



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 or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/83128884939>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 831 2888 4939
- To Raise Hand enter *9
- To Speak after being recognized: enter *6 to unmute yourself

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

October 22, 2025 - 5:15 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 October 8, 2025, a Regular Meeting.

Recommended Action: Approve the Minutes of October 8, 2025, a Regular Meeting.

Attachments:

1. 2025-10-08 PC 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 November 3, 2025, before 5:00 p.m.

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

The Planning Commission welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the Planning Commission when this matter is considered. If you wish to speak on a matter that is not on this agenda that is within the subject matter jurisdiction of the Planning Commission, you may do so at this time. 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 in which the subject is not listed on the agenda.

8. **SITE VISIT VERIFICATION**

9. **VERIFICATION OF NOTICE**

10. **PLANNING COMMISSIONERS REPORT**

11. **DIRECTOR'S REPORT**

11.a. Receive Community Development Director's Report (October 2025).

Recommended Action: Receive Community Development Director's October 2025 Report and discuss questions with Staff.

Attachments:

1. Planning Division Projects Report (October, 2025)

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. Consideration of Adoption of Resolution Providing the Planning Commission's Recommendation on a Proposed Ukiah City Code Ordinance to Establish the Open Space (O-S) Zoning District.

Recommended Action: Adopt a resolution making the Planning Commission's report and recommendation to the City Council on a proposed amendment to the Ukiah City Code by adding Article 11.5 to Division 9, Chapter 2, to establish and regulate the Open Space (O-S) Zoning District.

Attachments:

1. Draft Ordinance - Open Space Zoning District
2. Draft Resolution - Open Space Zoning District
3. Draft Findings of Consistency - Open Space Zoning District
4. 14a PC Correspondence Received - Commissioner Johnson rev 10-21-25

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.

Kristine Lawler, City Clerk
Dated: 10/16/25



**CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR**

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

Virtual Meeting Link: <https://us06web.zoom.us/j/83128884939>

**October 8, 2025
5:15 p.m.**

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on October 8, 2025. The meeting was legally noticed on October 1, 2025. The meeting was held in person and at the following virtual link: <https://us06web.zoom.us/j/83128884939>. Chair de Grassi called the meeting to order at 5:15 p.m.

CHAIR de GRASSI PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Jacob Brown, Devery Montaña, Rick Johnson, Mark Hilliker, and Alex de Grassi. **Staff Present:** Jesse Davis, Chief Planning Manager and Kristine Lawler, City Clerk.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Montano.

4. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

No notifications or considerations received.

5. APPROVAL OF MINUTES

a. Approval of the Minutes of August 27, 2025, a Regular Meeting.

Motion/Second: Hilliker/Montano to approve the minutes of the September 24, 2025, a Regular Meeting, as submitted. Motion **carried** by the following Roll Call votes: **AYES:** Brown, Montaña, Johnson, and Hilliker. **NOES:** None. **ABSENT:** None. **ABSTAIN:** de Grassi.

6. APPEAL PROCESS

Chair de Grassi stated the appeals deadline date is October 20, 2025, before 5:00 p.m.

7. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

No public comment was received.

8. SITE VISIT VERIFICATION

Commissioners confirmed their site visit.

9. VERIFICATION OF NOTICE

The Clerk noted that the agenda was properly noticed.

10. PLANNING COMMISSIONERS' REPORTS

Presenter: Commissioner Johnson.

11. DIRECTOR'S REPORT

a. Receive Community Development Director's Report.

Presenter: Jesse Davis, Chief Planning Manager.

No public comment was received.

Report was received.

12. CONSENT CALENDAR

No items on the Consent Calendar.

13. UNFINISHED BUSINESS

No items on Unfinished Business.

14. NEW BUSINESS

a. Adoption of Resolution Approving the Rezoning of One (1) City-owned Parcel (APN 167-280-15), Located at 1 Carousel Lane, to the Public Facilities (PF) Zoning District and Application of the General Plan Public (P) Land Use Designation.

Presenter: Jesse Davis, Chief Planning Manager.

No public comment was received.

Motion/Second: Johnson/Brown to adopt a Resolution (*PC Reso 2025-04*) recommending that the City Council approve the rezoning of one (1) City-owned parcel (APN 167-280-15), located at 1 Carousel Lane, to the City's Public Facilities (PF) zoning district and apply the General Plan Public (P) land use designation; and determine the action is categorically exempt from CEQA pursuant to Guidelines §15319, Class 19(a)(Annexations of Existing Facilities and Lots for Exempt Facilities). Motion **carried** by the following Roll Call votes: AYES: Brown, Montaña, Johnson, Hilliker, and de Grassi. NOES: None. ABSENT: None. ABSTAIN: None.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 6:16 p.m.

Kristine Lawler, CMC
City Clerk



AGENDA SUMMARY REPORT

SUBJECT: Receive Community Development Director's Report (October 2025).

DEPARTMENT: Community
Development

PREPARED BY: Craig Schlatter, Community Development Director

PRESENTER: Jesse Davis, AICP

ATTACHMENTS:

1. Planning Division Projects Report (October, 2025)

Summary: Planning Commission will receive the Community Development Director's Report and discuss questions with Staff.

Background: Director's Reports are bi-monthly oral reports given by the Community Development Director on the status of projects, primarily within 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:

- October 2025 Planning Division Projects Report (Attachment 1)
 - This is a monthly report produced on the first of each month. The October 2025 report and previous monthly reports are located on the Planning Division Services web-page, under "Current Planning Reports":
 - <https://cityofukiah.com/community-development/planning-services>
- Any updates since the previous Director's report at the Planning Commission's meeting on October 8, 2025, will be provided verbally during the meeting.

Recommended Action: Receive Community Development Director's October 2025 Report and discuss questions with Staff.



City of Ukiah Submitted Planning Applications

10/1/2025

Permit #	Site Address	Date Submitted	Summary of Project	Status
17-3069	1294 N. State St.	7/11/23	Resubmitted Site Development Permit to allow for construction two retail suites (including one drive-through), within the Community Commercial (C-1) zoning district at the "Old Tackroom" location. Original submittal 9/13/17; initial DRB evaluation on January 25, 2018; Resubmittal 8/29/25.	Agency Referral: Responses Due By 10/9/25
PA24-000020/21	534 E. Perkins St.	12/23/24	Major Site Development Permit 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.	Incomplete/awaiting applicant response - February 2025
PA25-000015	1201 Airport Park Blvd.	8/18/25	Minor Site Development Permit to facilitate façade and signage alterations to an existing restaurant in the Airport Industrial Park Planned Development (AIP-PD) Retail Commercial Land Use Designation	Design Review Board (DRB) recommended approval on 9/25/25; Zoning Administrator (ZA) public hearing scheduled for 10/2/25.
PA25-000016	295 Brush St.	8/29/25	Director's Determination to facilitate parking lot improvements to an existing facility used for religious assembly in a Heavy Commercial (C-2) zoning district per Use Permit No. 01-29 (Eastern Catholic Mission of Ukiah), approved in 2001	Agency Referral: Responses Due By 09/15/25
PA25-000019	1240 Airport Park Blvd.	9/10/25	Major Site Development Permit and Lot Merger of APNs (180-080-74; 180-080-75) converting a ±7,129-square-foot structure into an 'Urgent Care and Administrative Office' within the AIP-PD Mixed-Use Airport Industrial Park Planned Development.	Agency Referral: Responses Due By 10/01/25; DRB Hearing Scheduled 10/24/25
#LLA25-000005	401 Cooper Lane.	9/23/25	A Lot Merger that merges three contiguous parcels to facilitate the development of a 15-unit Inter-Tribal Elder Village: Parcel 1 (APN 003-582) – approximately 0.64 acres; Parcel 2 (APN 003-572-18) – approximately 1.75 acres; Parcel 3 (APN 003-572-17) – approximately 0.19 acres	Agency Referral: Responses Due By 10/03/25

**City of Ukiah
2040 General Plan Implementation
Overview**

10/1/2025

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.	On 10/22/25. the PC will hold a public hearing to consider a proposed ordinance establishing regulations for an Open Space (O-S) Zoning District, consistent with previous workshops conducted on 01/08/25 & 05/28/25, and the City's 2040 General Plan.
Land Use	E - Zoning Code Amendments	12/31/2025	Zoning amendment to establish a consistent program for new signage, streamlining the application process and implementing design standards. This Ordinance Amendment addresses goals related to lighting, community character, and consistency across zoning designations, focusing on reducing poor signage that detracts from the built environment.	Completed. Updated sign ordinance adopted by City Council (CC) on 6/4/25. Effective: 7/4/25.
Land Use	E - Zoning Code Amendments	12/31/2025	The City shall amend the Zoning Code to address the following topics: Downtown Zoning Code and Design Guidelines	In progress. Commissioner Hilliker selected by PC to provide input to Downtown Zoning Code City Council Ad Hoc Committee. Committee met in August 2025; scheduled to meet again in late-October 2025.
Environment & Sustainability	H - Cultural and Historic Registry	12/31/2025	The City shall update the list of cultural and historic resources worthy of nomination to state or national preservation lists.	In progress but will be deferred until after the historic preservation ordinance is developed and adopted.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Environment & Sustainability	I - Historic Preservation Ordinance	12/31/2030	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.	In progress.
Environment & Sustainability	M - Adopt a Municipal Climate Action Plan (CAP)	12/31/2025	A Climate Action Plan (CAP) and a Climate Adaptation & Resilience Strategy (CARS) are currently being prepared. Together, the CAP and CARS will establish a strategic roadmap for how the City will reduce greenhouse gas emissions, prepare for climate hazards, & build a more resilient community.	Completed. Climate Action Plan adopted by the City Council at a Public Hearing on 05/21/25.
Economic Development	A - Economic Development Strategy	12/31/2025	The City shall prepare, adopt, and regularly update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals and policies of the General Plan.	Economic Development Strategy currently deferred until the City's reorganization application is further progressed.
Agriculture	E - Reduce Regulation for Local Agriculture	12/31/2025	Ordinance Amendment to bring consistency to create a new Administrative Use Permit (AUP) process in the City of Ukiah's Zoning Code. The new process would allow certain low-impact uses, which are currently subject to a public hearing, to be reviewed and approved by City staff if they meet specific standards. The ordinance also introduces detailed criteria for uses such as noncommercial animal keeping, outdoor sales, community gardens, live entertainment, and specialty food and beverage tastings. The goal is to simplify the review process for qualifying projects while maintaining protections for neighbors and the surrounding community.	Zoning Reform Ad Hoc Committee met to discuss the ordinance on 07/23/25. City Council Introduction and Public Hearing held 08/20/25. Adoption scheduled for 09/03/25.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Housing Element	3c - Explore other policies and regulations that facilitate new infill housing development 3d - Facilitate improvements to permit processing to streamline housing development	Completed/Ongoing	An ordinance amending the Ukiah City Code in response to comments from the California Department of Housing and Community Development (HCD). This ordinance updates the City's zoning regulations to implement state law requirements for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) pursuant to Government Code Section 65852.2, establishing and expanding ministerial allowances. The ordinance also amends, removes, and adds regulations in response to written findings issued by HCD on April 24, 2025.	Zoning Reform Ad Hoc Committee met to discuss the ordinance on 07/23/25. City Council Introduction and Public Hearing scheduled for 08/20/25. Adoption scheduled for 09/03/25. On 09/17/25, HCD reviewed the City of Ukiah's ADU Ordinance No.1244 and found it to be substantially compliant with State ADU Law.
Agriculture Element, Land Use Element	C - Align Agricultural Standards	Completed/Ongoing	Align City Agricultural Standards with those of Mendocino County; and Development Pattern LU-7, to ensure the orderly and timely growth and expansion of the City.	On 10/08/25, the PC will consider rezoning one unincorporated parcel, Assessor's Parcel Number (APN) 167-280-15, addressed as 1 Carousel Lane, to the Public Facilities (PF) Zoning District, applying the Public (P) land use designation under the City's 2040 General Plan. The rezoning is proposed in anticipation of, and to facilitate, annexation of the property into the City of Ukiah.



AGENDA SUMMARY REPORT

SUBJECT: Consideration of Adoption of Resolution Providing the Planning Commission's Recommendation on a Proposed Ukiah City Code Ordinance to Establish the Open Space (O-S) Zoning District.

