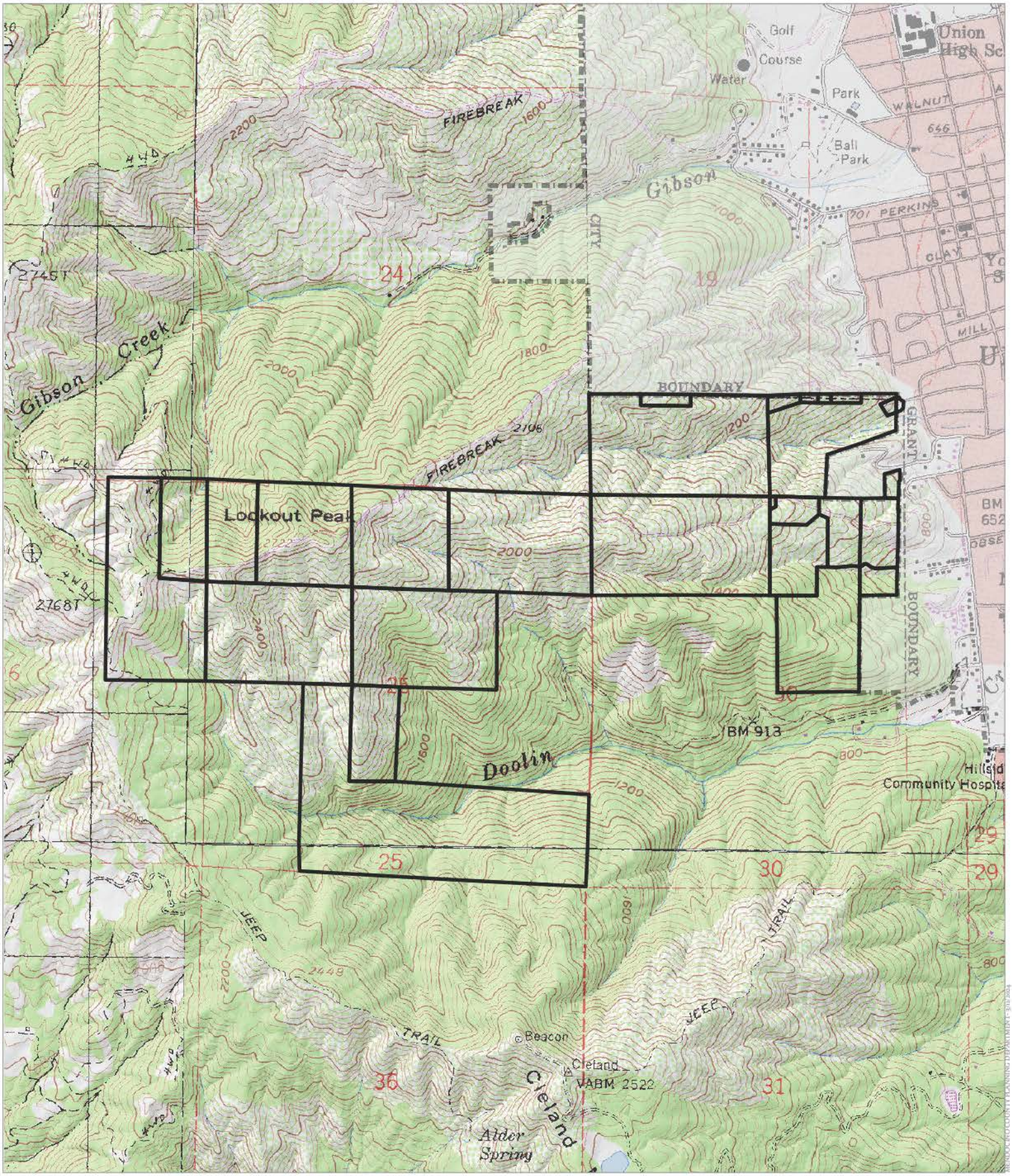
CASE: ANX 2021-0001
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

City Limits

Western Hills Annexation Area

0 800 1,600 Feet
0 0.15 0.3 Miles
1:20,000

AERIAL IMAGERY



CASE: ANX 2021-0001
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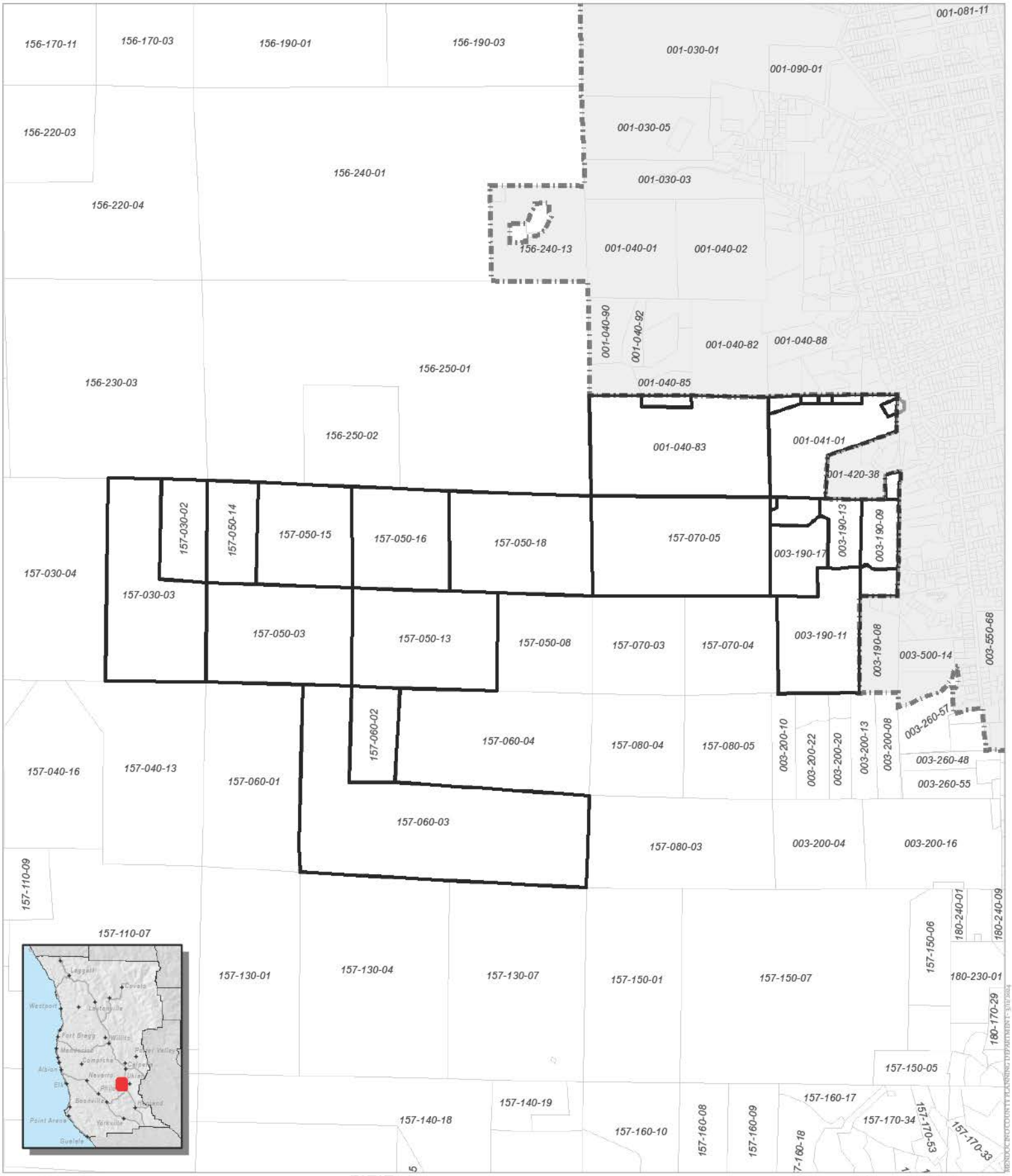
ADDRESS: Western Hills

Western Hills Annexation Area

City Limits

0 800 1,600 Feet
0 0.15 0.3 Miles
1:20,000

USGS TOPOGRAPHIC MAP



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APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

City Limits

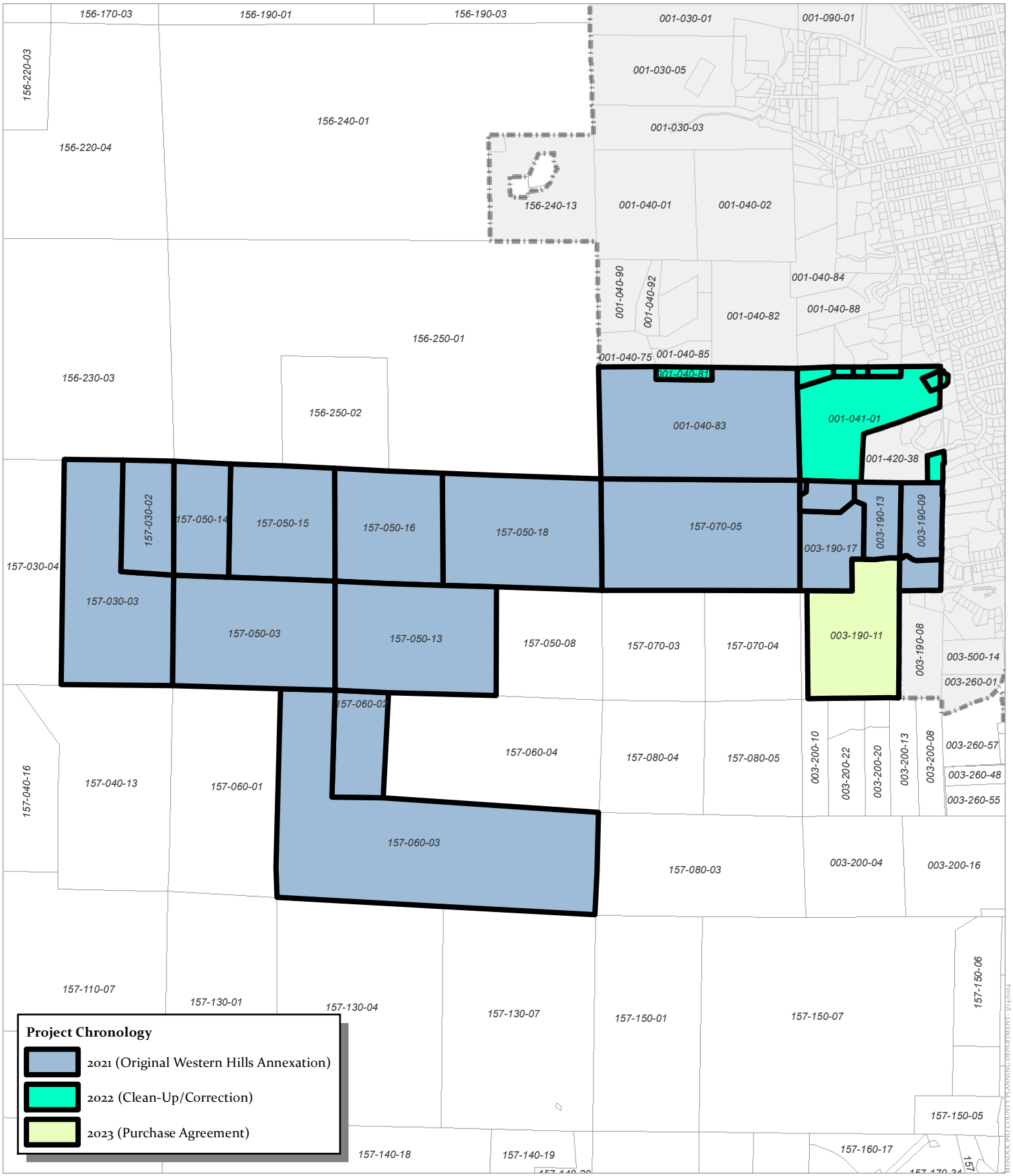
Western Hills Annexation Area

0 800 1,600 Feet

0 0.15 0.3 Miles

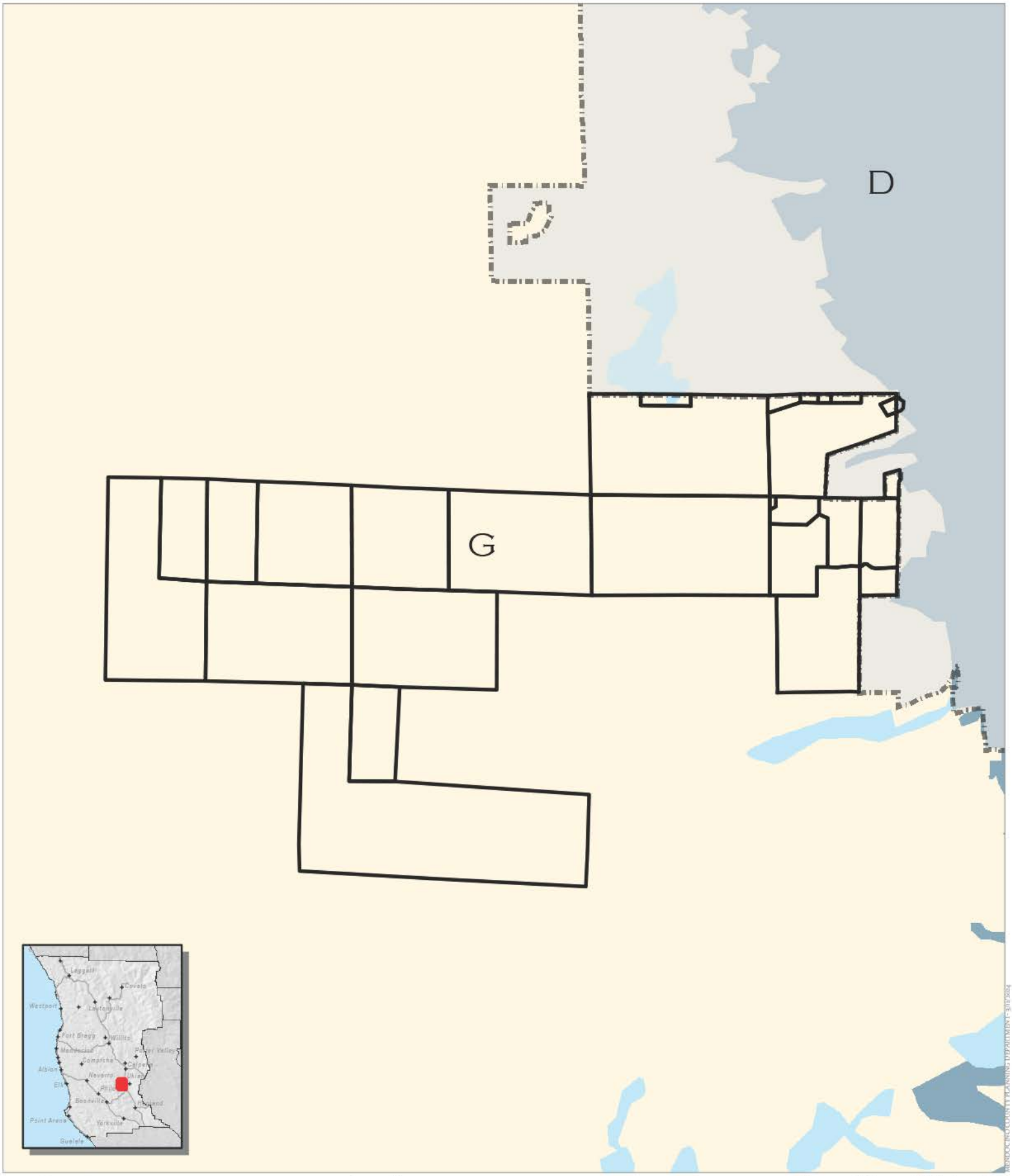
1:20,000

ASSESSOR'S PARCELS



CASE: LAFCo A_2022-0002
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

PARCELS BY CHRONOLOGY



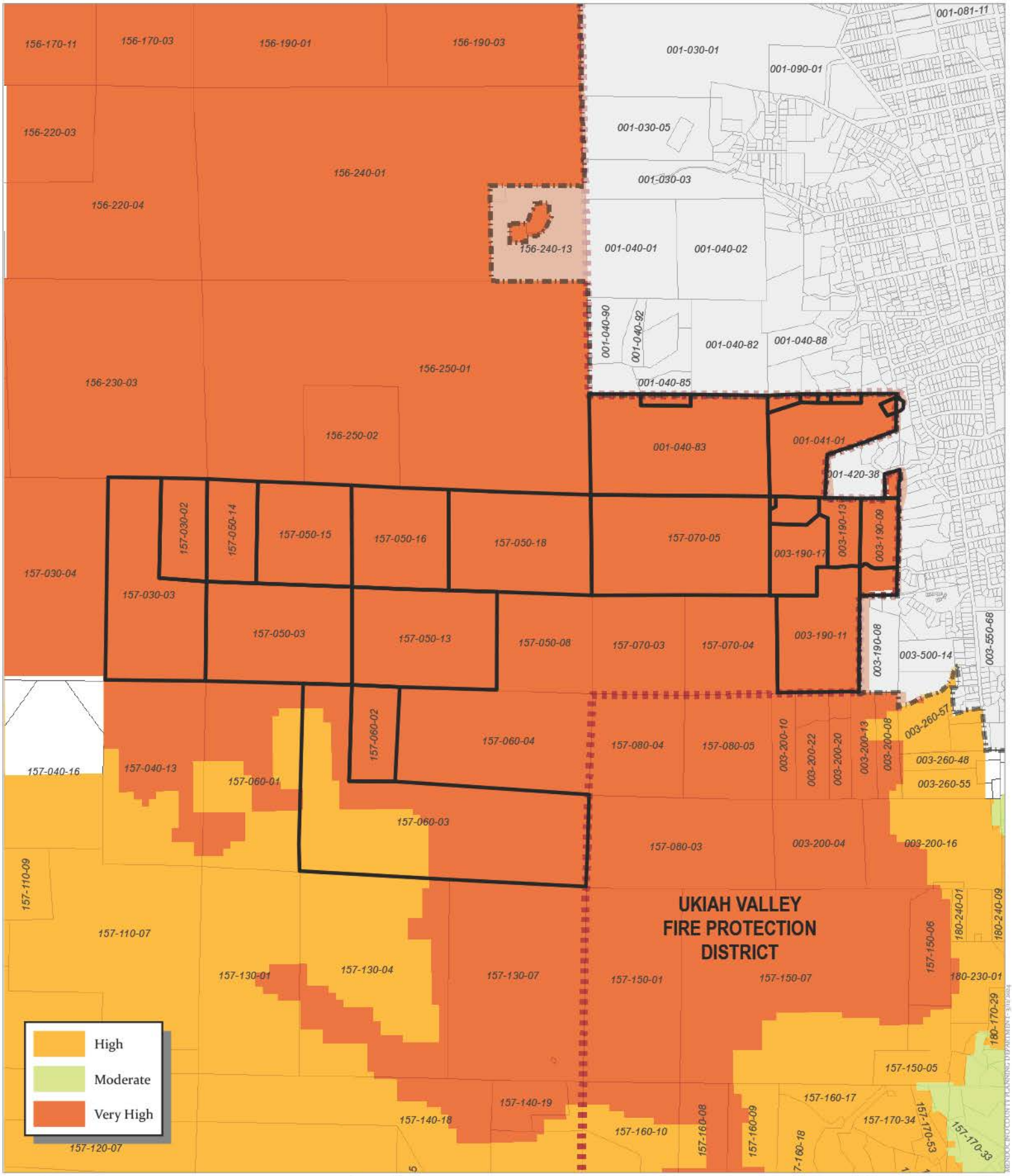
CASE: ANX 2021-0001
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