DEPARTMENT: Community
Development

PREPARED BY: Jesse Davis, Chief Planning Manager, Darcy
Vaughn, Assistant City Attorney

PRESENTER: Jesse Davis, AICP; Blake Adams, Chief
Resilience Officer; Katherine Schaefer,
Planning Manager

ATTACHMENTS:

1. Draft Ordinance - Open Space Zoning District
2. Draft Resolution - Open Space Zoning District
3. Draft Findings of Consistency - Open Space Zoning District
4. 14a PC Correspondence Received - Commissioner Johnson rev 10-21-25
5. Presentation given at meeting

Summary: The Planning Commission will review a proposed ordinance to create an Open Space (O-S) zoning district in Ukiah City Code. The proposed zoning district aligns with the Ukiah 2040 General Plan Open-Space land Use Designation, and aims to protect land for agriculture, natural resources, recreation, scenic preservation, and hazard mitigation.

Background:

On December 7, 2022, the Ukiah City Council adopted the Ukiah 2040 General Plan, which includes a clear directive to enhance open space preservation through coordinated planning and regulatory tools. The various elements of the plan emphasize alignment with Mendocino County's land use policies, focusing on the protection of agricultural lands, watershed areas, scenic resources, and wildlife habitat. A key implementation priority identified in the General Plan is the creation of a dedicated Open Space (O-S) Zoning District. This district would formalize the purpose, standards, and protections for lands designated as open space and serve as a compatible implementation tool for the Public (P), Recreational (REC), Agriculture (AG), and especially the Open-Space land use designation. The City's Safety Element and Public Facilities Element also emphasize the need for such a zoning district, particularly to protect the community against hazards while providing opportunities for recreation, education, and community access to the City's open spaces.

At its January 8, 2025, regular meeting, the Planning Commission initiated workshop discussion on establishing an OS zoning district. The conversation focused on clarifying the intent of the existing General Plan open space designation, particularly in areas such as the Western Hills, which were recently annexed into the City. Key topics discussed included the role of open space zoning in supporting habitat preservation, wildfire resilience, recreational access, and long-term watershed protection. The Commission also discussed the need to distinguish Ukiah's zoning standards from Mendocino County's, particularly by discouraging incompatible uses such as mining and major utility infrastructure, both of which are currently allowed under the County's open space district per Chapter 20.104 of Mendocino County Code. The Commission emphasized the importance of public access, trail connectivity, and maintaining the natural character of sensitive areas.

Following this initial workshop, staff reconvened with the Planning Commission at the Commission's meeting on May 28, 2025, with a draft of the proposed O-S Zoning District ordinance for discussion. The Commission reviewed preliminary zoning language, including draft definitions, permitted uses, development standards, and administrative roles. A focal point of this workshop was the identification of publicly owned lands potentially suitable for the proposed OS designation. Areas discussed included the Western Hills, Eastern Hills, Riverside Park, the former Doolin Creek Fish Hatchery, and portions of Low Gap Park.

During the second workshop, Commissioners offered feedback on the following topics:

- Setbacks and development allowances, such as residential units;
- Clarification of permitted agricultural activities; and
- Cross-departmental responsibilities for managing open space areas (e.g., Community Development, Public Works, and Community Services).

At that time, the Planning Commission voiced support for the proposed open-space zoning district as a key implementation tool for the General Plan and as a proactive approach to preserve Ukiah's open space resources. Staff has since refined the ordinance (Attachment 1) to incorporate the Commission's input and now presents the final draft for public hearing and a formal recommendation to the City Council via an adopted Resolution (Attachment 2). As recommended and requested by the Planning Commission, staff has removed previously allowed residential uses (Caretaker/Ranger Station), aligned agricultural terminology and definitions with existing regulations, and clarified allowable uses that would require a separate plan review and approval (e.g., conservation, fuel management, and habitat restoration plans).

In addition to advancing local planning goals, the proposed O-S Zoning District directly supports broader state-level general plan mandates and conservation initiatives. Specifically, the ordinance aligns with the intent of California Government Code Sections 65302 and 65560–65570, which require cities to implement the Open Space and Conservation Elements of their General Plans through concrete regulatory measures. By establishing a dedicated zoning classification for open space, the City establishes a framework for identifying, conserving, and managing open-space lands consistent with evolving State priorities such as climate adaptation, natural resource protection, sustainable land use, and equitable public access.

The ordinance also supports the goals of California's 30x30 Initiative, which seeks to conserve 30 percent of the state's lands and coastal waters by 2030. The O-S Zoning District contributes to this effort by ensuring durable protection of identified lands, restricting incompatible uses, and promoting ecological conservation, including the preservation of wildlife habitat, water resources, and wildlife corridors. The zoning framework also helps ensure these goals are maintained over time through enforceable standards, aligning Ukiah's local efforts with the State's long-term conservation strategy.

Discussion: The draft Open Space (O-S) Zoning District represents a key implementation step of the Ukiah 2040 General Plan. The proposed ordinance establishes a dedicated zoning district to preserve and manage lands identified for open space use, consistent with the City's long-term vision for natural resource protection, recreation, and hazard avoidance. The intent of the O-S District is to provide a clear regulatory framework that supports conservation and compatible public access, while ensuring the long-term protection of the City's most valuable environmental and scenic resources.

A central focus in the development of the O-S District was the creation of open space-specific definitions that reflect the City's policy direction and regional context. Staff based draft definitions on input from City Departments, the Ukiah 2040 General Plan, County of Mendocino Chapter 20.104 (Open Space Zoning District), the City of Walnut Creek's Open Space zoning regulations, and relevant State definitions, ensuring consistency with contemporary open space management practices. Each definition was developed to clearly describe allowable activities within open space areas while maintaining the district's conservation intent. Examples include rewilding, habitat banking, native plant propagation, environmental education centers, and non-obtrusive towers. These terms provide regulatory clarity and ensure that the City's zoning language aligns with both state conservation policy and regional standards, reducing ambiguity in the review and

implementation of future open space projects.

The proposed ordinance also introduces a comprehensive setback framework designed to protect environmentally sensitive areas and minimize visual, slope, and stability impacts. A minimum 100-foot setback is required from creeks, wetlands, and mapped sensitive habitats. Additional setback provisions apply to hillside areas to maintain slope stability and minimize grading. Of particular note, the O-S District establishes a reverse setback requirement for adjacent development. This means that new projects on properties adjoining designated open space lands must also provide transitional yards to ensure compatibility, maintain scenic character, and prevent encroachment into open space areas.

Although the O-S District identifies several uses as allowed by right, most activities will still require environmental review and approval under the California Environmental Quality Act (CEQA). Even seemingly minor improvements such as trails, signage, or restoration work may require formal CEQA determination when located near sensitive resources or habitats. This ensures that all projects are carefully evaluated and that potential environmental impacts are avoided or mitigated in accordance with State law.

To further protect resource values, the O-S District requires that most activities occur as part of an approved Conservation, Fuel Management, Habitat Conservation, or Grazing Plan. Activities such as vegetation management, slope stabilization, or trail construction must therefore demonstrate consistency with an adopted management plan to ensure that they contribute to long-term ecological resilience and land stewardship. This structure provides a coordinated approach to implementing conservation and wildfire resilience goals across open space lands, similar to how the City recently approved the Lookout Peak Trail environmental review.

At this stage, staff emphasizes that all properties proposed for the O-S zoning designation will be publicly owned lands. Public ownership ensures appropriate stewardship, equitable access, and alignment with the City's management responsibilities. Privately owned parcels will not be rezoned to O-S until suitable long-term protection mechanisms such as conservation easements or acquisitions are in place to ensure consistent management.

The City's next step will be to identify and apply the O-S zoning designation during the upcoming Zoning and Land Use Map update later this year. At that time, staff will bring forward a formal zoning map amendment that applies the O-S district to appropriate publicly owned parcels, including areas such as the Western Hills, Eastern Hills, Riverside Park, and Low Gap Park. This phased approach allows adoption of the regulatory framework now while ensuring that its application is methodical and consistent with the City's comprehensive mapping update.

The proposed O-S Zoning District also draws from Mendocino County Code Chapter 20.104 (Open Space District), which historically guided open space and conservation land management within the unincorporated areas surrounding Ukiah. While the County's zoning code provided a valuable reference point, the City's approach intentionally diverges in several key areas. The County's Open Space District permits limited residential development, mineral extraction, and certain municipal or utility infrastructure, including renewable energy facilities. While these activities may be appropriate in a rural county context, they are inconsistent with the City's policy direction for urban-adjacent open space lands. Within Ukiah, such uses would introduce impacts and intensities incompatible with the City's conservation, recreation, and resource management objectives. Staff does not discount the potential appropriateness of those uses but identifies them as more suitable within the Public Facilities (P-F) Zoning District or similar designations that can accommodate infrastructure and energy-related projects while maintaining operational flexibility.

Pursuant to Section 15183 of the California Environmental Quality Act (CEQA), the project qualifies for a statutory exemption. The project is consistent with the development density and use characteristics established by the existing General Plan and zoning regulations for which an Environmental Impact Report (EIR) has already been certified. Upon review and drafting Findings of Consistency (Attachment 3), no additional significant environmental effects peculiar to the project or its site have been identified.

Overall, the proposed O-S Zoning District provides the City with a clear, defensible regulatory framework to

protect natural and scenic resources, implement the Ukiah 2040 General Plan, and guide the responsible use, stewardship, and access to the City's open space lands into the future. Staff recommends the Planning Commission adopt the resolution recommending the proposed Ukiah City Code Ordinance to establish the Open Space zoning district.

Recommended Action: Adopt a resolution making the Planning Commission's report and recommendation to the City Council on a proposed amendment to the Ukiah City Code by adding Article 11.5 to Division 9, Chapter 2, to establish and regulate the Open Space (O-S) Zoning District.

ORDINANCE NO.**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH ADDING A NEW ARTICLE 11.5 TO DIVISION 9, CHAPTER 2 TO UKAH CITY CODE TO ESTABLISH AND REGULATE THE OPEN SPACE (O-S) ZONING DISTRICT.**

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE. FINDINGS

1. The City Council finds that establishing an Open Space (O-S) Zoning District implements and is consistent with the Ukiah 2040 General Plan, particularly Goal ENV-1 to preserve open space lands for agricultural production, natural resource protection, recreation, scenic enjoyment, and hazard avoidance.
2. The City Council finds that the establishment of the proposed Zoning District is consistent with and effectuates the Ukiah 2040 General Plan. In particular, the proposed zoning district implements the land use designations of Agriculture (A), Open Space (OS), Public (P), and Recreation (REC), and is aligned with Goal ENV-1, which promotes the preservation and management of open space lands for agricultural productivity, natural resource conservation, public recreation, scenic values, and hazard avoidance. The zoning district establishes a regulatory structure that supports and reinforces these General Plan objectives, ensuring that future land uses remain compatible with the City's long-term vision for sustainable land stewardship.
3. The City Council finds that the O-S Zoning District fulfills Policy ENV-6.7 and Policy LU-6.3 by identifying, preserving, and managing creek corridors, hillsides, and ridgelines for trails, wildlife habitat, and public access. When applied to real property, the district provides a regulatory mechanism to ensure open space resources are protected, managed, and maintained in alignment with the intent of the 2040 General Plan, and any City-approved conservation, fuel management, or habitat restoration plan.
4. The City Council finds that the O-S Zoning District aligns with Action Item ENV-1.2(C) of the Ukiah 2040 General Plan by establishing allowances within open space designated areas, ensuring compatibility with long-term land conservation and watershed management objectives, including those identified in the Western Hills Watershed Protection Area Management Plan (2024) and the Western Hills Fire Break Maintenance Plan (2025).
5. The City Council finds that the Planning Commission held duly public workshops at regular meetings on January 8, 2025, May 28, 2025, and duly noticed public hearing on October 22, 2025, to review the purpose, standards, and applicability of the proposed O-S Zoning District. The Commission received public comments, discussed implementation options, and recommended the draft ordinance for adoption following consideration of staff reports, meeting materials, and related management plans.
6. The City Council finds that creating the O-S Zoning District promotes the public health, safety, and welfare by preserving natural and scenic resources, protecting against environmental hazards, and providing opportunities for recreation, education, and community enjoyment of

the City's open spaces.

7. The City Council finds that adoption of the O-S Zoning District aligns with the intent of California Government Code Sections 65302 and 65560–65570, which require cities to adopt measures necessary to implement the Open Space and Conservation Elements of their General Plan. Establishing a dedicated zoning district provides an essential tool to designate, conserve, and manage open-space lands in response to evolving State requirements for resource protection, climate adaptation, equitable public access, and sustainable land use.
8. The City Council finds that the establishment of the proposed Zoning District supports and advances the goals of the State of California's 30x30 Initiative, which aims to conserve 30 percent of the state's lands and coastal waters by 2030. Specifically, the zoning designation ensures that identified lands are durably protected, supports the expansion of equitable access to nature, and promotes the long-term conservation of ecological values such as wildlife habitat, farmland, water resources, and carbon sequestration. Furthermore, the zoning district establishes appropriate management standards to preserve these values over time, consistent with the broader state conservation framework.
9. The City Council finds that the adoption of this O-S Zoning District Ordinance is a legislative action that implements and is consistent with the development expectations and policies established in the Ukiah 2040 General Plan. Accordingly, the proposed project qualifies for streamlined environmental review pursuant to the California Environmental Quality Act (CEQA). Further CEQA review of this action is limited in scope as provided by Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning), based upon the Environmental Impact Report (EIR) previously certified for the Ukiah 2040 General Plan.

SECTION TWO.

A new Article 11.5, entitled "REGULATIONS IN OPEN SPACE (O-S) DISTRICTS" is hereby added to Division 9, Chapter 2 of the Ukiah City Code and shall read as follows:

§ 9140 PURPOSE AND INTENT

The purpose of the Open Space (O-S) zoning district is to conserve natural resources, preserve ecological systems, protect scenic and cultural landscapes, and provide opportunities for passive recreation and public access where appropriate. 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 O-S District is consistent with the Open Space, Public, Agriculture, and Recreational Land Use Designations in the General Plan. The regulations contained in this Article shall apply in all Open Space (O-S) Districts except for the Airport Industrial Park Planned Development – Open Space designation.

§ 9141 DEFINITIONS

For purposes of this Article, the words and phrases set out herein shall have the following meanings within the Open – Space Zoning District:

BOARDWALKS AND ELEVATED WALKWAYS: Structures that allow passage over sensitive areas such as wetlands or riparian zones, reducing ground disturbance and preserving natural hydrology and vegetation.

CAMPGROUND – OPEN SPACE: Areas designated for overnight camping, including tent sites, fire rings, picnic tables, and restrooms, with minimal permanent infrastructure, intended for recreational use compatible with natural open space settings.

CULTURAL, HISTORIAL, OR ARCHAEOLOGICAL INTERPRETIVE FACILITIES: Facilities or installations that convey the cultural, historical, or archaeological significance of a site through signage, exhibits, or programming. Such uses shall be low-impact and compatible with preservation of the surrounding environment.

ENVIRONMENTAL EDUCATION CENTERS: Small-scale facilities dedicated to outdoor learning, interpretation, and stewardship. May include classrooms, demonstration gardens, or displays focused on ecology, conservation, and sustainable practices, provided they maintain the character of the surrounding open space.

FIREBREAK: A linear or perimeter strip of land or area where combustible vegetation and materials are removed or reduced to a noncombustible condition to slow or stop wildfire spread and support firefighting operations. Width, location, and maintenance shall comply with the applicable fire code or an approved Fuels Management, Vegetation Management/Wildfire Mitigation Plan.

GRAZING. The controlled feeding of livestock on open land for the purpose of vegetation management, fuel reduction, or habitat restoration, consistent with an approved conservation, fuel management, or habitat restoration plan.

HABITAT BANKING OR MITIGATION SITES: Lands preserved, enhanced, or restored to offset environmental impacts elsewhere, typically under a conservation easement or regulatory agreement. These areas support long-term ecological functions and comply with state or federal mitigation requirements.

INTERPRETIVE SIGNAGE AND EDUCATIONAL KIOSKS: Signs or display stations designed to inform visitors about the natural, cultural, or historical features of a place. They often include text, images, maps, or interactive elements.

NATIVE PLANT PROPAGATION; NURSERY AREAS: Designated spaces used to grow and reproduce local, native plant species, usually from seeds or cuttings to support restoration, conservation, or landscaping projects that aim to preserve the local ecosystem.

NON-OBTRUSIVE TOWER: A structure intended for wildfire detection, environmental monitoring, emergency communication, or similar public safety functions, and is designed to have minimal visual and environmental impact. These towers are typically slender, uninhabited, and constructed using neutral colors or materials that help them blend with the surrounding landscape. They avoid

prominent placement on ridgelines or scenic vistas whenever possible and do not include large equipment shelters or features that would significantly alter the natural character of the site. Lighting is not permitted unless required by state or federal safety regulations

OUTDOOR EDUCATION: Organized programs that provide structured instruction and hands-on learning in outdoor or natural settings, including field studies, environmental science, ecology, outdoor skills, and natural interpretation.

PARKING LOTS (TRAILHEADS OR OPEN SPACE ACCESS): Surface parking areas intended solely to support public access to trails, parks, or open space areas. These lots shall be minimally sized, use permeable materials where feasible, and be sited to reduce visual and environmental impacts.

PUBLIC PARKS AND RECREATION AREAS WITH LIMITED FACILITIES: Open space areas accessible to the public for passive or low-impact recreation, such as walking, wildlife viewing, or picnicking. May include benches, restrooms, or shade structures, but do not permit large-scale or intensive recreational infrastructure.

REWILDING: The restoration or protection of land and ecosystems to support native species, natural processes, and ecological functions, with minimal ongoing human management.

SLOPE STABILIZATION: Engineering, vegetative, and bioengineering measures to prevent or correct slope failure and erosion, including grading/terracing, soil reinforcement, rockery/riprap, retaining systems, slope drains, and temporary/permanent erosion control BMPs (e.g., silt fence, fiber rolls, hydro-mulch, check dams, sediment basins).

SPECIAL EVENTS OR TEMPORARY USES CONSISTENT WITH OPEN SPACE VALUES: Short-term activities such as nature walks, educational workshops, cultural gatherings, or community celebrations that promote awareness, stewardship, or enjoyment of open space resources without significant alteration of the site.

TRAIL, BICYCLE (SHARED-USE PATH): A Public Trail or path primarily designed for bicycle travel, typically with a stabilized surface for bicycle traffic. Equestrian and pedestrian use is not allowed unless expressly posted and designed.

TRAIL, EQUESTRIAN: A Public Trail primarily designed, constructed, and maintained for horseback riding. May run parallel to, or be separated from, a Multi-Use Trail. Includes equestrian-specific features such as hitching rails, mounting blocks, manure bins, and trail width/clearance suitable for horses.

TRAIL, MULTI-USE: A Public Trail designed and signed for concurrent use by multiple non-motorized users, typically including hikers, bicyclists, and may include equestrian use where specifically posted and designed. Surfaces may be stabilized.

TRAIL, NATURE/FOOTPATH: A Public Trail intended for pedestrian travel only (hiking, walking, running), typically with a natural surface and minimal improvements to protect sensitive resources. Bicycles and equestrian use are not allowed unless expressly posted and designed.

TRAIL, PUBLIC: A publicly accessible route for travel and recreation located in parks, open space, or easements, designed for pedestrian use and, where signed or improved, may include other

permitted non-motorized users.

TRAIL SPUR (ACCESS SPUR): A short Public Trail segment that provides connection from a trailhead, street, school, park, or neighborhood to a Multi-Use, Bicycle, Equestrian, or Nature/Footpath.

TRAILHEAD: A designated access point to one or more trails that may include parking, restrooms, potable water, signage/maps, staging areas (including equestrian staging), and maintenance access while safeguarding open-space from prohibited access or usage.

WATER DETENTION AND RECHARGE FACILITIES: Infrastructure designed to temporarily capture, hold, and infiltrate stormwater to reduce runoff, prevent erosion, and recharge groundwater. Includes bioswales, retention basins, and percolation ponds designed to integrate with natural systems.

WILDFIRE PUBLIC SAFETY INFRASTRUCTURE: Equipment intended to support wildfire preparedness, detection, and emergency response. This includes, but is not limited to, dedicated firefighting assets (e.g., water storage tanks, staging areas) and emergency communication infrastructure (e.g., public alert systems, emergency sirens, and related systems) necessary to ensure operational readiness during wildfire events.

§ 9142 ALLOWED USES

The following uses are allowed by right in the Open Space (O-S) District:

Conservation and Habitat Restoration Activities, consistent with approved conservation, fuel management, or habitat restoration plans

Grazing, consistent with approved conservation, fuel management, or habitat restoration plans

Fuel Break, consistent with approved conservation, fuel management, or habitat restoration plans

Habitat Corridors and Linkages, consistent with approved conservation, fuel management, or habitat restoration plans

Interpretive signage and Educational Kiosks

Native Plant Propagation Areas

Native Tree Nurseries

Outdoor Education

Rewilding, consistent with approved conservation, fuel management, or habitat restoration plans

Row & Field Crops and Animal Raising – General Agriculture, excluding permanent structures

Slope Stabilization And Erosion Control, consistent with approved conservation, fuel management, or habitat restoration plans

Wildfire Public Safety Infrastructure

§ 9143 PERMITTED USES

The following uses require approval of an appropriate use permit pursuant to the provisions contained in Article 20 of this Chapter.

Campground (Open-Space)

Cultural, historical, or archaeological interpretive facilities

Environmental education centers

Habitat banking or mitigation sites

Park and recreation services

Parking lot(s) serving trailheads or open-space recreation areas

Special events or temporary uses consistent with open space purpose and intent

Trail, Bicycle (Shared-Use)

Trail, Equestrian

Trail, Multi-Use

Trail, Nature/Footpath, consistent with approved conservation, fuel management, or habitat restoration plans

Trail, Public

Trail-Spur

Trailhead

Water detention and recharge facilities

§ 9144 HEIGHT LIMITS

- A. Primary structures: Maximum height of 25 feet.
- B. Accessory structures: Maximum height of 15 feet or height of main building, whichever is less.
- C. Improvements:
 - 1. Non-obtrusive towers and equipment used exclusively for wildfire detection, emergency

communications, or similar public safety purposes may exceed 25 feet. Any such increase would be subject to discretionary review, and must be the minimum necessary for operational effectiveness and designed to reduce visual and environmental impact.

2. Fences or walls: Maximum height of 7 feet, unless consistent with an approved conservation, fuel management or habitat restoration plan, or approved by Use Permit.

§ 9145 SITE AREA

There is no minimum site area for uses in the O-S District; however, development intensity must conform to open space purpose and intent.

§ 9146 SETBACKS

Yard setbacks apply to all new structures, additions, grading, and site improvements, including fences, walls, pavement, and other hardscape features, as conveyed below.

A. Environmental. A minimum 100-foot setback is required from the edge of sensitive environmental resources, including creeks and rivers (measured from the top of bank), wetlands (from the delineated wetland boundary), and mapped sensitive habitat areas.

B. Visual. To minimize visual impacts, development within or near setback areas shall be sited and designed to maintain natural sightlines and reduce visual prominence through building placement, height and massing control, material selection, and landscape screening, with particular attention to ridgelines.

C. Slope. For sloped terrain, additional setbacks from the top of slope and toe of slope are required to avoid excessive grading. Slope percentage shall be measured as average grade over a horizontal distance of at least 25 feet, based on existing (pre-project) topography.

1. On slopes 15% to less than 30%, principal structures and foundations shall be set back a minimum of 10 feet from the top of ridge and 10 feet from the toe of slope.

2. On slopes 30% or greater, new structures and grading to create building pads are prohibited unless the review authority finds that no practicable alternative exists and that a geotechnical report demonstrates stability without increasing erosion risk; where allowed, the minimum top- and toe-of-slope setbacks shall be 30 feet.

D. Yard Setbacks: Any adjacent lot that shares a side or rear lot line with land zoned O-S shall provide a transition yard measured from that line as follows for the following uses:

1. Single Family Residential: Rear 25 feet, side 12 feet;

2. Multifamily: Rear 30 feet, side 15 feet;

3. Non-Residential: Rear 35 feet, side 15 feet.

E. Exception. As part of the applicable Use Permit process, the Zoning Administrator or the Planning Commission may allow encroachments into required setbacks when no practicable alternative exists and the proposed design minimizes both physical and visual disturbance. Findings shall be supported by site-specific analysis, including (as applicable) a geotechnical report, erosion and sediment control plan, and visual analysis.

§ 9147 PARKING

A. For all trailheads and recreation areas the parking requirements shall be one space per ten (10)

average daily visitors. The required number of parking spaces may be adjusted by the Community Development Director through a Determination of Appropriate Use, based on anticipated patterns of use, including but not limited to similar regional facilities; bicycle or pedestrian access requirements; equestrian facilities; educational or group programming; seasonal or event-based usage; proximity to public transit or urbanized areas.

- B. Parking surfaces shall be permeable and screened with vegetation, where feasible.
- C. No overnight public parking is allowed unless allowed by an issued Special Event or Use permit.
- D. Other Uses: All other uses are subject to the provisions contained in Article 17 of this Chapter.