Western Hills Annexation Area

City Limits

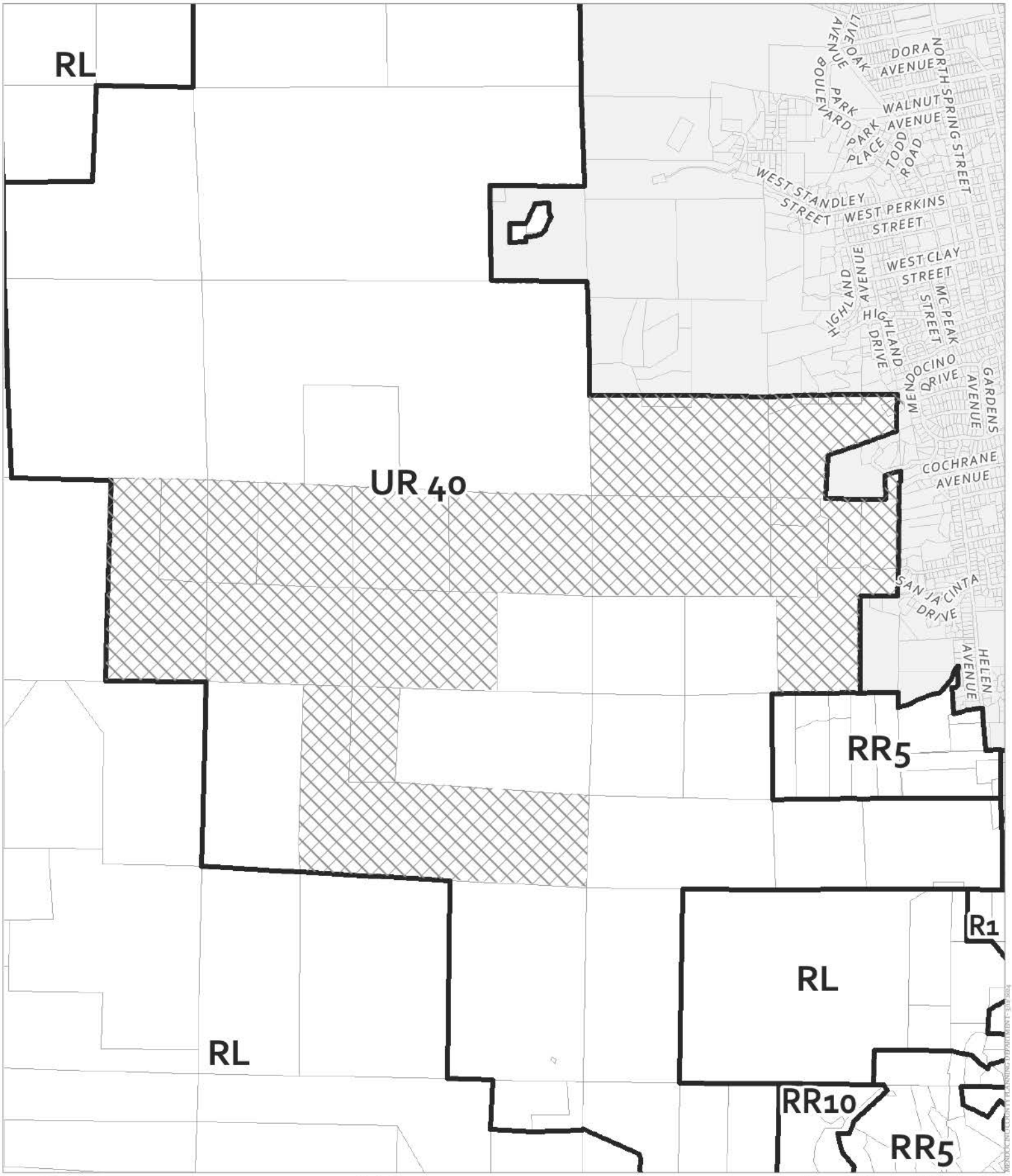
0 800 1,600 Feet
0 0.15 0.3 Miles
N W E S
1:20,000

FARMLAND CLASSIFICATIONS



CASE: ANX 2021-0001
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

FIRE HAZARD ZONES

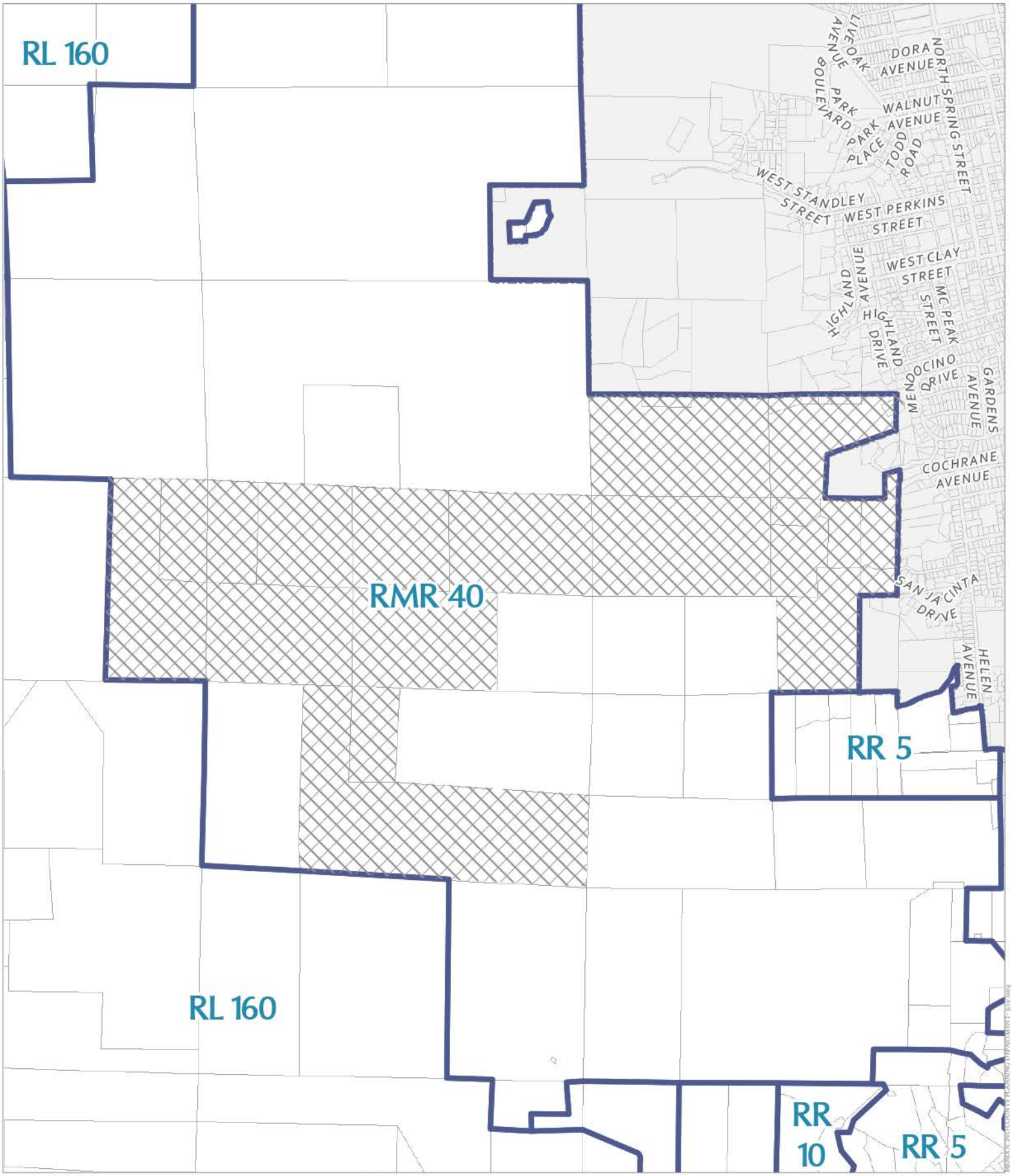


CASE: ANX 2021-0001
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

Western Hills Annexation Area
Zoning Districts
City Limits

0 800 1,600 Feet
0 0.15 0.3 Miles
1:20,000

ZONING DISPLAY MAP



CASE: ANX 2021-0001
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

Western Hills Annexation Area
General Plan Classes
City Limits

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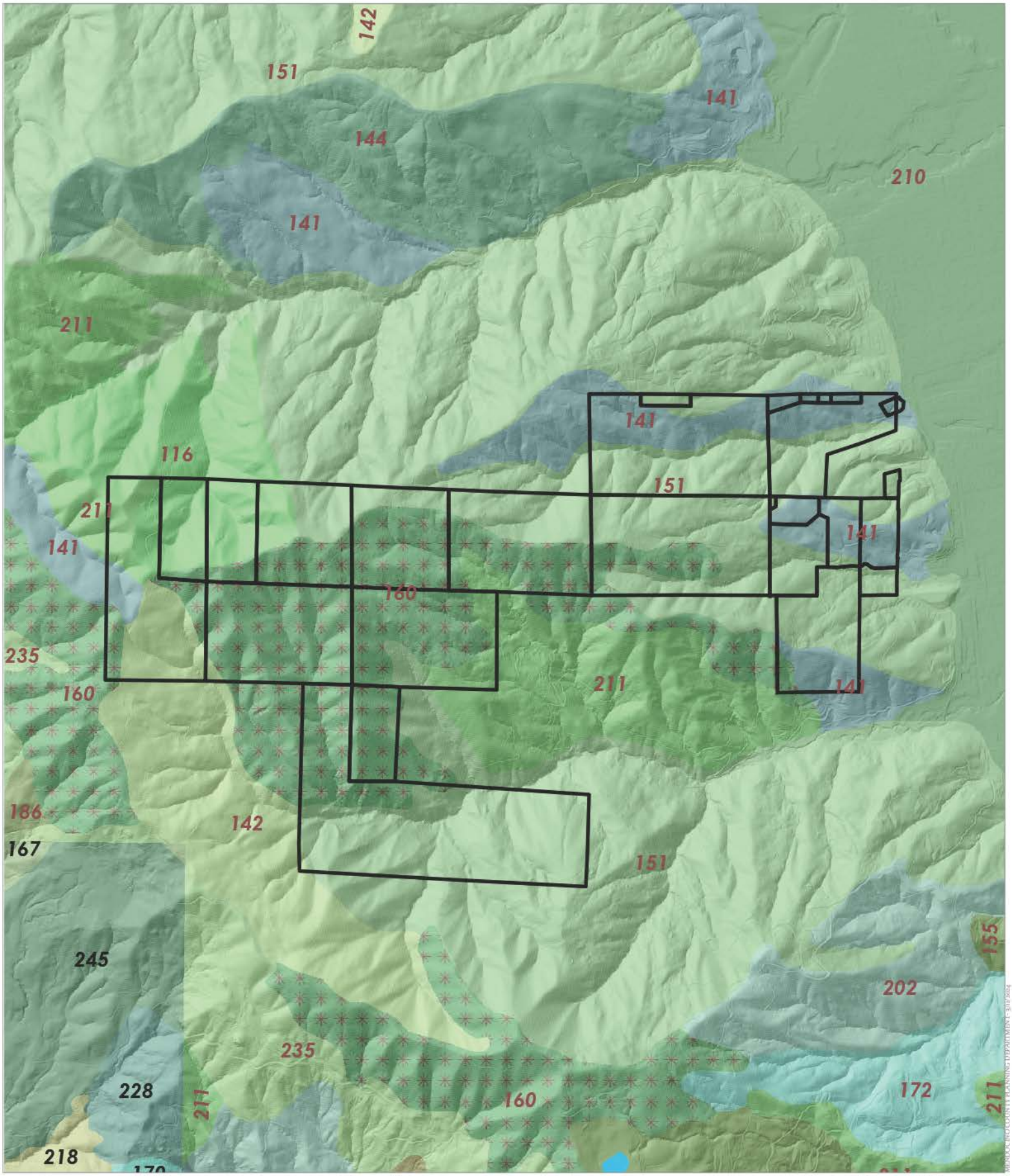
1:20,000