§ 9148 ADDITIONAL REQUIREMENTS

- A. Resource Protection: Grading or vegetation removal shall only be permitted with approval from the Community Development Director or Public Works Director on an emergency basis when not part of an approved conservation, fuel management or habitat restoration plan.
- B. Lighting: Artificial lighting in the Open Space District is generally discouraged. Any lighting must be minimal and dark-sky compliant according to International Dark-Sky Association's (IDA) guidelines for outdoor lighting to minimize light pollution.
- C. Fencing: For Allowed uses, the use of fencing in the Open Space Zoning District is generally discouraged. Any fencing installed used must be wildlife-friendly or implemented to maintain public safety. Fences are prohibited if they would impede wildlife movement within a designated wildlife or habitat corridor, as determined by the City based on substantial evidence.
- D. Parking Lot & Recreation Area Landscaping: Landscape plantings in the Open Space District must be either native or drought-tolerant species. Parking and recreation surfacing shall be permeable except where infeasible for compliance with the Americans with Disabilities Act or to serve emergency access.
- E. Requirements for Special Events: Events in the Open Space District must be consistent with the purpose of the zoning district set forth in this Article and shall not significantly degrade natural resources or impair public enjoyment of the area. All events require prior approval through a use permit.

§ 9149 DETERMINATION OF APPROPRIATE USE

Whenever a use is not listed in this Article as a used allowed by right or a use subject to a use permit in the O-S Zoning District, the Community Development Director shall determine whether the use is appropriate for the Zoning District, either as of right or subject to a use permit. In making this determination, the Planning Director shall find as follows:

- A. That the use would not be incompatible with other existing or allowed uses in the O-S Zoning District.
- B. That the use would not be detrimental to the continuing preservation of resources or access to the area in which the use would be located.

C. That the use involves a similar scale and impact to uses that are designated allowed uses in this Article.

D. That the use is consistent with the purpose and intent of the Open-Space Zoning District, including the protection of natural resources, scenic values, and the long-term preservation of open space for public or ecological benefit.

E. In the case of determining that a use not listed in this Article as an allowed or permitted use could be established with the securing of a use permit, the Community Development Director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses. All determinations of the Community Development Director regarding whether a use can be allowed or permitted in the Open-Space Zoning District shall be final unless a written appeal to the City Council, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by City Council resolution, is filed with the City Clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. The City Council shall conduct a duly noticed public hearing on the appeal in accordance with the applicable procedures as set forth in this Chapter. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Open-Space District Director. All City Council decisions on appeals of the Director's actions are final for the City.

SECTION THREE.

1. Publication: Within fifteen (15) days after its adoption, this Ordinance shall be published once in a newspaper of general circulation in the City of Ukiah. In lieu of publishing the full text of the Ordinance, the City may publish a summary of the Ordinance once 5 days prior to its adoption and again within fifteen (15) days after its adoption.

2. Effective Date: The ordinance shall become effective thirty (30) days after its adoption.

3. Severability: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Ukiah hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Introduced by title only on _____, 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted on _____, 2025, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Douglas F. Crane, Mayor

ATTEST:

Kristine Lawler, CMC/City Clerk

DRAFT RESOLUTION NUMBER PC-2025-05
CITY OF UKIAH
OCTOBER 22, 2025

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH RECOMMENDING
CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING THE UKIAH CITY CODE TO
ESTABLISH AN OPEN SPACE (O-S) ZONING DISTRICT CONSISTENT WITH THE UKIAH 2040
GENERAL PLAN

WHEREAS, on December 7, 2022, the Ukiah City Council adopted Resolution No. 2022-79 certifying the Environmental Impact Report for the Ukiah 2040 General Plan (State Clearinghouse No. 2022050556), which evaluated the environmental impacts of the General Plan, and included adoption of a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations; and

WHEREAS, the Ukiah 2040 General Plan calls for the preservation and long-term stewardship of open space lands for the purposes of agriculture, natural resource conservation, public recreation, scenic values, and hazard mitigation, particularly through the implementation of Goal ENV-1 and related policies and action items of the Ukiah 2040 General Plan; and

WHEREAS, Government Code Sections 65302 and 65560–65570 require cities to adopt measures that implement the Open Space and Conservation Elements of their General Plans, including the designation and regulation of open space lands; and

WHEREAS, the City of Ukiah has prepared a draft ordinance establishing the Open Space (O-S) zoning district to implement the Ukiah 2040 General Plan and to regulate land uses, development standards, and allowable activities within designated publicly-owned open space areas; and

WHEREAS, the proposed O-S Zoning District allows for implementation of key General Plan policies including ENV-6.7 (Public Open Space) and LU - 6.3 (Open Space Access) by identifying and preserving riparian areas, hillsides, ridgelines, and habitat corridors for conservation, recreation, and hazard mitigation; and

WHEREAS, the O-S Zoning District also implements Action Item ENV-1.2(C) by formalizing zoning standards that align with the objectives of the Western Hills Watershed Protection Area Management Plan (2024) and the Western Hills Fire Break Maintenance Plan (2025); and

WHEREAS, while the adoption of the Open Space Zoning District Ordinance does not designate any specific parcels of real property, it is intended to be applied to publicly owned lands under the jurisdiction of the City of Ukiah or other public entities, consistent with the goals and policies of the Ukiah 2040 General Plan; and

WHEREAS, the O-S Zoning District supports the goals of the State of California's 30x30 Initiative, which seeks to conserve 30% of the state's lands and waters by 2030; and

WHEREAS, the proposed Ordinance promotes the public health, safety, and welfare by protecting open space lands from incompatible development, supporting climate adaptation and water resource protection, and preserving areas for low-impact public recreation and education; and

WHEREAS, the Planning Commission held two publicly noticed workshops on January 8, 2025, and May 28, 2025, to review and discuss the intent, purpose, applicability, and draft language of the proposed Open Space (O-S) Zoning District, received public comments, and provided feedback to staff to guide ordinance development; and

WHEREAS, on October 22, 2025, the Planning Commission held a duly noticed public hearing to consider the proposed Ordinance, received public comment, reviewed staff reports and supporting documentation, and closed the public comment period; and

WHEREAS, the Ordinance has been reviewed for environmental compliance pursuant to the California Environmental Quality Act (CEQA), and is consistent with the Environmental Impact Report certified for the Ukiah 2040 General Plan, qualifying for streamlined CEQA review under CEQA Guidelines Section 15183 and Public Resources Code; and

WHEREAS, the Planning Commission finds that the Ordinance is in the public interest, consistent with the Ukiah General Plan, advances key environmental and land use goals, and provides a clear regulatory framework for the use and preservation of open space lands in the City of Ukiah.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Ukiah, based on the staff report, environmental review, public testimony, and all written and oral materials presented at the hearing, makes the following findings and recommendations:

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Ordinance is consistent with the Ukiah 2040 General Plan and implements the goals, objectives, and policies of the Open Space, Land Use, and Environmental Elements, particularly Goal ENV-1 and related policies.
3. The Ordinance qualifies for streamlined CEQA review pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3 because it implements and is consistent with the policies of the adopted 2040 General Plan, and no significant effects beyond those identified in the certified General Plan EIR are anticipated.
4. The Planning Commission recommends that the City Council introduce and adopt an Ordinance adding Article 11.5 to Division 9, Chapter 2 of the Ukiah City Code, as shown in the attached Exhibit A, establishing the Open Space (O-S) zoning district.

BE IT FURTHER RESOLVED that the Planning Commission designates the City Clerk as the custodian of the documents and other materials constituting the record of proceedings upon which this resolution is based. These materials are available at the City of Ukiah Community Development Department, 300 Seminary Avenue, Ukiah, CA 95482.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST:

Kristine Lawler, City Clerk City Clerk

Craig Schlatter, AICP
Community Development Director

Alex De Grassi
Chair, Ukiah Planning Commission

DRAFT



**Draft Findings of Consistency:
Open Space Zoning Ordinance
CEQA Section 15183 Statutory Exemption
October 22, 2025**

SCH No: XXXXXXXXXXXX

Prepared by:

City of Ukiah

Community Development Department

Planning Division

300 Seminary Avenue, Ukiah, CA 95482

www.cityofukiah.com/community-development/planning-services/

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I. PROJECT INFORMATION

Project Title: Ordinance of the City Council of the City of Ukiah Adding a New Article 11.5 to Division 9, Chapter 2 to Establish and Regulate the Open Space (O-S) Zoning District
Lead Agency Address and Phone Number: City of Ukiah Community Development Department 300 Seminary Avenue Ukiah, California 95482
CEQA Contact Person and Phone Number: Katherine Schaefer, Planning Manager City of Ukiah, Community Development Department (707) 463-6203 KSchaefer@cityofukiah.com
Applicant: City of Ukiah
Property Owner: City of Ukiah
Project Location: City-wide within the Open Space (O-S) Zoning District
General Plan Designation: Those designations listed as compatible with the proposed O-S Zoning District, including: Public (P), Recreational (REC), Open Space (OS), Agriculture (AG)
Zoning Designation: Open Space (O-S) - Proposed

II. INTRODUCTION

1. Purpose of the CEQA Guidelines Section 15183 Findings of Consistency

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

Section 15183 specifies that examination of environmental effects shall be limited to those effects that:

- (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
- (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Since the adoption of a zoning ordinance is considered a discretionary action and a "Project" under CEQA Guidelines Section 15378, the application of Section 15183 is appropriate for this legislative action. This section limits the examination of environmental effects to those effects that are peculiar to the project or its site, or which the prior EIR failed to analyze.

2. Ukiah 2040 General Plan EIR

The Ukiah 2040 General Plan and its associated EIR (SCH# 2022050556) were certified in December 2022. The General Plan designates land uses defining the type and amount of development that can occur throughout the City and proposed annexation areas through the planning horizon year of 2040 (over approximately 18 years). The EIR serves as the foundational environmental document for subsequent projects and implementing ordinances, such as the proposed Open Space Zoning District. The adoption of the O-S Ordinance is consistent with the goals and policies of the General Plan and can therefore utilize this prior environmental analysis for tiering and streamlining purposes.

III. PROJECT DESCRIPTION

1. Project Purpose

The Open Space (O-S) Zoning District Ordinance establishes a regulatory mechanism to implement the open space conservation goals of the Ukiah 2040 General Plan. The purpose of the O-S district is to conserve natural resources, preserve ecological systems, protect scenic

and cultural landscapes, and provide opportunities for passive recreation and public access where appropriate.

The ordinance addresses the following core goals and policies of the Ukiah 2040 General Plan:

- **Goal ENV-1:** To preserve open space lands for natural resource protection, recreation, scenic enjoyment, and hazard avoidance.
- **Policy ENV-6.7 and Policy LU-6.3:** By providing a regulatory mechanism to identify, preserve, and manage creek corridors, hillsides, and ridgelines for trails, wildlife habitat, and public access.
- **Action Item ENV-1.2(C):** By establishing allowances ensuring compatibility with long-term land conservation and watershed management objectives, specifically referencing the Western Hills Watershed Protection Area Management Plan (2024).
- **Government Code Compliance:** The ordinance fulfills the intent of state law (Government Code Sections 65302 and 65560–65570) requiring the City to adopt measures to implement the Open Space and Conservation Elements of the General Plan.

2. Environmental Setting and Project Location

The City of Ukiah is located in the Ukiah Valley, a region defined by a mix of urban development, agricultural lands, and undeveloped natural areas. Open space, meaning land or water areas that remain largely unimproved and support ecological, recreational, or scenic values, is an important component of the broader landscape. The Ukiah Valley includes significant areas of hillside, riparian corridors, and rural lands that contribute to the environmental and visual character of the region.

Within the city limits, the City of Ukiah owns and manages a range of park and recreation facilities totaling approximately 260 acres. These include neighborhood and community parks, as well as Low Gap Park, an 80-acre open space area owned by Mendocino County. Low Gap Park features an existing network of trails that extend into the hills west of the city and support passive recreation uses. Additional regional open space areas within the City's planning sphere include Mill Creek Park (400 acres), Lake Mendocino Recreation Area (5,110 acres), and Cow Mountain Recreation Area (60,000 acres). These regional open space areas are managed by the County of Mendocino, or Federal entities, such as the U.S. Army Corps of Engineers, or the Bureau of Land Management. The Russian River also provides recreational opportunities for Ukiah residents, with public access available at four locations within or near city limits: the City Softball Complex, Vichy Springs Road crossing, Riverside Park, and the Talmage Road crossing.

The City's existing holdings help to preserve the valley's natural features and ecological health. These lands include oak woodlands, hillside areas, and riparian corridors that provide important wildlife habitat and natural space for residents. While some areas are open to the public, others feature restricted access or lack formal infrastructure. Recent acquisitions such as the City-Owned Annexation (2023) and the Western Hills Annexation (2024) have expanded the City's open space inventory and provide future opportunities for preservation and management. These

areas contribute to long-range goals for viewshed protection, wildfire risk reduction, and public recreation. While these lands currently function as open space, they are designated Public (P) in the General Plan and zoned Public Facilities (PF) in the zoning code.