GENERAL PLAN CLASSIFICATIONS



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ADDRESS: Western Hills

Western Hills Annexation Area

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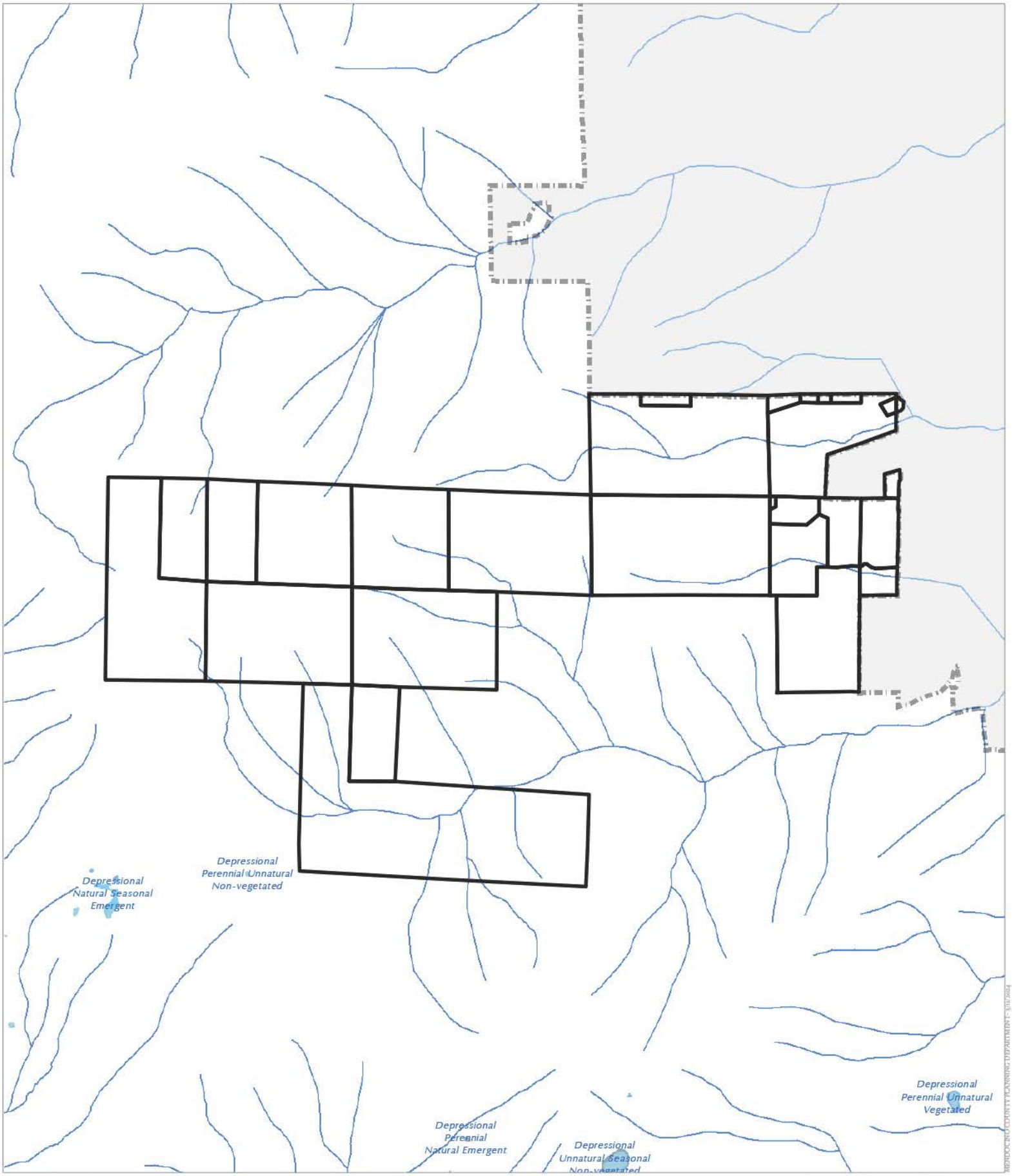
1:20,000

EASTERN SOIL CLASSIFICATIONS



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AGENT: City of Ukiah
ADDRESS: Western Hills

Western Hills Annexation Area

City Limits

0 800 1,600 Feet
0 0.15 0.3 Miles
1:20,000

CARI WETLANDS

Western Hills Watershed Protection Area Management Plan

Western Hills Watershed Protection Area Management

Adopted February 7, 2024

City of Ukiah
300 Seminary Drive
Ukiah, CA 95482
January 2024

Project Location

The Western Hills Watershed Protection Area (WHWPA) is located in eastern Mendocino County in the foothills rising from the Ukiah Valley in the Northern Coast Mountain Range. The WHWPA currently includes 4 non-contiguous areas totaling approximately 750 acres. The largest section is centered on the ridge climbing to the west of Redwood Avenue and ranges between a tenth of a mile to 1.3 miles wide and spans 2.2 miles from east to west for a total of ~ 600 acres. Additional non-contiguous properties include the City owned portion of Low Gap Park (~105 acres), a parcel at the headwaters of Gibson Creek (~35 acres), and an approximate 13-acre parcel near the corner of Helen Avenue and Doolin Creek Road. Public access trail easements connect the Doolin Creek Property to the largest property on the Redwood Ave Ridge.

For the purposes of this plan the "western hills" extends from highway 253 at the south, to Masonite Road on the North, and from the valley floor to the ridge above Robinson Creek on the south and Orr Creek's headwaters to the north (Attachment 1). If and when the City obtains additional properties within the described western hills boundary, they will be added to this plan as an amendment.

The WHWPA extends from the valley floor at 760 feet to its highest point at Lookout Peak at 2,726 feet in elevation. Additional properties may be added as opportunities for acquisition arise. A map of the current protected area is available as Attachment 2.

Overall, the WHWPA is steep with slopes ranging from 30-70 percent. The vegetation is overgrown in some locations and wildfire has been suppressed for decades. Looking to the west from the highest ridge, views of Pine Mountain and the headwaters of Robinson Creek can be seen. Looking to the east provides views of Lake Mendocino, the Ukiah Valley, and the mountain tops of Sanhedrin, Hull, Snow, Red, and Konocti Mountains. Two forks of Doolin Creek flow east out of the central and southern parts of the WHWPA. The headwaters of Gibson Creek lie in the northwesternmost corner of the WHWPA and an unnamed creek in the northeastern parcel of the WHWPA flows east toward Hillcrest Avenue.

WHWPA Management Plan

This Management Plan defines the priorities and goals for the WHWPA to ensure continuity in management decision making. Once approved by the Ukiah City Council, the overarching goals of property ownership should rarely if ever change. This plan is further intended to guide staff in day-to-day activities and to provide criteria for the operations, maintenance, and management of the Preserve. In keeping with the primary goals of protecting the WHWPA's scenic resources and biodiversity, soil and aquatic resources, and ecological functions, most of the management actions should either directly or indirectly implement the natural resources goals.

The Management Plan was designed to protect the conservation values of the WHWPA while providing the opportunity for the future development of recreational, educational, and utility support

opportunities that are compatible with protection of natural resources. This document is intended to provide guidance for balancing multiple goals.

The actions and policies of the Management Plan are organized into three categories with multiple topic areas within each: Resource Preservation, Fire Risk Abatement, and Public Uses and Access.

Purpose and Vision of City of Ukiah Open Space Designated Properties

The City of Ukiah is committed to protecting the purity and integrity of the Ukiah Valley Aquifer that supplies water to residents and the flora and fauna of the Ukiah Valley, as well as to the Russian River. Protecting the watershed created by the western hills from development was a primary purpose for the City's acquisition of the WHWPA. The City will continue to work with land owners and land trusts to expand the footprint of the WHWPA through acquisitions and conservation easements in the Western Hills as roughly identified in Attachment 1. Additional but secondary reasons, or goals for the acquisition included habitat and viewshed protection, utility support, and public access. All plans and activities should balance these secondary goals while assuring the ascendency of watershed protection.

Vision Statement

Creating an Open Space Preserve, Balancing Resource Management, Fire Risk Abatement, and Public Engagement

Our vision for the WHWPA is to establish an Open Space Preserve that harmoniously integrates resource management, fire risk abatement, and public access for healthy outdoor recreation. We aspire to protect native plants and wildlife communities, prevent erosion, and maintain water quality. Simultaneously, we aim to engage the public in citizen science, education, and passive recreation while ensuring the protection of historical resources and providing essential infrastructure for the benefit of our community.

Resource Preservation

Objective 1 ***Establish a Management Culture of Continual Improvement and Increased Resource Knowledge and Understanding.***

Objective 2 ***Locate WHWPA Facilities to Avoid Rare Plants, Sensitive Natural Communities, and Habitat for Wildlife***

Objective 3 ***Control Erosion, Protect Water Quality, and Maintain Facilities***

Objective 4 ***Control Dust during Construction and other Management Activities***

Objective 5 ***Revegetation after Soil Disturbance***

Objective 6 ***Best Management Practices for Hazardous Materials Handling and Pollution***

Objective 7 ***Prevent the Spread of Invasive Species***

Objective 8 ***Prevent Spread of Sudden Oak Death and Other Plant Pathogens***

Objective 9 ***Best Management Practices for Use of Pesticides and Herbicides***

Objective 10 ***Seek Opportunities to Expand the Footprint of Protected Watershed***

Fire Risk Abatement

Objective 11 ***Reduce Fire Risk to the WHWPA through Fire Abatement and Vegetation Management Activities***

Objective 12 ***Protect Habitat during Fire Abatement and Vegetation Management Activities***

Public Uses and Access

Objective 13 ***Provide Safe Public Access for Citizen Science / Education, Volunteer Management, and Recreation***

Objective 14 ***Monitor for, and Protect if Found, Historic or Archeological Resources***

Objective 15 ***Provide Water Storage, Power Generation, and Communication Infrastructure***

Objective 16 ***Provide and Protect Access to Native American Culture Bearers to Nurture Areas for Harvest and Traditional Uses***

General Program Objectives, and Resource Conservation Objectives

The following Project Objectives and Management Tasks are intended to guide the management of the WHWPA and to protect and enhance native habitats and protect sensitive biotic resources (such as riparian zones and creeks, sensitive natural communities[1] and habitat for native wildlife and plan species); protect cultural resources; and potentially expand access to the Protection Area. This plan assures activities on the property will minimize impacts to less than significant levels. A Mitigation Monitoring and Reporting Plan shall be produced and implemented in coordination with facility development.

Project Objectives

Resource Preservation

Objective 1 Establish a Management Culture of Continual Improvement and Increased Resource Knowledge and Understanding.

- Seek opportunities to fund and carry out property surveys to better understand and map the WHWPA.
- To the greatest extent possible begin with high level, broad scale surveys to be used to identify areas of concern, such as areas with rare plants or sensitive natural communities, and then focus subsequent surveys on areas of heightened concern.
- To the greatest extent possible collect and collate studies into a single searchable source.
- Seek opportunities to collaborate with partner agencies to further the knowledge and understanding of the project.
- Seek formal and informal opportunities for staff education.

Objective 2 – Locate WHWPA Facilities to Avoid Rare Plants, Sensitive natural communities and Habitat for Wildlife

The City shall use the following design standards to minimize impacts on native vegetation and wildlife communities:

- To the greatest degree possibly site roads, trails, and other park infrastructure out of sensitive habitat areas.
- Maintain buffers between new trails or park infrastructure and drainages.
- Limit removal of existing native vegetation during site development.
- Design trails to avoid mature trees and plan revegetation as needed to maintain native canopy cover and understory species.
- Limit the use of fences. When fencing is essential, use wildlife-friendly fencing.

Management Task 2A: Avoid Loss of Special-Status species and their Habitats

The City shall ensure that the following protection objectives for special-status plants and species of local concern and their habitat are implemented during management activities in the WHWPA.