With the adoption of the Ukiah 2040 General Plan, the City established a new Open Space land use designation. This designation applies to lands that are unsuitable for development due to environmental constraints such as slope instability, fire hazard, poor access, or flood risk, or that are otherwise considered most valuable in their undeveloped state. Typical areas include creek corridors, hillsides, and ridgelines. The Open Space designation is intended to ensure the long-term protection of these areas for ecological, recreational, or scenic purposes.

At present, the City's zoning code does not include a corresponding Open Space zoning district. As a result, lands designated as Open Space in the General Plan cannot be zoned in a manner consistent with the intended use. This ordinance would enable implementation of the General Plan by providing a regulatory framework for the management, use, and protection of designated open space lands. Although the ordinance applies citywide, it would initially affect a limited number of parcels owned or controlled by the City. Future rezonings to apply the O-S district to other properties would be subject to separate discretionary review and environmental evaluation, as applicable.

IV. EVALUATION OF ENVIRONMENTAL EFFECTS

The following evaluation determines whether the proposed O-S Zoning Ordinance qualifies for streamlined review pursuant to CEQA Guidelines Section 15183 by evaluating the three mandatory findings (Density, Project-Specific Effects, and Unanalyzed Impacts) required by the guidelines.

1. Density

Finding: The proposed Open Space Zoning Ordinance is consistent with the development density established by the Ukiah 2040 General Plan policies for which an EIR was certified.

Discussion: The Open Space (OS) designation in the Ukiah 2040 General Plan explicitly establishes the density and intensity as N/A (not applicable) for both Minimum/Maximum Density (dwelling units per acre) and Floor Area Ratio. The designation is intended to identify lands that are to remain undeveloped due to environmental constraints or conservation value. The O-S Zoning District is designed specifically to enforce this intent, conserving natural resources and restricting development.

The limited allowed uses in the O-S district, such as public trails, conservation and habitat restoration activities, and native plant propagation areas, are inherently low-intensity and non-residential. These uses fully conform to and support the General Plan's designated density of N/A, thereby maintaining consistency with the General Plan and meeting the requirements of CEQA Guidelines Section 15183.

2. Project-Specific Effects Peculiar to the Project or its Site

Finding: There are no project-specific environmental effects which are peculiar to the adoption of the O-S Zoning Ordinance or to its sites, and which the Ukiah 2040 EIR failed to analyze as significant effects.

Discussion: The O-S Ordinance is a regulatory measure whose primary effect is environmental preservation and protection of sensitive lands. The General Plan EIR inherently analyzed the impacts associated with the lack of development in Open Space areas and established policies (e.g., Goal ENV-1, Policy LU-6.2, Goal ENV-6) intended to minimize impacts on scenic vistas, hillsides, and riparian habitats.

The O-S Zoning Ordinance directly implements these protective goals, such as safeguarding creek corridors and managing open space resources. Since the ordinance focuses on conservation, it reinforces the environmental baselines assumed in the EIR. Any future development activities permitted by the ordinance (e.g., public trails or habitat restoration) would be site-specific projects requiring subsequent environmental documentation (such as an Initial Study or site-specific environmental review) to ensure compliance with the EIR and identify any peculiar, site-specific effects. The adoption of the ordinance itself, being a consistent and protective regulatory act, does not introduce new environmental effects peculiar to the parcels that were not already contemplated under the General Plan's land use designation.

3. Significant Impacts Not Analyzed in the Prior EIR

Finding: There are no project-specific impacts which the Ukiah 2040 EIR failed to analyze as significant effects.

Discussion: The EIR certified for the Ukiah 2040 General Plan is a program-level document that analyzed the cumulative and regional impacts of land use patterns, including policies designed to manage and protect natural resources and prevent land use conflicts. The O-S Ordinance is an implementing measure that strictly adheres to the land use assumptions of the General Plan EIR and furthers its protective policies, such as:

- **Minimizing Land Use Incompatibilities:** The ordinance reduces the potential for urban/resource conflicts by restricting development in environmentally sensitive areas, aligning with Policy LU-7.1 and Goal AG-1.
- **Preservation of Resources:** By protecting creek corridors, hillsides, and habitat (Policies ENV-6.7/LU-6.3), the ordinance reduces the possibility of significant impacts on biological resources, aesthetic resources, and water quality, which are all issues analyzed in the GP EIR.

Because the ordinance restricts development and solidifies environmental preservation, it results in impacts that are either equivalent to or less severe than those anticipated and analyzed in the certified EIR, and therefore introduces no unanalyzed significant impacts.

4. Cumulative Impacts

Finding: There are no potentially significant offsite and/or cumulative impacts that the Ukiah 2040 EIR failed to evaluate.

Discussion: The O-S Ordinance is a component of a larger City strategy aimed at achieving sustainable growth by prioritizing infill development and preserving surrounding open space and agricultural resources (Policy LU-7.1). The establishment of this zoning district contributes positively to the regional environmental and cumulative land use context by providing legal permanency to the protection of ecological systems, scenic areas, and hazard avoidance areas. The cumulative impacts of development within the City limits, coupled with resource preservation strategies, were addressed in the certified EIR. The O-S Ordinance supports the cumulative goal of long-term sustainability of the region's resources.

5. New Information

Finding: There is no substantial new information that results in more severe environmental impacts than anticipated by the Ukiah 2040 EIR.

Discussion: No substantial new information has been identified demonstrating that the proposed regulatory adoption of the O-S Zoning District would result in more severe impacts than those disclosed in the EIR. The ordinance is consistent with the established General Plan density and land use policy directives. The purpose of the O-S district is to mitigate the hazards inherent to these lands and conserve resources. This function prevents the environmental baseline conditions (which supported the EIR's findings) from being undermined by incompatible development.

V. DETERMINATION

In accordance with CEQA Guidelines Section 15183, the City Council finds that the proposed Open Space (O-S) Zoning District Ordinance qualifies for streamlined environmental review because the following conditions are met:

1. The project (adoption of the O-S Zoning Ordinance) is consistent with the development density (N/A) established by the Ukiah 2040 General Plan policies for which an EIR was certified.
2. There are no project-specific effects peculiar to the regulatory action or its general site, and which the Ukiah 2040 EIR failed to analyze as significant effects.
3. No specific parcels are being rezoned by this action, and no real property is being affected. If rezoning is proposed for any parcel in the future, a site-specific review will be conducted to evaluate the environmental impacts of applying the O-S zoning district to that property.
4. There are no project-specific impacts which the Ukiah 2040 EIR failed to analyze as significant effects.

Therefore, the City Council relies upon the EIR previously certified for the Ukiah 2040 General Plan, and further CEQA review is limited pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3.

Cattle grazing reduces fuel and leads to more manageable fire behavior

Grazing cattle can help reduce fuel loads on rangelands and mitigate the ever-growing risk of catastrophic wildfires.

by Felix Ratcliff, Devii Rao, Sheila Barry, Shane Dewees, Luke Macaulay, Royce Larsen, Matthew Shapero, Rowan Peterson, Max Moritz and Larry Forero

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Abstract

Cattle play an important role in wildfire management by grazing fuel on California rangelands. The benefits of cattle grazing have not been thoroughly explored, though. Using statewide cattle inventory, brand inspection and land use data, we have estimated that cattle removed 11.6 billion pounds (5.3 billion kilograms [kg]) of non-woody plant material from California's rangelands in 2017. Regionally, these reductions varied between 174 and 1,020 pounds per grazed acre (195 to 1,143 kg per hectare). Fire behavior is characterized in this paper by flame length. Fire behavior models suggest that these regional fuel reductions lower flame lengths, and lead to more manageable wildfires. In addition, fire-based models show that cattle grazing reduces fuel loads enough to lessen fire hazards in many grazed areas. Moving forward, there may be significant opportunities to expand strategic grazing on rangelands to add extra layers of protection against wildfires.

Recent wildfire seasons in California have been some of the worst on record. This “new reality” highlights the importance of understanding how land management practices such as cattle grazing affect wildfire behavior. Fire behavior is characterized in this paper by flame length. While climate change can lead to more severe fire behavior for California wildfires, our findings suggest that land managers can help balance out these dangers in grasslands by using livestock grazing to reduce fuel loads. CAL FIRE's California Vegetation Treatment Program (CalVTP) utilizes prescribed herbivory, which is the targeted grazing of cattle, sheep and goats to reduce wildland plant populations. While not included in CalVTP, conventional grazing also plays an important role in fuel load reductions.

Livestock grazing is a prevalent land use on California's rangelands and is considered a cost-effective method of reducing fuel loads (Taylor 2006). As such, fuel reduction through livestock grazing is a

These stocker cattle graze seasonally, during spring, reducing fine fuels across a large landscape. Photo: Devii Rao.

common management goal in regional, state, county and agency management plans (EBMUD 2000; EBRPD 2013; George and McDougald 2010; Rancho Mission Viejo 2006; Santa Clara County Parks 2018). However, management plans generally do not list target fuel conditions to achieve through livestock grazing.

Since livestock grazing is already in widespread use for wildfire fuel management in California, it is important to understand in greater detail to what extent livestock reduce fuel loads across the state, including how this varies spatially. More research on grazing for fuel reduction has been done on sheep and goats than on cattle (Nader et al. 2007). Especially in California, much of this research has focused on forests and shrublands rather than grasslands, and on woody rather than herbaceous fuels (Green and Newell 1982; Minnich 1982; Narvaez 2007; Tsouvaras et al. 1989). While cattle graze all rangeland types in California, they primarily graze grasslands, preferring herbaceous forage like grasses and flowering plants (Launchbaugh et al. 2006; Van Soest 1994). When these fuels dry out, they are known as “fine fuel” — fuels with a high surface-area-to-volume ratio that can be quickly combusted in wildfires (USFS 2022). Because they are by far the most widespread and abundant domestic grazers in the state (Saitone 2018), understanding the effects of cattle grazing on rangeland fuel loads is particularly important.

Beef cattle account for the vast majority of rangeland cattle. However, the number of beef cows in California today is only about 57% of their peak numbers in the 1980s (Saitone 2018). This reduction is mirrored by declines in authorized grazing on public lands in the state over that time period (Oles et al. 2017; Saitone 2018). The number of grazed rangeland acres has been in decline as well, both on private (Cameron et al. 2014) and public lands (Forero 2002; Oles et al. 2017). This reduction influences rangeland fuel levels, as less fine fuel is removed through grazing.

Cattle grazing can reduce rangeland fuels in several ways. The most frequently studied and perhaps most important way is by removing fine fuels. This can affect fire behavior by reducing rates of spread, flame lengths and fire intensities. Despite widespread interest in this topic, there is only one published study of the impact of cattle grazing on fine fuels and fire behavior in California (Stechman 1983). This study looked at fire behavior in an annual grassland grazed by cattle; however, the level of residual dry matter (RDM) was much higher than is typical for grazed annual grassland in California. RDM is the amount of herbaceous plant matter from the previous season immediately prior to the first fall rains (Bartolome et al. 2006). Other studies from western U.S. rangelands in sagebrush steppe, mesquite savanna and cheatgrass-dominated grasslands have shown that cattle grazing can reduce fine fuel loads and, in turn, slow fire spread and flame length (Bruegger et al. 2016; Davies et al. 2010; Davies et al. 2015; Diamond 2009; Schmelzer et al. 2014). Several of these studies rely on fire behavior models to



analyze the effects of fine fuel reduction on fire behavior (Bruegger et al. 2016; Diamond 2009).

Cattle grazing can also reduce rangeland fuels by causing long-term changes in species composition and vegetation structure. Perhaps the most important example of this in California is that cattle grazing can prevent or slow the encroachment of shrubs and trees into grassland. Much of coastal California has shown a trend of shrub encroachment on grassland (particularly by coyote brush, *Baccharis pilularis*) in the absence of grazing and fire disturbances (Ford and Hayes 2007). For instance, in the San Francisco Bay Area, limited grazing in the mid- to late 20th century has been linked to widespread shrub encroachment and loss of grassland (Keeley 2005; McBride and Heady 1968; Russell and McBride 2003). Coyote brush encroachment is also occurring on the southern California coast (Brennan et al. 2018). Shrub encroachment, even if by native species, presents a challenge for fire management because dense stands of shrubs increase fire hazard and fire intensity (Ford and Hayes 2007; Parker et al. 2016). Grazing is a key management technique to minimize these more severe wildfires in areas where retention of grasslands is an important goal.

The amount of herbaceous fuel on the ground during fire season in grazed California rangelands is largely a function of herbaceous growth in any given year, the number of livestock grazing per acre (grazing pressure), and vegetation biomass loss due to weathering (Frost et al. 2008; Larsen et al. 2021). Forage production is notoriously variable and unpredictable in California, both between years and across the landscape at a fine scale (Becchetti et al. 2016; Devine et al. 2019). The number of livestock grazing in the state is relatively stable by comparison.