- Maintiain a list of special status plants to be updated at least every three years to monitor for newly listed species

- Avoid removal and minimize trimming of Raiche's Manzanita (*Arctostaphylos stanfordiana spp. raichei*) and Redwood Lilly (*Lilium rubescens*) during vegetation management activities. Train crews to recognize this species prior to each vegetation clearing effort, and have a trained supervisor oversee all work in areas where this plant occurs.

- Ensure that Red bellied newts (*Taricha rivularis*) are protected during vegetation management activities. Train crews to recognize this species prior to each vegetation clearing effort, and have a trained supervisor oversee all work in areas where this plant occurs.

- Prior to any park development in areas beyond existing trails and roads, the City shall conduct a botanical survey to document if special-status species are present. Surveys shall be conducted at the appropriate time for plant identification and shall be conducted by a botanist experienced with Mendocino County plant species and natural communities. If special-status plants or their habitat are not identified during initial site surveys, no further mitigation is necessary under this objective.

- If any special-status plant species or sensitive natural communities are found in areas proposed for park development, project plans shall be adjusted to avoid impact to the species. The City shall consult with a qualified botanist to determine appropriate setback distances and protection objectives.

- If special-status plant species or sensitive natural communities cannot be avoided, project-specific protection objectives (e.g., transplant, seed collection, propagation) shall be developed and implemented.

- Any herbicide application to treat non-native plants must ensure that no native plants are affected. A thorough review of invasive plant management best practices should be undertaken and consultation with the California Invasive Plant Council[2] should be considered prior to application.

Management Task 2B: Protect Birds During Construction and Other Management Activities

The City shall ensure that the following protection objectives for birds are implemented for construction, ground disturbing, and/or vegetation management activities:

• Work outside of the critical breeding bird period (February 15 through August 31) including construction projects and during ongoing land management (e.g., vegetation trimming and removal, etc.). If activities must occur during this breeding period, work areas shall be surveyed by a qualified biologist prior to commencing. Surveys shall be required for all human-related ground disturbance activities in natural habitats and for vegetation trimming and removal. The surveys shall be conducted within one week prior to initiation of vegetation clearing, tree removal and trimming, or other construction activities. If the biologist finds no active nesting or breeding activity, work can proceed without restrictions. If active raptor or owl nests are identified within 100 feet of the construction area or active nests of other special-status birds (e.g., passerines, woodpeckers, hummingbirds, etc.) are identified within 50 feet of the construction area, a biologist shall determine whether or not construction activities may impact the active nest or disrupt reproductive behavior. If it is determined that construction would not affect an active nest or disrupt breeding behavior, construction can proceed without restrictions. The determination of disruption shall be based on the species' sensitivity to disturbance, which can vary among species; the level of noise or construction disturbance; and the line of sight between the nest and the disturbance. If the biologist determines activities would be detrimental, the nesting area and 250-foot buffer for larger nesting birds (e.g., owls, raptors, herons, egrets) and 50-foot buffer for small nesting songbirds shall be adhered to until the nest has been vacated.

• If the work area is left unattended for more than one week following the initial surveys, additional surveys shall be completed. Ongoing construction monitoring shall occur to ensure no nesting activity is disturbed. If state and/or federally listed birds are found breeding within the area, activities shall be halted, and consultation with the CDFW and USFWS shall occur to determine if any additional protection objectives are needed.

• For fire risk abatement fuel management, nesting bird surveys shall be required for all fire risk abatement vegetation management in late winter through spring. All burn piles shall be burned outside of the bird nesting season (February 15 through August 31). If activities must occur during this period, burn activities shall be reviewed and approved by a qualified biologist before commencing.

Objective 3 - Control Erosion, Protect Water Quality, and Maintain Facilities

The City shall maintain roads, trails, and any other approved infrastructure to ensure long term viability and utility of the infrastructure while ensuring erosion control, sediment detention. Site maintenance activities shall occur in accordance with the *Handbook for Forest, Ranch, & Rural Roads* (2015) and the following objectives:

• Protect disturbed areas against erosion. When a road project involves grading or work within or adjacent to a stream, a spill prevention and clean-up plan, Stormwater Pollution Prevention Plan (if disturbance is greater than one acre), or similar document (Erosion Control Plan) shall be prepared and implemented during construction activities to protect water quality. The plan would address polluted

runoff and spill prevention policies, BMPs that are required to be available on site in case of rain or a spill (e.g., straw bales, silt fencing, erosion control blankets, spill response kit), clean-up and reporting procedures, and locations of refueling and minor maintenance areas.

• Dispose of all debris, sediment, rubbish, vegetation, or other construction-related materials in a location approved by the City. No materials, including petroleum products, chemicals, silt, fine soils, or substances deleterious to the function of a watercourse, water quality, or biological resources, would be allowed to pass into, or be placed where it can pass into stream channels.

• Cover stockpiled soils when rain is expected while materials are temporarily stockpiled. Cover stockpiles with plastic that is secured in place to ensure the piles are protected from rain and wind. Silt fencing or wattles would be installed on contour around all stockpile locations.

• Follow Ukiah Valley Trail Group's Trail Maintenance and Design Guidelines for all trail construction and maintenance. (Attachment 3)

• Minimize the amount of soil disturbance and avoid trail alignments in seeps or wet areas.

• Install temporary erosion control measures such as wattles before construction begins and remove once the site has been stabilized with native vegetation or other method.

• Maintain vegetated filter strips at the base of slopes and along trails to allow surface water to slow down and for sediment to be retained.

Management Task 3A -Maintain roads and facilities to minimize sedimentation and maintenance costs.

- Perform an annual survey of road conditions after the end of winter rains.
- Note and document maintenance needs that will be required prior to the next rainy season.
- All road work shall be completed in accordance with the Handbook for Forest, Ranch, & Rural Roads (see Reference List).

Project Objective 4 - Control Dust during Construction and other Management Activities

The City shall implement the following dust control objectives in areas where soil or vegetation has been disturbed and during construction activities:

• Cover open-bodied trucks when used for transporting materials likely to give rise to airborne dust.

• Use water or chemicals to control dust during construction operations or clearing of land.

• Apply water or suitable chemicals on materials stockpiles and other surfaces that can give rise to airborne dusts.

• Limit vehicle speeds on dirt roads to not more than 12 miles per hour.

Objective 5 – Revegetation after Soil Disturbance

The City shall implement the following objectives in areas where soil or vegetation has been disturbed by management activities:

• Implement soil protection objectives, including seeding or planting, promptly with appropriate native species and covering with weed-free straw mulch, and/or installing biodegradable erosion control fabric on slopes.

• Use seed or container stock of local origin for plantings. Seed or propagules for revegetation would be collected from the property itself if a viable source is present. Where this is not possible, propagules shall be from within the Russian River watershed with exceptions being made only after review by a qualified staff member or consultant. Within these geographic parameters, collections shall be made with the goal of capturing natural genetic variation (e.g., collect from a range of elevations and from plants exhibiting varied phenology).

• Include native plant species with high value to local wildlife and/or butterflies and other pollinators in planting palettes as appropriate to the site. Ideally, the area should be surveyed in advance to identify and mimic the species naturally occurring on the site.

• For management actions that have removed native vegetation, evaluate post-construction revegetation success on individual site conditions based generally on the following: 1) establishment of native trees and shrubs at a ratio of 2:1 living after five years (or the ratio mandated by regulatory permits), 2) establishment of herbaceous cover equal to that of adjacent undisturbed ground within three years, and 3) no increase in invasive species populations (or no greater cover of invasive species than that of adjacent undisturbed ground).

• Enhance native butterfly habitat by incorporating larval host plants and nectar plants into restoration palettes as appropriate.

• Include a mixture of plant types (i.e., shrubs, vines, perennials, and herbaceous species as well as trees) in planting palettes to maintain or improve the structural diversity of habitats.

• Use limited organic, weed-free amendments if required to help establish restoration vegetation for soils that have been disturbed and require additional organic matter or nutrients to support native

plants. Organic fertilizers shall only be used above the normal high-water mark of any adjacent waterways. No chemical fertilizers shall be used.

Objective 6 - Best Management Practices for Hazardous Materials Handling and Pollution Prevention

The City shall employ Best Management Practices for staging, maintenance, fueling, and spill containment of potentially hazardous materials used on the property. The City shall ensure that all equipment used onsite is inspected for leaks. Vehicles shall be parked and fueled in a designated staging a minimum of 50' away from creeks, drainages, and other water sources including wetlands and seasonal wetlands.

All equipment shall be properly cleaned before entering the Preserve, and spill prevention kits shall be available onsite.

Objective 7- Prevent the Spread of Invasive Species

The City shall prevent the spread of invasive weeds and other species to the extent feasible.

Invasive Plants

Weed control methods shall include, but would not be limited to:

- Clean plant material and soil from the tires and undercarriage of vehicles and equipment (e.g. mowers) that have traveled through weed-infested areas before they leave those areas.
- Cleaning may be done with a hose if water is available and/or with a scrub brush or stiff broom.
- Train staff and WHWPA volunteers to recognize invasive species and report new infestations promptly to Director of Community Services or designee.
- If resources are available, educate residents immediately adjacent to the WHWPA about invasive species and encourage use of locally native plant species in landscaping..

Invasive Animals

- Monitor for the invasion of pigs, feral cats, turkeys and other non-native animals with the assistance of trail cams and quarterly site tours.
- Intervene early and aggressively to exclude invasive animals from the property.
- Develop a plan for trapping and depredation to be available and ready for implementation should invasive animals be discovered.

Objective 8 – Prevent Spread of Sudden Oak Death and Other Plant Pathogens

The City shall be responsible for protecting against the spread of Sudden Oak Death (SOD) and other plant pathogens through implementation of the following requirements:

- Survey the property for, and map locations, where SOD is present.
- Before purchasing any nursery stock for restoration plantings, confirm that the nursery follows current Best Management Practices for preventing the spread of SOD (consult the California Oak Mortality Task Force for current standards).
- Inspect all plant materials for symptoms of SOD before bringing onto the property[x]

- Train management staff on host species, symptoms, and disease transmission pathways for *Phytophthora ramorum* and other *Phytophthora* species, and on Best Management Practices to prevent the spread of SOD, including:
    - Clean equipment after working in forest and woodland habitats, including chainsaws, boots, and truck tires (spray with a 10% bleach solution or other disinfectant, then rinse).
    - Work in forest and woodlands in the dry season instead of the wet season when spores are being produced and infections are starting. Avoid or minimize pruning oak, tanoak, and bays in wet weather.
    - Leave potentially infected downed trees on site instead of transporting the material to an uninfected area. Where infection is already known to be present, leaving *P. ramorum* infected or killed trees on site has not been shown to increase the risk of infection to adjacent trees. Allow removal from the property only if fire risk is high or for aesthetic or safety. If infected material is removed from the site, dispose of at an approved and permitted facility within the quarantine zone encompassing the 14-county infected quarantine zone.

- If necessary to improve safety or reduce fire hazards, infected trees can be cut, branches chipped, and wood split. Do not leave cut wood and chips in an area where they might be transported to an uninfected location.

- Educate WHWPA users about objectives to prevent the spread of SOD. Provide signage at major trailheads explaining that SOD occurs on the property, showing typical symptoms and explaining that it can be spread by WHWPA visitors, especially in wet winters, during rainy and windy weather. This may be based on existing public educational materials such as those developed by the California Oak Mortality Task Force. Request that WHWPA visitors:
    - o Stay on established trails and respect trail closures.
    - o Avoid entering areas that appear to be diseased, especially in wet, muddy conditions. If avoidance is not possible, follow the sanitation practices described below.
    - o Avoid transporting SOD on shoes, vehicles, or other transport. After traveling through an infected area, clean up and disinfect. For instance, hikers should remove mud from shoes

using an old screwdriver, stiff brush, and/or towel. Further disinfect shoes by washing with soap and water or spraying with a 10% bleach solution.

Objective 9 – Best Management Practices for Use of Pesticides and Herbicides

The City shall minimize the use of pesticides and herbicides to the extent feasible as directed by the City of Ukiah's Integrated Pest Management Plan. The City shall ensure that any use of pesticides is done according to manufacturers' recommendations and only as part of the City's Integrated Pest Management Plan to protect natural resources and conservation values.

Use pesticides with caution to prevent contaminated runoff. A surfactant-free formulation shall be used any time pesticides or herbicides are used within a riparian area. Herbicide application shall be done under the guidance of a certified pest control applicator and according to the manufacturer's instructions.

Objective 10 Seek Opportunities to Expand the Footprint of Protected Watershed

The City shall collaborate with private property owners, land trusts, and other interested parties to expand the total acres of protected watershed within the Western Hills.

Fire Risk Abatement

Objective 11 – Reduce Fire Risk to the WHWPA through Fire Abatement and Vegetation Management Activities

The City shall collaborate with the Ukiah Valley Fire Protection District, Mendocino County Fire Safe Council, and CalFire to undertake fire reduction and mitigation programs. The following harm reduction programs and efforts shall be pursued:

- Convene regular meetings to ensure collaboration and communication between the partner agencies.
- Develop a priority list of fire mitigation measures to be implemented as funding is available.
- Maintain a log of fuel load management and fire mitigation project completion.
- To achieve the fire hazard reduction goals, the City shall develop a Fire Risk Abatement Plan. The work plan shall include a description of the current and target conditions of the treatment area, map and photos of the treatment area; identify immediate and long-term goals, timeline for implementation, access points, disposal methods, and target species. Fire Risk Abatement Plans may cover a period of 1 to 5 years. The Fire Risk Abatement Plan shall follow the natural resource and fire management recommendations set forth in the WHWPA Management Plan. Once the plans are developed, implementation will proceed as described in the plan.

Maintenance and Management Task 11A - Reduce Fire Risk on the WHWPA During Maintenance or Patrol Activities

The City shall implement the following measures to reduce fire risk on the WHWPA during maintenance activities:

- Prohibit vegetation management for ongoing WHWPA maintenance or fire risk abatement during red flag days according to the National Weather Service.

- Require all equipment and vehicles used on the WHWPA to be equipped with spark arrestors or other means of controlling backfiring.

- Limit use of power tools for maintenance or other activities during periods of high and very high fire danger.

- Limit driving onto the Preserve during periods of high and very high fire danger.

- Prohibit parking or driving over flammable material such as grasses and dry brush.

- Maintain clear, unobstructed access along the fire and emergency access road by trimming back encroaching vegetation and promptly responding to and removing any trail obstruction

- Ensure that fire department staff or other entities overseeing fuel load management activities participate in the annual staff meeting and communication protocol.

- All vehicles driven onto the WHWPA shall be equipped with a fire extinguisher, chain saw and associated safety equipment, standard fire-fighting equipment (e.g., shovel, McLeod, fire extinguisher), and a first-aid kit.

Objective 12 – Protect Habitat during Fire Abatement and Vegetation Management Activities

The City shall fully maintain habitat quality and complexity during fire abatement and vegetation management activities consistent with protecting public safety. The following habitat protection objectives shall be implemented:

- Develop and maintain a trail and road system to increase emergency access routes and serve as small fire breaks. WHWPA areas along the emergency access routes shall be maintained for emergency vehicle travel while retaining as much vegetation as possible. Established and maintained corridors reduce the chance of emergency road building.

- Roads and trails provide a good access area for shaded fuel breaks and should be considered as priority areas for fuel load management.

- Once established, trails should be evaluated and recommendations for trail clearing widths should be established on a case-by-case basis.

- Prior to vegetation management activities, establish permanent photo points to illustrate before- and after-treatment conditions. Provide typical views of treatment locations for five years after treatment. Use photos to review changes in habitat conditions. Photos shall be taken at the same month each year – for example, in May or June when new leaves are present on plants. If undesirable changes, such as decreased plant density or non-native plant invasion are noted, the City shall review practices and revise as needed to protect natural resources.

- Conduct biological trainings and surveys prior to vegetation management activities.

- Engage personnel familiar with native plant identification and wildlife requirements to guide vegetation management and fuel reduction work on the ground.

- Allow maintenance vehicle access only on the fire and emergency access road and existing trails.

- Maintain habitat complexity, especially along drainages and riparian corridors outside the emergency access corridor. This will require maintaining a balance between providing diverse, multistory forest and woodlands for wildlife utilization and plant community diversity and the need for fire risk abatement and emergency services access.

- If vegetation management is needed along drainages for public safety, ensure that the special ecological values of the habitat are maintained. Work only on sites that are accessible without driving off-road or off-trail, dispose of cut vegetation without blocking drainages, minimize ground disturbance, and maintain duff and native canopy.

- Limit ground disturbance during all vegetation management activities. Where bare ground is exposed as a result of work, promptly treat to prevent erosion, establish native plant species including ground cover, grasses, and shrubs, as appropriate, and limit colonization by invasive plant species; Seeding recommendations should be developed and added to this plan as an Appendix.

- Unless there is a threat to public safety or increased fire risk, retain decaying and dying trees, limbs, snags, and debris piles for wildlife habitat. Snags should be left standing at not less than six per acre. If a downed trees crosses over a trail, cut and move to the side.

- In areas of tree die-off, trees can be felled and limbed. A minimum of six snags per acre should be retained for habitat preservation.

- Engage a professional botanist or vegetation ecologist to review fire hazard reduction practices every five years to ensure that vegetation removal is not negatively affecting native plant community species composition or health, or wildlife communities.

Public Uses and Access

Objective 13 – Provide Safe Public Access for Citizen Science / Education, Volunteer Management Assistance, and Recreation

The City shall develop and implement plans to allow public access to the WHWPA. Public access may be permitted to allow for Citizen Science and Education, Volunteer Activities, and / or Recreation. The following public access objectives shall be implemented:

- Develop and implement policies and procedures for public access to pursue research, citizen science, and / or education to be added as an appendix to this document.

- Develop and implement policies and procedures for volunteer assistance in the management of the WHWPA to be added as an appendix to this document.

- Develop and implement policies and procedures for public recreational access to the WHWPA.

- Coordinate with Human Resources to limit liability.

- The use of motor vehicles by the public will be restricted to the greatest degree possible. Motor vehicle use for the sole purpose of recreation shall be prohibited.

Objective 13A – Provide Safe Public Trails for Passive Recreation

The City of Ukiah shall construct and maintain trails for public access for passive (non-motorized) recreation. The minimal environmental impact of trails is self-mitigated by the trail's environmental education and health benefits. Trails shall not exceed 5 miles per 100 acres to maintain this balance and distribute any impacts of construction and use.

- Trails shall be built to conform with current best practices of sustainable trail design.
- Equal emphasis shall be provided in the development of both mountain biking and hiking trails.
- Hiking only, biking only, and shared use trails should be considered.

- Trails shall not be open to equestrians until adequate parking is secured, and a plan for the additional maintenance necessitated by equestrian use is in place.

Objective 14 – Monitor for, and Protect if Found, Historic or Archeological Resources

The City shall remain vigilant for the discovery of previously unknown Historic or Archeological Resources. In pursuit of this objective the City shall;

- Seek funding for and obtain an Archaeological survey of the WHWPA.

Management Task 14A; Identify and Avoid or Minimize Impacts on Historic Resources

Should subsurface historic materials be encountered during construction, the City shall ensure that trail maintenance, or resource management activities, the piece of equipment or crew member that encountered the materials shall stop and the find shall be inspected by a qualified historian/archaeologist. Project personnel shall not collect historic materials. If the historian/archaeologist determines that the find qualifies as a unique historic resource for the purposes of CEQA (Guidelines Section 15064.5(c)), all work shall be stopped in the immediate vicinity to allow the archaeologist to evaluate the find and recommend appropriate treatment. Such treatment and resolution shall include either modifying the project to allow the materials to be left in place or undertaking data recovery of the materials in accordance with standard archaeological methods. The preferred treatment shall be protection and preservation. If the resource is determined to qualify as historic under CEQA Guidelines Section 15064.5(a), and the management action would impair the resource, such impacts on the resource shall be avoided. Management activities shall be implemented to avoid impairment of the historic resources. Objectives to protect historic resources may include, for example, temporary protective barriers or construction worker training.

Management Task 14B: Identify and Avoid or Minimize Impacts on Archaeological Resources

The City of Ukiah shall ensure that if previously unknown archaeological materials are encountered during construction, trail maintenance, or resource management activities, the piece of equipment or crew member that encountered the materials shall stop, and the find shall be inspected by a qualified archaeologist. Project personnel shall not collect archaeological materials. If the archaeologist determines that the find potentially qualifies as a unique archaeological resource for the purposes of CEQA (Guidelines Section 15064.5(c)), all work shall be stopped in the immediate vicinity to allow the archaeologist to evaluate the find and recommend appropriate treatment. Such treatment and resolution shall include either project modification to allow the materials to be left in place or undertaking data recovery of the materials in accordance with standard archaeological methods. The preferred treatment shall be protection and preservation.