The goals of this study are to inform planning, policy, and risk assessment at the state and regional scales

Comparison of ungrazed grassland (inside enclosure) versus grazed grassland (outside enclosure). Photo: Royce Larsen.

and to clarify the benefit of strategic grazing to mitigate wildfire risk. To accomplish this, we describe the degree to which cattle remove fine fuels from rangelands in different areas of the state and use models to try to understand how this fine fuel removal affects fire behavior. We aim to help answer the following questions:

1. How much herbaceous fuel is removed by cattle from grazed rangelands in California, and how does this amount vary by region in the state?
2. What can fire behavior models tell us about how effective current levels of cattle grazing are at altering wildfire behavior?
3. How do spatial patterns of grazing and fuel reduction within regions inform our understanding of the impact of cattle grazing on fire behavior?

To answer the study questions, we first estimated rangeland fine fuel reduction by cattle in California. Next, we characterized year-to-year and spatial variability associated with fuel reduction. Finally, we applied fire models to predict how estimated regional fuel reduction would affect grassland fire behavior.

Calculating fuel reductions

We assumed that fine fuel reduction by cattle equals the amount of rangeland forage consumed by cattle in California. This is a conservative estimate of the total fuel reduction since it does not explicitly consider fine fuels removed through trampling (Nader et al. 2007), but see AUM in supplemental table 2 in the online

supplemental appendix. Consumed rangeland forage is a function of the number of cattle grazing on rangelands (head), the class of cattle, and the time spent grazing on the rangeland (in months; equation 1). We used five datasets to determine the values in equation 1, including the 2017 USDA Agricultural Census, California Brand Inspection Data, County Crop Reports, GAP LANDFIRE vegetation classification and MODIS imagery (supplemental table 1). We also consulted with livestock and range advisors from the University of California Cooperative Extension (UCCE) to estimate irrigated pasture use and further refine the data (See “Animal Unit Months and Forage Removal” in the online supplemental appendix).

The census data provides an inventory of beef cows and “other cattle” in each county. “Other cattle” are all non-cow classes (including both beef and dairy cattle). We used the brand inspection data to estimate the proportion of “other cattle” that were beef cattle, and to estimate the proportion of these that belong to each non-cow class (supplemental tables 1 and 2).

In order to account for inter-county movement of cattle, we created beef production regions in California (fig. 1). These regions were selected to account for the majority of inter-county movements of cattle, and for similarities in forage production and livestock production practices for counties without pronounced patterns of inter-county cattle movement.

Regional rangeland acres were calculated by: (1) summing harvested rangeland acreage statistics from the county crop reports to estimate “Grazed Rangeland” acres, and (2) summing the rangeland acreage types per region using the GAP/LANDFIRE National Terrestrial Ecosystems (GAP) (USGS 2016) classification to estimate “Total Rangeland” acres.

We used the following equation to calculate the total pounds of forage removed on rangelands in each region by cattle (variables are described in supplemental table 2):

$$\text{forage consumed} = \sum_{\text{region } k} (\sum_{\text{county } j} (\sum_{\text{cattle class } i} (\text{head}_{ijk} \times \text{months}_{ijk} \times \text{AUE}_i - \text{IP.adjust}_{ijk}) \times 1,000 \text{ pounds/AUM}))$$

To estimate forage removed per rangeland acre, we divided the estimated forage consumed by rangeland acreage in each region. To account for differences in approaches to estimating rangeland acreage, we calculated this using two datasets: county crop reports and the GAP classification.

Forage production and RDM

RDM is the unused forage at the end of the grazing season (fall) (Bartolome et al. 2006), measured in pounds per acre or kilograms per hectare. The total amount of forage produced per acre on rangelands is generally measured in late spring at peak standing crop. It is an approximate measure of the amount of fine fuel produced per acre annually (excluding



FIG. 1. Beef cattle grazing regions of California.

non-forage species), which is an important determinant of fuel load. RDM is not a perfect measure of fuel load because it excludes non-forage species and is only measured at the end of the fire season. Nevertheless, it gives an approximate value for residual fuel load. When compared to production measurements, RDM can be used to determine fine fuel removal rates by livestock in grazed rangelands.

We evaluated production data from 52 sites in the Central Coast, North Coast and Sacramento-Sierra-Cascade regions that was collected between 2000 and 2019, and RDM data from 105 sites collected between 1987 and 2019. We summarized these data to characterize variability in production between regions and at sub-regional scales, and to qualitatively assess heterogeneity of RDM and fuel reduction rates on grazed rangelands (supplemental table 4). We then compared these reduction rates to regional fuel reduction rates from the census-based fuel reduction estimates.

Modeling fire behavior

Custom fuel models were built using the BehavePlus 6 fire behavior model application to determine how variation in grassland fine fuel loads could affect flame length. Initial parameters were based on the low fuel load, dry-grass model GR2 (Scott and Burgan 2005), and the two grass models from the “original 13 fuel models” as described by Anderson (1982). However, several variables were altered to represent a range of fuel loads in different topographic positions and weather conditions (supplemental table 6). The pattern and scale of results from using the three different fuel models as the base for custom fuel models were similar (supplemental figs. 1–4). Therefore, our discussion is limited to the results of using the GR2 fuel model.

A summer model was built to represent fuel conditions after annual grasses had senesced and dried, and when fire conditions should be most extreme in a given year. For the summer models, we evaluated flame lengths when wind speeds were between 0 and 40 miles per hour (0–64.4 kilometers [km] per hour), and when fuel loads were between 100 and 2,000 pounds per acre (112–2,242 kilograms [kg] per hectare [ha]). Additionally, three separate dead fuel moisture scenarios (high at 13%, moderate at 6% and low at 2%) and two separate slope scenarios (high at 100% and low at 0%) were run. The high dead fuel moisture scenario was set to 13%, since our moisture of extinction (fuel moisture at which fuels are no longer ignitable) was set at 15% and is within the range of values that can be expected in California grasslands (Livingston and Varner 2016). While there is a dearth of literature on dead fuel moistures in California grasslands, the moderate dead fuel moisture scenario was set to 6%, because that was the lowest value measured by Livingston and Varner (2016) in late September. We set this as our moderate value, instead of our low value, because their measurements took place in Northern California, where we

might expect higher dead fuel moistures due to a more mesic (moist) climate. Lastly, the low dead fuel moisture value was selected to represent very extreme fire conditions. The higher slope value of 100% slope was selected to represent a high slope scenario, but one that was still reasonable for firefighters to access.

A spring model that included more live fuel and a higher fuel moisture content was also evaluated (supplemental figs. 1 and 2). While the GR2 model is dynamic and automatically reapportions some of the live herbaceous fuel to a one-hour fuel load, we turned off the dynamic feature of our fuel models because we were manually setting the ratio of live to dead fuel as part of the spring and summer scenarios.

BehavePlus 6 defaults to setting a maximum effective windspeed, but studies have shown that this can underestimate flame lengths and rates of spread (Andrews et al. 2013). Therefore, we turned off this feature and did not impose a maximum effective windspeed in our model calculations. Additionally, BehavePlus 6 has the option for the windspeed to be calculated at the midflame height, 20 feet above the vegetation, or 10 meters above the vegetation. We set the input for wind speeds to be at midflame height. This is the average windspeed from the top of the fuel bed to the height of the flame in relation to the fuel.

Regional variations

Approximately 1.8 million beef cattle grazed rangelands in California in 2017. Although there was a slight dip in the number of beef cows in the state during the 2012–2015 drought, their number had rebounded to the decadal average by 2017 (CDFA 2010–2018), indicating that 2017 Census numbers are representative of the pre-drought cattle numbers.

Beef cows were by far the most abundant beef cattle class, with 677,000 on range in the state in 2017. This was followed by steers, heifers, “mixed” (an amalgamation of different classes that couldn’t be separated using the brand inspection data), and bulls.

The number of months cattle spent on rangeland varied by county and by cattle class. Cows were estimated to spend an average of 10.7 months on rangeland (this accounts for cows that were removed from rangeland due to replacement). Steers and heifers were estimated to be on range an average of 7.6 and 7.7 months, respectively, and bulls and “mixed” cattle averaged 6.6 months on range. Time spent on range by each class of cattle varied substantially between counties and regions.

The cumulative fine fuel removal by these cattle varied by region from 85.0 million pounds (34.6 million kg) in the South Coast region to 5,444 million pounds (2,469 million kg) in the San Joaquin-Sierra region (fig. 2). In regions with higher levels of irrigated pasture use (San Joaquin-Sierra and Sacramento-Sierra-Cascade), estimates of fuel removal may be somewhat higher than actual removal rates if irrigated pasture use was higher

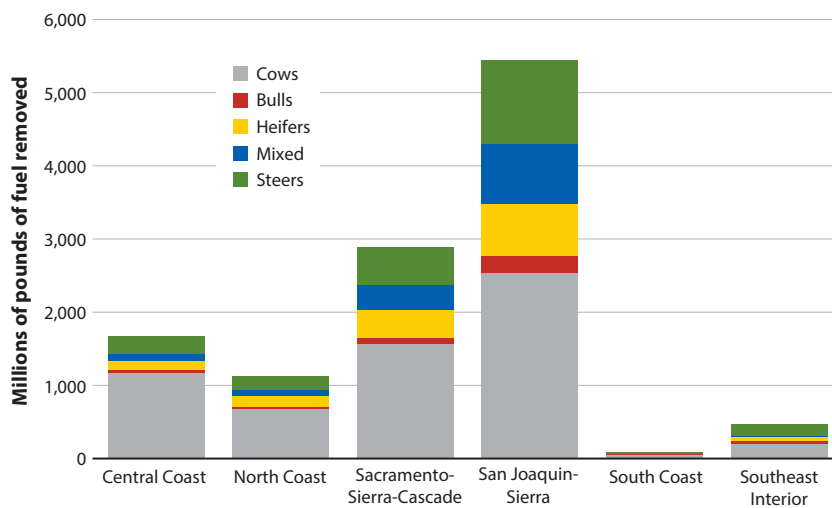


FIG. 2. Millions of pounds of rangeland fuel removed by cattle in each region.

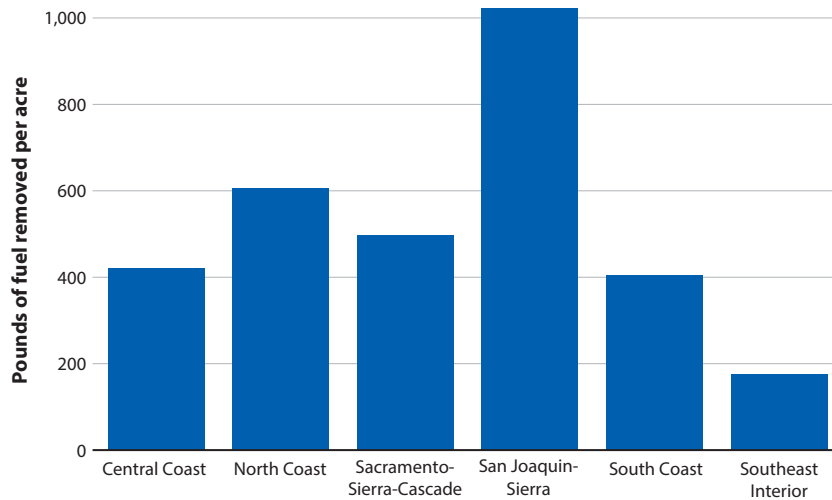


FIG. 3. Pounds per acre of fuel reduction on grazed rangelands in California regions.

in 2017 than the regional estimates used in our analysis. Across the state, the total fuel reduction by cattle in 2017 was 11.6 billion pounds (5.3 billion kg). Overall, this is probably a conservative estimate of fuels reduced on rangelands since it does not take into consideration fine fuels trampled by cattle and incorporated into mineral soil.

There were 19.4 million acres (7.9 million ha) of rangeland grazed by livestock in California according to county crop reports and county Agricultural Commissioners' offices. This is close to the 17 million acres (6.9 million ha) of private grazed rangeland previously reported in the state (CAL FIRE 2017), which is not surprising since many county crop reports do not include federal grazing allotments in their rangeland acreage estimates. On the other hand, our estimate of the total rangeland acreage based on the California GAP was 59.4 million acres (24 million ha). This estimate includes all public and privately owned rangeland, whether or not it is grazed.

The average amount of fuel removed across grazed rangelands in the state was 596 pounds per acre (668 kg/ha). This number varied from 174 pounds per acre (195 kg/ha) in the Southeast Interior region to 1,020 pounds per acre (1,143 kg/ha) in the San Joaquin-Sierra Region (table 1; fig. 3).