Management Task 14C: Procedures for Encountering Human Remains

If human remains are encountered, project personnel shall stop all work in the immediate vicinity. The Mendocino County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the coroner determines the remains are Native American and prehistoric, Native American Heritage Commission (NAHC) shall be contacted so that a "Most Likely Descendant" can be designated, the appropriate Tribal representative can be contacted, and further recommendations regarding treatment of the remains can be provided. The City of Ukiah shall ensure that if human remains or funerary objects are discovered during soil-disturbing activities, the City shall ensure that all work stops in the vicinity and that the Mendocino County Coroner is notified. A qualified archaeologist shall evaluate the remains. If human remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of identification, pursuant to California Public Resources Code Section 5097.98. NAHC would appoint a Most Likely Descendant (MLD). A qualified archaeologist, the City of Ukiah, and the MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of any human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5[d]). The agreement shall take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties cannot not agree on the reburial method, the City shall follow California Public Resources Code Section 5097.98(b), which states that "the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

Management Task 14D: Avoid or Document Paleontological Resources

The City of Ukiah shall ensure that if a paleontological resource is discovered during construction, trail maintenance, or resource management activities, all ground-disturbing activities within 50 feet of the find shall be temporarily halted. Activities may be diverted to areas beyond 50 feet from the discovery. The City shall notify a qualified paleontologist who will document the discovery, evaluate the potential resource and assess the nature and significance of the find. Based on scientific value or uniqueness, the paleontologist may record the find and allow work to continue or recommend salvage and recovery of the material. The paleontologist shall make recommendations for any necessary treatment that is consistent with currently accepted scientific practices.

Management Task 14E; Consult with Native American Tribes if Previously Undiscovered Artifacts are Discovered

In the event any Native American archaeological artifacts are discovered during implementation of management activities, the City shall contact and consult with local tribes who have a traditional and cultural affiliation with the Project area. If the tribe(s) considers the resource to be a tribal resource, the City shall consult with the tribe to develop appropriate mitigation objectives in accordance with Public Resources Code 21080.3.2.

Objective 15 Provide Water Storage, Power Generation, and Communication Infrastructure

The City of Ukiah's Water and Utilities Departments contributed to funding for the WHWPA acquisition with the understanding that water storage and power generation were potential uses of the property. While watershed protection is the primary goal of the property, the placement of water tanks and limited power generation infrastructure should be considered when feasible with mitigations for the use as determined by CEQA reviews such as Mitigated Negative Declaration or Environmental Impact Report.

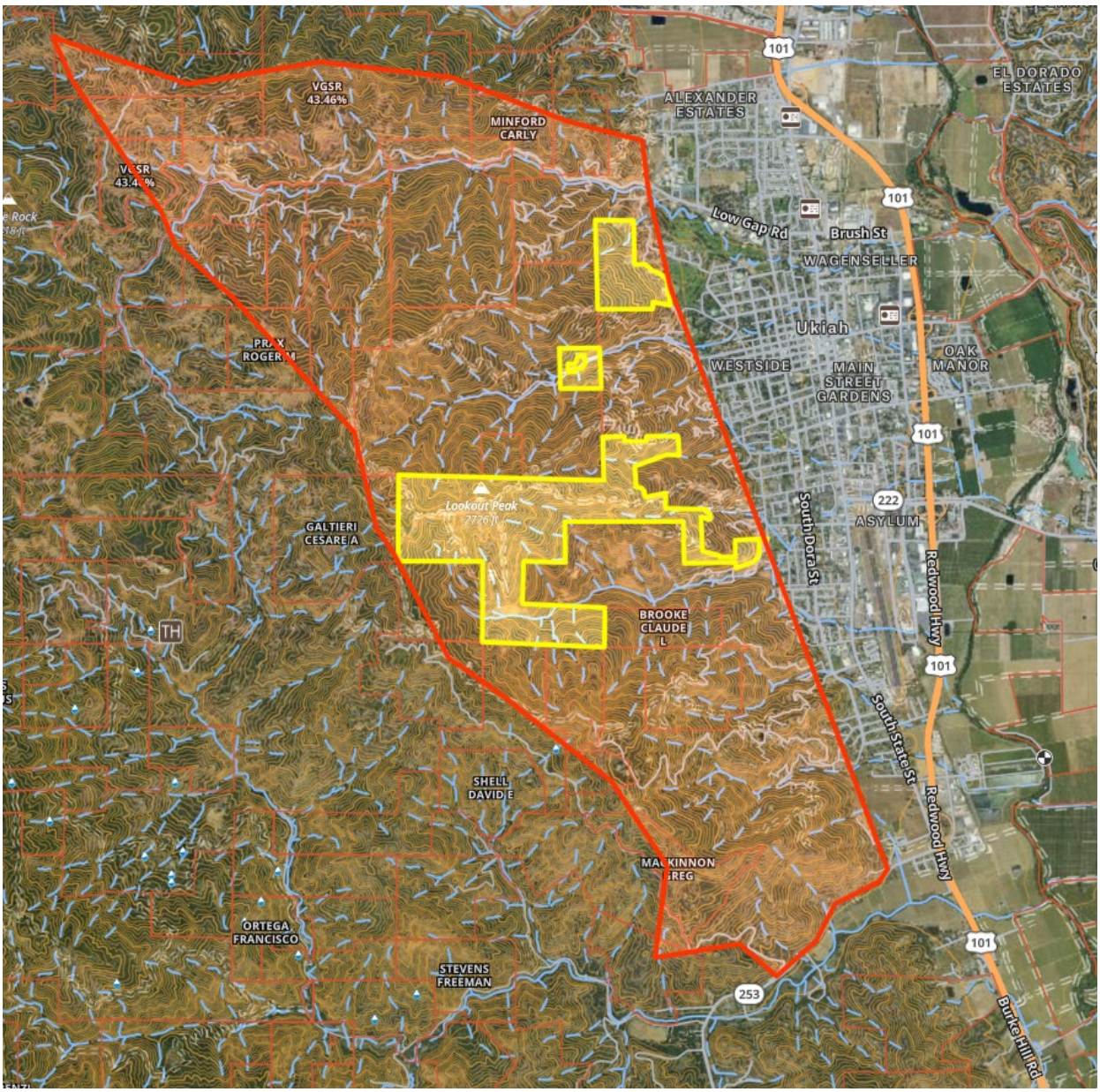
Objective 16 Provide and Protect Access to Native American Culture Bearers to Nurture Areas for Harvest and Traditional Uses

The City shall develop and implement plans and policies to allow safe and secure access to Native American culture bearers who wish to nurture areas for harvest, harvest for personal and family use, and for the pursuit of other traditional uses.

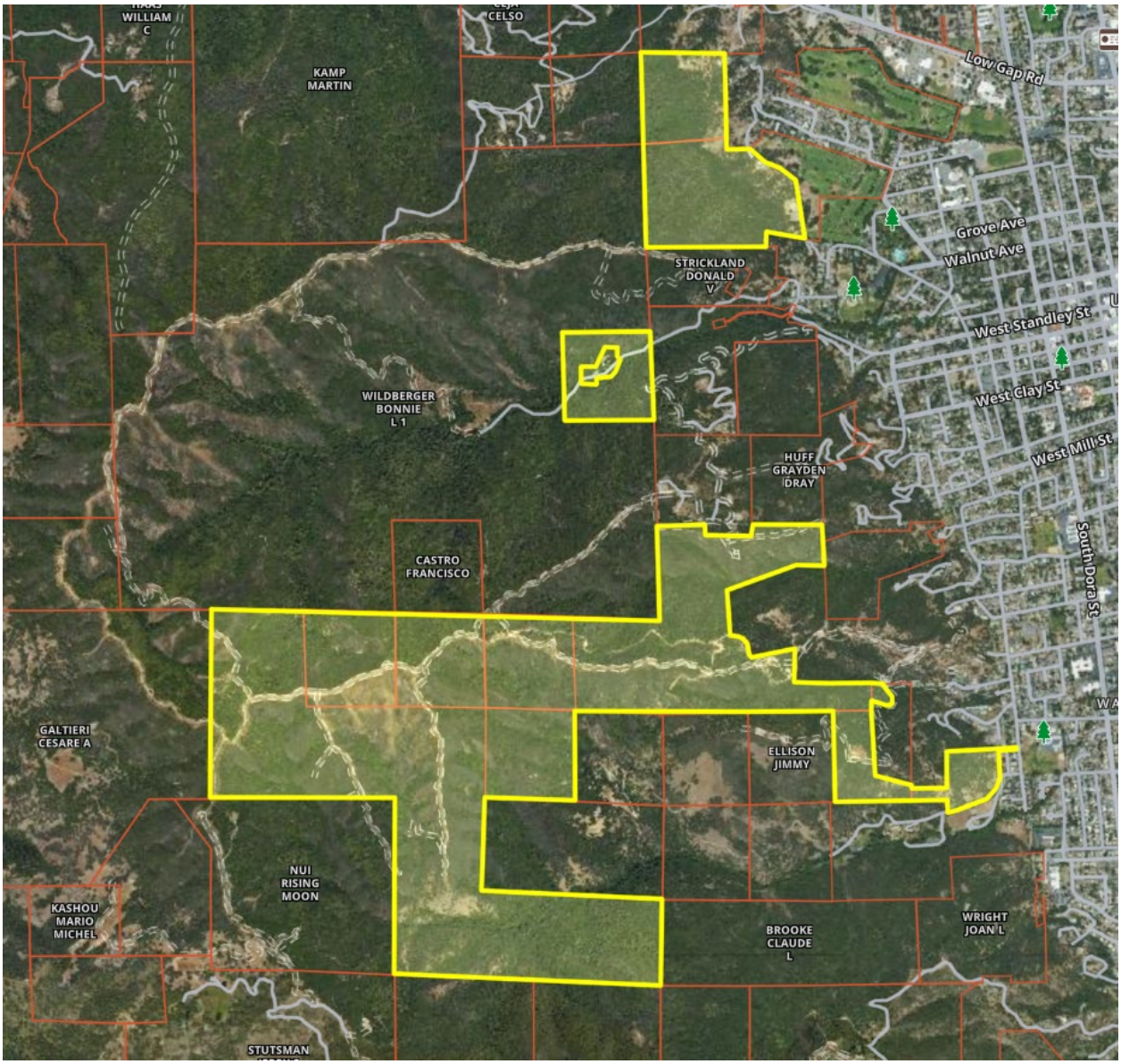
References

1. https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities
2. https://www.cal-ipc.org/resources/library/publications/
3. Weaver W., Weppner E., Hagans, D; *Handbook for Forest, Ranch, & Rural Roads* (2015). Mendocino County Resource Conservation District
4. Ukiah Valley Trail Group's Trail Maintenance and Design Guidelines (2015).
5. Bride, Anna; Davis, Neil *Western Hills Watershed Protection Area Baseline Documentation Report* (2023). City of Ukiah
6. Storer, A., et.al., *Diagnosis and Monitoring of Sudden Oak Death*. (2002) University of CA Pest Alert #6
7. Sawyer, J. et. al., *A Manual of California Vegetation*, 2nd Ed. (2009)

Attachment 1 – Western Hills of Ukiah



Attachment 2 – Western Hills Watershed Protection Area Map (1/9/2024)



Attachment 3

Ukiah Valley Trail Group
Philosophy and Design and Maintenance Standards

Trail Philosophy: Central to the Ukiah Valley Trail Group's approach to trails is the recognition that our world is one of finite resources and, since demand for these resources is increasing steadily; insightful management is of utmost concern. The Inland Mendocino County Trail system must be designed to utilize resources in ways that benefit all non-motorized users. This entails providing adequate accommodation and accessibility, rather than focusing on individual user groups. The increased sharing of resources sometimes creates friction between the diverse user groups vying for more trail space. This Trail Plan acknowledges that a certain amount of friction is inevitable and therefore focuses on planned communication to minimize the differences and optimize the benefits derived from these precious resources.