When calculated across all rangeland acres identified in the GAP analysis (not just grazed acres), average fuel reduction was only 195 pounds per acre (219 kg/ha). This lower number is largely due to the fact that there is rangeland that is not grazed in every region. The per-acre fuel reduction using the GAP acreage has similar regional trends to fuel reduction based on acreage from the county crop reports (table 1; fig. 4).

The regional values of grazing intensity are far below the amount of forage produced by region in most years. Valley grasslands in the interior of the state generally produce 2,000 pounds of forage per acre (2,242 kg/ha) or more in an average forage year (Bartolome 1987; Becchetti et al. 2016). Central and northern coast

TABLE 1. Acreage and average fuel reduction rates on grazed and total rangelands by region

Region	Grazed rangeland acreage (from crop reports)	All rangeland acreage (from GAP)	Fuels removed – grazed rangelands (pounds/acre)	Fuels removed – all rangelands (pounds/acre)
Central Coast	3,983,153 (1,611,925 ha)	7,242,014 (2,930,739 ha)	419 (470 kg/ha)	230 (258 kg/ha)
North Coast	1,857,912 (751,870 ha)	2,504,836 (1,013,671 ha)	419 (470 kg/ha)	450 (504 kg/ha)
Sacramento-Sierra-Cascade	5,827,095 (2,358,142 ha)	11,703,394 (4,736,196 ha)	495 (555 kg/ha)	246 (276 kg/ha)
San Joaquin-Sierra	5,336,824 (2,159,736 ha)	9,265,683 (3,749,689 ha)	1,020 (1,143 kg/ha)	588 (659 kg/ha)
South Coast	211,560 (85,615 ha)	3,659,608 (1,480,991 ha)	401 (449 kg/ha)	23 (26 kg/ha)
Southeast Interior	2,232,720 (903,550 ha)	25,031,549 (10,129,908 ha)	174 (195 kg/ha)	16 (18 kg/ha)
Total	19,449,264 (7,870,838 ha)	59,407,085 (24,041,194 ha)	596 (average) (668 kg/ha)	195 (average) (219 kg/ha)

range grassland sites produce more than 3,000 pounds of forage per acre (3,363 kg/ha) (Becchetti et al. 2016; Larsen et al. 2020). Coastal prairie sites can be highly productive, producing more than 4,500 pounds per acre (5,044 kg/ha) on average in the Central Coast (Larsen et al. 2020). In the highest production years, forage production can be double the average in any given region, and in the lowest production years it can be less than 25% of average production (Larsen et al. 2020). The relatively low grazing intensity reflects the generally conservative stocking strategies used by many ranchers across the state to hedge against the unpredictable and highly variable annual forage production (Macon et al. 2016).

It's important to keep in mind that grazed acres and forage removal rates in this paper are not “hard numbers,” but rather are estimates to inform large-scale patterns of fuel removal by cattle. These estimates are based on the best available data, but these data do not describe the intricate (and dynamic) details of cattle grazing across the state. These numbers should be interpreted in the context of understanding regional fuel reduction, not as predictive of grazing practices at sub-regional scales. There is a need for more consistent and accurate reporting of cattle numbers and grazed acres across the state.

Based on several datasets, forage production and RDM were highly variable within and between regions of the state. Average RDM in each region was significantly less than production, but the amount of fuel reduced was highly variable (table 2).

Collectively, these data show that reductions of fuels measured on ranches can differ significantly from region-wide averages seen in the Census analysis. The Census gives an indication of the county in which grazing occurs, but it does not tell us where those animals graze within the county. The RDM data

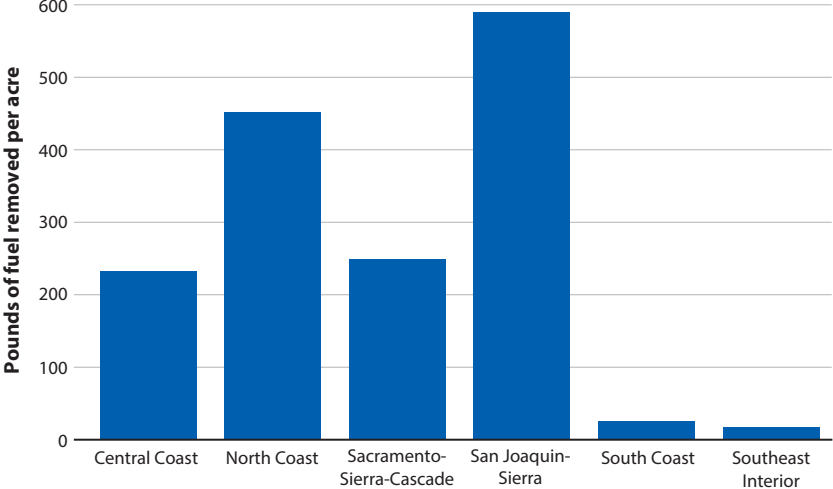


FIG. 4. Pounds per acre of fuel reduction on all rangelands in California regions.

also show that spatial differences in forage production and grazing practices can lead to differences in the amount of fine fuels and the level of fuel reduction by cattle. This is consistent with other research showing that annual forage production is highly variable across the state, varying at small and large scales in relation to soil characteristics, microclimate, position on the landscape, and tree canopy cover (Becchetti et al. 2016; Devine et al. 2019; Frost et al. 1991).

Lower flame lengths

Keeping flame lengths below eight feet (2.4 meters [m]) is seen as a critical threshold that allows fire fighters to use direct measures (such as heavy equipment) on the ground to fight fires. Below four feet (1.2 m), fires can be fought using hand tools (Andrews and Rothermel 1982). However, these thresholds are somewhat fuzzy and dependent on other aspects of the fire, i.e.,

TABLE 2. Forage production and residual dry matter (RDM) from coastal prairie, coast range grassland, and valley grassland sites in Central and Northern California

Region	Data source	Average production (pounds/acre)	Production minus summer decomposition (75% of total)*	Average RDM (pounds/acre)	Average fuel reduction (pounds/acre)
Central Coast (Coastal)	Larsen et al. 2020	4,978 (5,580 kg/ha)	3,734 (4,185 kg/ha)	1,815 (2,034 kg/ha)	1,919 (2,151 kg/ha)
Northern California (Coastal)	Bartolome et al. 2015 and Point Reyes unpublished data 2020	7,053† (7,905 kg/ha)	5,290 (5,929 kg/ha)	2,147 (2,406 kg/ha)	3,143 (3,523 kg/ha)
Central Coast (Coast Range)	Larsen et al. 2020	3,371 (3,778 kg/ha)	2,528 (2,834 kg/ha)	2,055 (2,303 kg/ha)	473 (530 kg/ha)
Central Coast (Coast Range)	NRCS unpublished data 2010	3,055 (3,424 kg/ha)	2,138 (2,396 kg/ha)	1,775 (1,990 kg/ha)	363 (407 kg/ha)
Central Coast (Interior)	Larsen et al. 2020	1,961 (2,198 kg/ha)	1,471 (1,649 kg/ha)	1,053 (1,180 kg/ha)	418 (469 kg/ha)
Sacramento-Sierra-Cascade (Interior)	UC ANR unpublished data	3,096 (3,470 kg/ha)	2,322 (2,603 kg/ha)	800‡ (897 kg/ha)	1,522 (1,706 kg/ha)

* Based on Frost et al. 2005.
† Production values from only two years of data.
‡ RDM values estimated not measured.

spread and fire intensity (Andrews et al. 2011). Based on our fire behavior models, on flat ground in dry summer conditions (when dead fuel moisture is 6%), fine fuel loads below 1,225 pounds per acre (1,373 kg/ha; fig. 5) are predicted to keep flame lengths below eight feet at wind speeds up to 15 miles per hour (24 km per hour). At higher dead fuel moisture levels and lower wind speeds, flame lengths may be kept below eight feet at higher fuel loads. However, in extreme fire weather with very low dead fuel moisture (2%) and wind speeds up to 40 miles per hour (64.4 km per hour), fine fuel loads may need to be reduced below 214 pounds per acre (240 kg/ha) (fig. 5) to keep flame lengths under eight feet. In high slope areas during dry conditions (6% dead fuel moisture) with windspeeds of 15 miles per hour, fine fuel loads would need to be kept below 1,000 pounds per acre (1,121 kg/ha) to keep flame lengths below eight feet. In very dry conditions (2% dead fuel moisture), at wind speeds of 40 miles per hour, fuel loads would need to be reduced below 205 pounds per acre (230 kg/ha) to keep flame lengths below eight feet. While these models are useful for interpreting potential impacts of estimated fuel reduction levels, the results still need to be experimentally validated in California before they are used for policy and planning purposes. Also, these models do not evaluate ignition potential, level of shrub encroachment, and areas with elevated ignition risk, which may have different fuel load thresholds. There is always a level of uncertainty associated with fire behavior modeling.

Depending on the aptness of the fuel models, Behave-Plus 6 results can be off by a factor of two or more (Sparks et al. 2007).

Understanding the effect of cattle grazing on fire behavior is complicated by the pronounced spatial and temporal variability in forage production, fuel reduction, shrub encroachment and RDM at scales smaller than the region or county. In their measurements at 43 different ranches spanning a rainfall gradient in Central California, Larsen et al. (2020) found RDM values ranging from 75 to 6,258 pounds per acre (84 to 7,014 kg/ha) from 2000 to 2019. Forty percent of grazing fields had RDM values at or below 1,225 pounds per acre (1,373 kg/ha), while only 4% were below 214 pounds per acre (240 kg/ha). This shows that many areas of these grazed rangelands had good fuel conditions for non-extreme fire weather, but few locations had fuel levels low enough to keep flame lengths below eight feet in extreme fire weather. No grazing fields had RDM below these thresholds consistently across all monitoring years.

Strategic grazing

The inherent heterogeneity of grazing intensity and fuel reduction may in fact be its greatest asset in reducing wildfire hazard and risk. Selective grazing by livestock can create patchiness of fuels, reducing continuity of fuels and reducing rate of fire spread and total burned area (Bunting et al. 1987; Kerby et al. 2007;

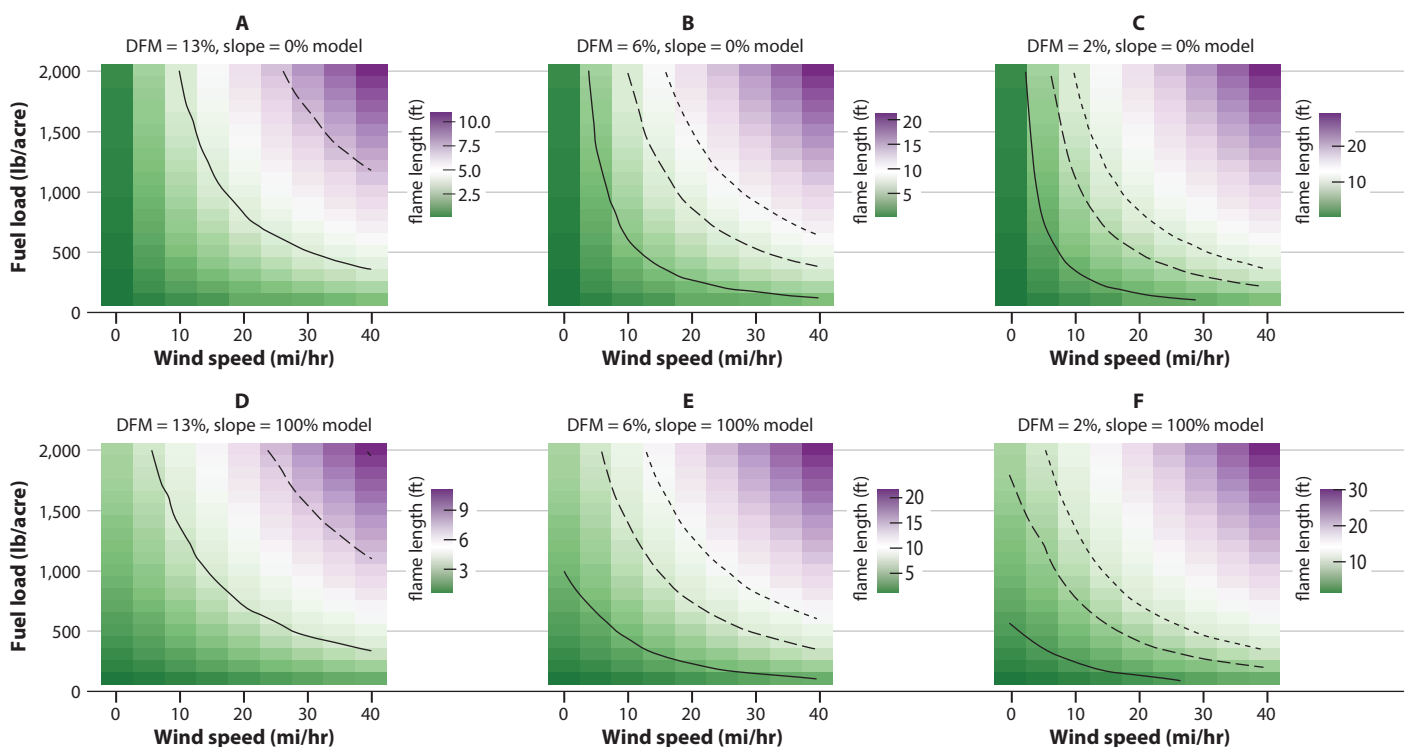


FIG. 5. Results from fire behavior modeling under summer conditions. Conditions were run under three dead fuel moisture scenarios of 13% (A, D), 6% (B, E) and 2% (C, F), and two slope scenarios of 0% (A, B and C) and 100% (D, E and F). Contour lines show when threshold flame lengths of 4 feet (solid line), 8 feet (long-dashed line) and 11 feet (short-dashed line) are surpassed.