Plans for optimal use of trail resources must be in concert with the objective of natural and cultural resource protection. Any decisions on resource use affect not only local residents and visitors, but our natural and cultural habitat as well. If we make responsible decisions concerning preservation of our resources, we will succeed in our custodial duties to the environment while at the same time providing enjoyment for current and future generations. Through well designed, constructed and maintained trails we will accomplish optimal public access while accommodating resource conservation.

Providing the public with increased access to trail and greenways is not enough; we must also strive to promote the abundant benefits that derive from them. Trail benefits include recreation, transportation, energy conservation, environment and habitat protection, fire suppression, improved physical and mental health, and local economic benefits. Informing the public of the significant benefits expands public awareness of the advantages that trails and greenways offer to the individual and the community. Gaining public support thereby encourages policy makers to support trails and greenways and to increase funding to better manage the trail system.

Improving relationships and interaction between government entities and the private sector will be necessary for the effective development of a well planned and managed trail and green-way system. Open communication between all levels of government and interested parties enhances the finding of common objectives by making individuals and groups part of the solution. Linking communities and trail advocates in trail planning minimizes land use conflicts and allows for optimal resource use. Joint planning emphasizes the development of interconnected trails in natural settings and a united effort creates a stronger voice for advancing trail proposals.

Goals: The goals for the Lake Mendocino Trail Plan should include 1) generalized goals for the development of a quality local trail system, 2) specific goals for the Lake Mendocino trail system, 3) goals for how the Lake Mendocino trail system will link, and be a part of, the greater Ukiah Valley Trail System and 4) goals for using trail improvements and quiet-use recreation ethics as a tool for ecosystem

restoration and preservation.

The general goals that define a quality trail system include:

1-Adequate mileage

- Moderate strong bike or horse riders ride 15-20 miles in a day

- Endurance riders will ride 100 miles in a day

- There are approximately 24 miles of trail in the Ukiah Valley

Lake Mendocino currently has approximately 16 miles of trail and is near to maximum capacity. Small increases are necessary but can be mitigated with road closures and road to trail conversions. Employing a “stacked loop” design can maximize the trail experience within the capacity.

2- Connectivity

- A single recreation area is unlikely to meet all the community’s needs.

- Trails that connect the various areas are therefore necessary.

- Connectivity allows trails to fulfill a transportation role.

- Lake Mendocino Trails do not currently connect with any other trail systems.

- Priority should be given to approving trails that link Lake Mendocino to outlying areas.

3- Variety of environments

- An example of each of the area's micro-ecosystems should be included, such as

Riparian, oak woodland, mixed hardwoods etc.

- Trails should include sunny areas, which will be more desirable in the winter, and shady areas for summer use.

4- **Variety of trail experiences**

- Different trail users appreciate different trail characteristics.

- Equestrians generally prefer wider trails.

- Mountain bikers generally prefer lots of rolling ups and downs with lots of turns.

- Runners tend to prefer gentle grades.

- Advanced users desire more “technical” or challenging trail - narrower with a rougher, more uneven tread.

A quality trail system will provide a variety of trail experiences. A small trail system should focus

first on trails that meet the needs of the majority of users.

5- **Easy Access/Options**

- Users need to be able to get from home to trail quickly and start their experience.

- The first trail from the trailhead should be an easy trail, wide and smooth - suitable for all users.

- As users delve further into the system, the trails should increase in difficulty.

- "Stacked loops" of trails allow users to return by a different route while providing a variety of options.

6- **Signage / Mapping**

- All trails should be named and signed.

- All trailheads should have an information kiosk.

- Maps should be readily available for all trails.

7- **Sustainability & Maintenance**

- Trails need to be well maintained.

- Trails designed to sustainable standards require much less maintenance.

UVTG Design and Maintenance Standards

Definitions

Reroute – a trail maintenance project that starts and ends on a single existing trail and abandons the trail between those points will be termed a reroute.

Trail - A trail is specifically designed, designated, developed, and maintained as a recreational corridor for the exclusive use of non-motorized vehicles. It is typically not more than 4 feet wide, unpaved and generally requires users to travel single file.

Use Trail - A Use Trail is a trail that has been created without a planning process and or approval by the

repeated historic exploration of users.

Multi-Use Trail - A multi use trail is a trail that is open to non-motorized users including hikers, runners, equestrians, and bicyclists. All trails in the Lake Mendocino property will be multi use unless compelling reasons are presented to necessitate partial closure. (Such as the Shakota trail which is currently closed to equestrians.)

Road - Any transportation corridor designed for motor vehicle use and open to motor vehicle use. Although roads may be necessary for maintenance, further road building should be avoided and road closures should be pursued where possible. A road may be used for recreation but is not a trail.

Fire Break -Although trails act as small firebreaks and have been known to stop fires and can be used as locations to start backfires, a firebreak is not a trail.

Trail Maintenance and Repair [2] - Maintenance and repair of existing trail is performed to return the trail or trail segment to the standards or conditions to which it was originally designed and built, or to improve it to comply with more current design standards to achieve sustainability. The act of maintenance and repair includes but is not limited to:

- Removal of debris and vegetation from the trail corridor, clearing encroaching brush and grasses, removing rock slides, etc.- Maintenance of trail tread such as filling ruts and entrenchments; reshaping trail bed, repairing trail surface and washouts; installing rip rap; constructing retaining wall or cribbing
- Erosion control and drainage, replacing or installing necessary drainage structures, water bars, culverts; realigning sections of trail to deter erosion or avoid boggy/marshy areas.
- Repair or replacement of existing trail structures.
- Upgrades and short reroutes to improve sustainability and decrease maintenance needs.

Trail tread and slope characteristics

1. Trail Width:

Trail beds shall be built and maintained with a goal of being three feet wide. Topographical, vegetation, or resource constraints may require sections that are less than three feet.

Rationale: Allows users to pass by each other safely.

2. Rolling “Contour” Trails:

Trails shall be built with the contour of the topography (plus or minus 10%) utilizing side-slopes and avoiding flat areas as much as feasible.

Rationale: Building trail along fall lines or in flat areas creates erosion. “Contour” trails allow water to sheet off the trail and flow downhill.

Keeping trails on hillsides keeps them out of flatter, wetter areas. Trails built in wet areas are not sustainable. Users tend to walk along edge of trails, creating trail widening. Wet areas are more prone to soil compaction and displacement.

"Contour trails create changing view sheds that add to the enjoyment of the trail.

3. Average trail grade less than or equal to 10%:

The average slope of the trail will be less than or equal to 10%, some slopes will be greater and some less. Side slope, soil type and natural obstacles will determine the grades for each individual section of trail. Sections that are over 10% should be short and followed by a relatively flat section or grade reversal.

Rationale: Most soil types can withstand up to 10% grades.

Minimizes user-caused erosion.

Allows for possible reroutes at a steeper grade if there is a future problem such as a slide.

Accommodates undulations/grade reversals.

Feels comfortable to most trail users.

Grade reversals after steep sections allow the user t recover from the increased effort.

4. Sustainable trail alignment - Trail grade does not exceed "half-rule":

The grade of the trail should not be greater than half the grade of the sideslope that the trail traverses.

Rationale: Prevents erosion caused by water flowing down the trail rather than flowing down the hillside.

Guides individual trail planning segments to fit the topography.

5. Maximum trail grades should be less than 15%:

Rationale: Although this rule might occasionally need to be broken, at least for short segments of trail, our observation is that most of the existing trails at Lake Mendocino are sustainable up to a grade of 15%. Higher grades, especially in areas exposed to weather, have suffered more erosion and damage from users.

6. Incorporation of grade reversals:

Trails should incorporate frequent grade reversals every 10 to 50 feet, depending on soil type and topography.

Rationale: Grade reversals provide areas for water to drain off of trails. As trails age, the shape of the trail bed tends to become concave, leading to the trapping of water. Grade reversals divide the trail into short, individual watersheds.

7. Build in outslope:

Outer edges of trails shall be built and maintained so that they create an approximate 3-5% slope from the inner edge of the trail.

Rationale: Allows water to sheet off of trail, decreasing erosion.

8. Build in backslope:

Depending on soil stability and composition, the area uphill of the trail shall be sloped extending upward from the trail.

Rationale: Prevents a waterfall effect from water coming down the hill and dropping onto the trail tread.

9. Water Crossings:

Water crossings should be avoided when possible. Trails shall be designed, built, and maintained to minimize sedimentation in streams. Bridges shall be the ideal with puncheons, culverts or "hardening" being considered should resource limitations, infrequent water flow, or low use combine to make a bridge impractical. Prioritization of water crossings should be considered with high use crossings receiving first resources.

Rationale: Minimize impacts to the stream channel and environment.

Create a safe and sustainable passages for trail users.

Work within limits of resource availability and predicted impacts.

Pruning

Pruning vegetation is an essential and regular part of trail maintenance, especially in brushy chaparral areas. Multi-use trails should have 10' vertical and 8' horizontal clearance (though there will be exceptions for the sake of protecting a tree or skirting around a large boulder).

Too often, trail pruning is accomplished in the most expeditious manner possible -- a branch intrudes within the walking/riding space of the trail and is quickly lopped-off so that it doesn't intrude and the debris is indescriminantly tossed aside. However, our goal in trail maintenance is to **maintain a trail in as natural appearance as possible**. A quick pruning job deals only with

the function of trail maintenance, not the aesthetics.

There are 6 elements of acceptable pruning in the State Park System. Each of these elements makes pruning a more tedious maintenance task, but results with a trail that is compatible with the natural environment.

Do not toss debris! Branches that are randomly discarded usually end up hanging in adjacent shrubs or trees. These dead branches are both unsightly and create a fire hazard.

Place debris out of view. This element requires the extra effort of dragging branches under and around shrubs.

Place the butt (cut) end away from the trail. This will help disguise the debris.

Each cut branch should be touching the ground to promote decomposition. This means that brush piles are not appropriate.

Pruning should be done sensitively so that the trail appears natural and not as if a chain saw just blasted through. Trail users should not be aware that **any** maintenance work has recently been done.

Prune to the collar of any branch stem for the health of the shrub and a more natural looking result. At the base of any branch there is a wide section that contains a plant's natural healing agents. Any pruning performed away from this collar will expose the plant to a greater risk of infection. A cut at the collar will naturally heal. For large branches over 2" in diameter, cut from the bottom, then cut down from the top. This prevents tearing of the bark, reducing infection.

10. References:

The following references will be used as resources to establish best practices and resolve questions not covered in the above. Additional references will be added upon availability.

Weber, Peter(Ed). 2007 *Managing Mountain Biking: IMBA's Guide to Providing Great Riding* International Mountain Biking Association. Boulder CO ISBN978-9755023-1-X

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