Launchbaugh 2016; Taylor 2006). At the ranch scale, RDM data from the Central Coast shows that, even in a region with relatively low grazing intensity, fuel reduction of several thousand pounds per acre can be achieved in select locations (Larsen et al. 2020).

Given that grazing intensity on California rangelands is generally conservative relative to the amount of forage produced in most years (as evidenced by the generally low fuel reduction for most regions in the Census analysis), strategic implementation of grazing should be employed to maximize the benefit of livestock grazing for fuels reduction. A strategic grazing program would target grazing on certain areas of the landscape. It should consider maintaining fuel breaks, controlling shrub encroachment, employing grazing near the wildland-urban interface, proximity to urban centers, annual weather patterns (i.e., grazing in advance of Santa Ana or Diablo winds), potential sources of ignition, and the realities of grazing operations (including animal distribution, nutrition, site accessibility, and the need to bank forage for the fall). To be successful, grazing strategies must be logistically feasible and financially sustainable for the grazing operator.

A strategic approach to fuels reduction is especially important given that California rangelands are managed for multiple resource objectives. Reducing fuels on all grazed rangelands to 1,225 pounds per acre (1,373 kg/ha) or less will not be compatible with some of these objectives in some areas. RDM recommendations are based on the type of grassland (dry annual grassland, annual grasslands/hardwood rangeland, or coastal prairie), terrain slope, and percent cover of woody vegetation (Bartolome et al. 2006). RDM standards vary from 300 pounds per acre (336 kg/ha) on some dry, flat inland sites to 2,100 pounds per acre (2,354 kg/ha) on steep, coastal prairie sites (Bartolome et al. 2006). Maintaining adequate RDM is expected to minimize soil erosion, improve forage production, and influence plant species composition at some sites — but many areas have RDM standards above the preliminary fuel load thresholds reported here. In particular, steeper areas have higher minimum RDM recommendations — but these areas would need even lower fuel loads to

keep flame lengths below eight feet. Testing these fuel load thresholds on the ground and having discussions between fire modelers and rangeland specialists will be critical to making appropriate recommendations about grazing levels to achieve both fire safety and natural resource objectives. Furthermore, RDM is measured immediately prior to the first germinating rains (September or October) and fuel reductions will need to be achieved earlier in the year if they are meant to apply to the bulk of the fire season. Fuel reduction also must ensure that adequate forage is left to support continued livestock grazing during the fall and winter months.

There are several potential synergies between reducing residual biomass for fire safety and conservation objectives. Excessive residual biomass and height have been found to negatively affect many sensitive or threatened wildlife species (Ford et al. 2013; Gennet et al. 2017; Germano et al. 2011; Riensche 2008), cause problems for weed management (Becchetti et al. 2016), and negatively affect some native plant species (Bartolome et al. 2014; Beck et al. 2015). Where possible, maximum biomass standards for fuel reduction should be strategically implemented to simultaneously promote these and other conservation goals.

Cattle grazing is not the only management tool that can be used to reduce residual biomass. Unlike wildfires, prescribed fires are well planned, and are implemented to achieve one or more specific objectives. Prescribed fires burn thatch, increasing seed access to the soil surface, and creating more suitable light conditions and ground temperatures for grassland forbs (Sugihara et al. 2006). This allows higher levels of seed production and flowering in forbs after late spring fires. Prescribed fire can be used alone, or in conjunction with grazing, to improve habitat for some native plants and sensitive or threatened wildlife species. In the early 1950s, ranchers were permitted to burn a substantial amount of land in California, up to more than 200,000 acres in one year (Biswell 1999). Since that time, prescribed burn acreage has been in steep decline. However, due to recent catastrophic wildfires, there is renewed interest in prescribed burning. Though grazing is substantially more widespread than prescribed burning today, thanks to new

This cow-calf operation on the Central Coast has cattle grazing on the ranch year-round, helping to reduce the potential for catastrophic wildfire. Photo: Devii Rao.

legislation (SB 901 and SB 1260) and development of prescribed burn associations across the state, prescribed burning is becoming a viable option again.

Grazing can reduce fuel

Cattle grazing plays an important role in reducing fuels on California rangelands. Without grazing, we would have hundreds or possibly thousands of additional pounds per acre of fuel on rangelands, potentially leading to larger and more devastating fires. Cattle grazing, of course, can't eliminate wildfires completely. But it can make a big impact. Cattle don't consume forage uniformly on rangelands. Instead, they eat in more of a patchwork pattern. Thus, while cattle grazing does not reduce fuels enough to avoid hazardous 4- or 8-foot wildfire flame lengths on all grazed rangelands, many areas will be grazed sufficiently to significantly alter fire behavior (especially in non-extreme fire weather).

To effectively reduce wildfire hazards, rangeland managers and planners must strategically coordinate fuel management practices, such as cattle grazing along with other natural resource objectives and management practices, including prescribed fire. This will require the development of maximum residual biomass standards that can be used to assess fuel loads at critical times and locations during the fire season. To help develop these standards, we need to experimentally validate fire behavioral models in herbaceous rangelands in California.

Widespread wildfires are predicted to increase over time in California due to ongoing climate change. This new reality requires that we take advantage of all the tools available to protect public safety while also meeting broader rangeland management objectives. All of this is occurring against the backdrop of the decline of the number of beef cows grazing in California,

including on public lands, over the past several decades (Oles et al. 2017; Saitone 2018). It is not feasible to graze all rangelands to ideal fuel levels, nor is it compatible with management goals across the state. However, there are opportunities to improve fire safety in California by grazing rangelands that are not currently being grazed — or even by increasing grazing intensity on some very lightly grazed areas. Strategic implementation of cattle grazing, including potentially fee-for-service agreements on key private and public lands, can meet multiple natural resource objectives while also lowering fire hazards by reducing fine fuels, reducing fuel continuity and slowing or even stopping shrub encroachment onto grasslands. 

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Kristine Lawler

Subject: 14a PC Correspondence Received - Commissioner Johnson

From: Rick Johnson <rjohnson@cityofukiah.com>

Sent: Sunday, October 19, 2025 9:24 PM

To: Jesse Davis <jdavis@cityofukiah.com>

Subject: Open Space Topic

Jesse,

Here is a research article discussing the benefits of using grazing animals to manage fuel in areas like open spaces. Might be helpful to provide to the other commissioners.

Thanks for your work in advancing this subject.

Rick

Agenda Item No: 14a
October 8, 2025
1 Carousel Lane; APN 167-280-15
'Prezoning'



What is Prezoning?

- **Required step before annexation** under Gov. Code §65859 & §56742.
- City assigns zoning **to unincorporated land** within its **Sphere of Influence** (2022).
- Zoning becomes **effective only upon annexation**.
- Ensures **General Plan consistency** and **predictable land use within planned or existing development**.
- Recommended by Planning Commission; Adopted by **City Council**; forwarded to **LAFCo** as part of an annexation application.
- Helps LAFCo evaluate if the annexation is logical, efficient, and aligned with the State Law.

Corporation Yard: Existing

Issues: undersized, outdated, and deteriorated; conflicts with airport activities.

Council Action: Purchase of 1 Carousel Lane (APN 167-280-15) approved 5.7.25; sale closed 6.30.25.

Funding: ~\$15 million Lease Revenue Bonds (2022) issued for replacement facility and other improvements

Site Selection: Existing alternatives evaluated; new construction deemed cost-prohibitive.



An aerial photograph showing a large industrial or municipal facility with several large white warehouse-like buildings and numerous parking lots filled with vehicles. The facility is surrounded by green trees and grass. In the background, there are rolling hills and mountains under a blue sky with scattered white clouds. A semi-transparent white box on the right side of the image contains a bulleted list of points.

Corporation Yard: Proposed

- Most cost-effective solution
- Improves operational efficiency and safety for Airport & Public Works staff.
- Ukiah Valley Water Authority service considerations
- Aligns with long-term airport planning, as well as city land use goals to support efficient municipal service delivery.





York Creek

NORTH STATE STREET

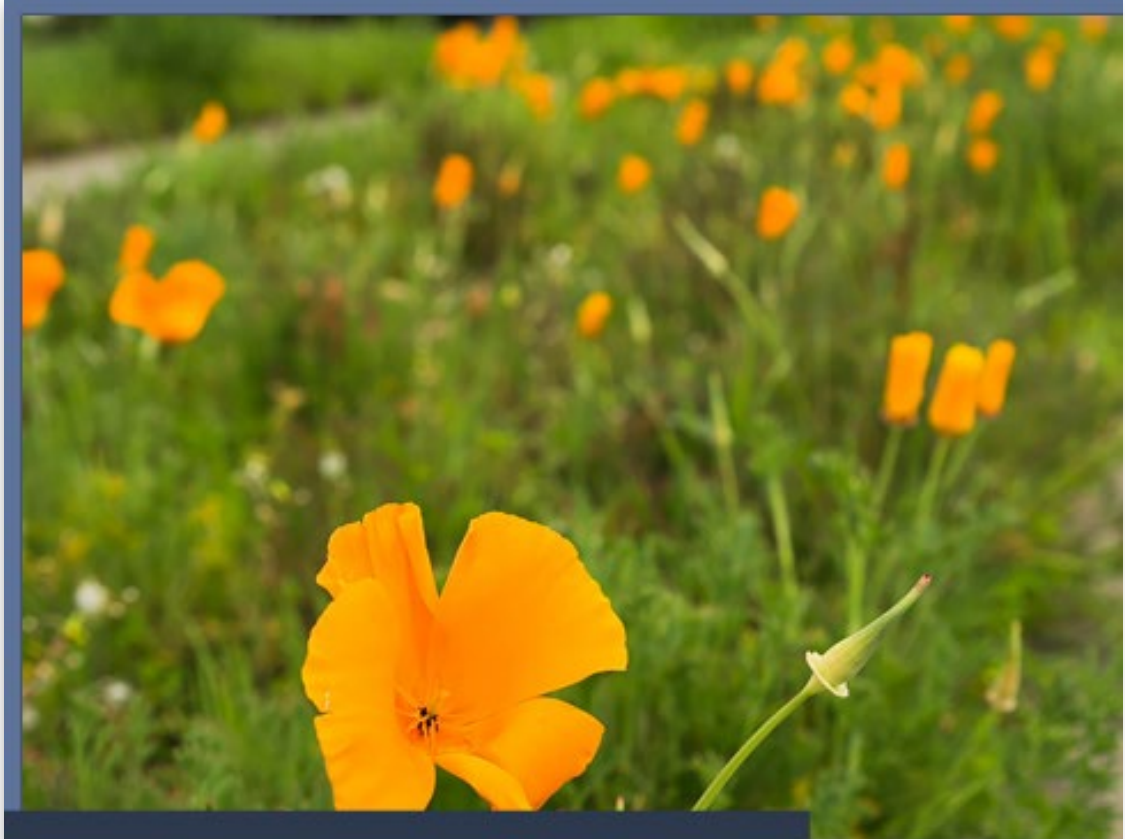
FIRST STREET

SECOND STREET

CAROUSEL LANE

Past LAFCo Applications & Relevant Planning Documents

- Annexation Policy (Resolution No. 2020-06) - 2020
- Municipal Service Review & Sphere of Influence – 2022
- Ukiah 2040 General Plan – 2022
- **City-Owned Property Annexation – 2023**
 - 16 City-owned parcels totaling approximately 450 acres
- **Western Hills Annexation – 2024**
 - 27 assessor parcels totaling approximately 791 acres



City of Ukiah

2022 – Municipal Service Review and Sphere of Influence Update

Prepared For:

Mendocino LAFCo

200 South School Street

Ukiah, California 95482

<http://www.mendoLAFCo.org>

Workshop: September 12, 2022

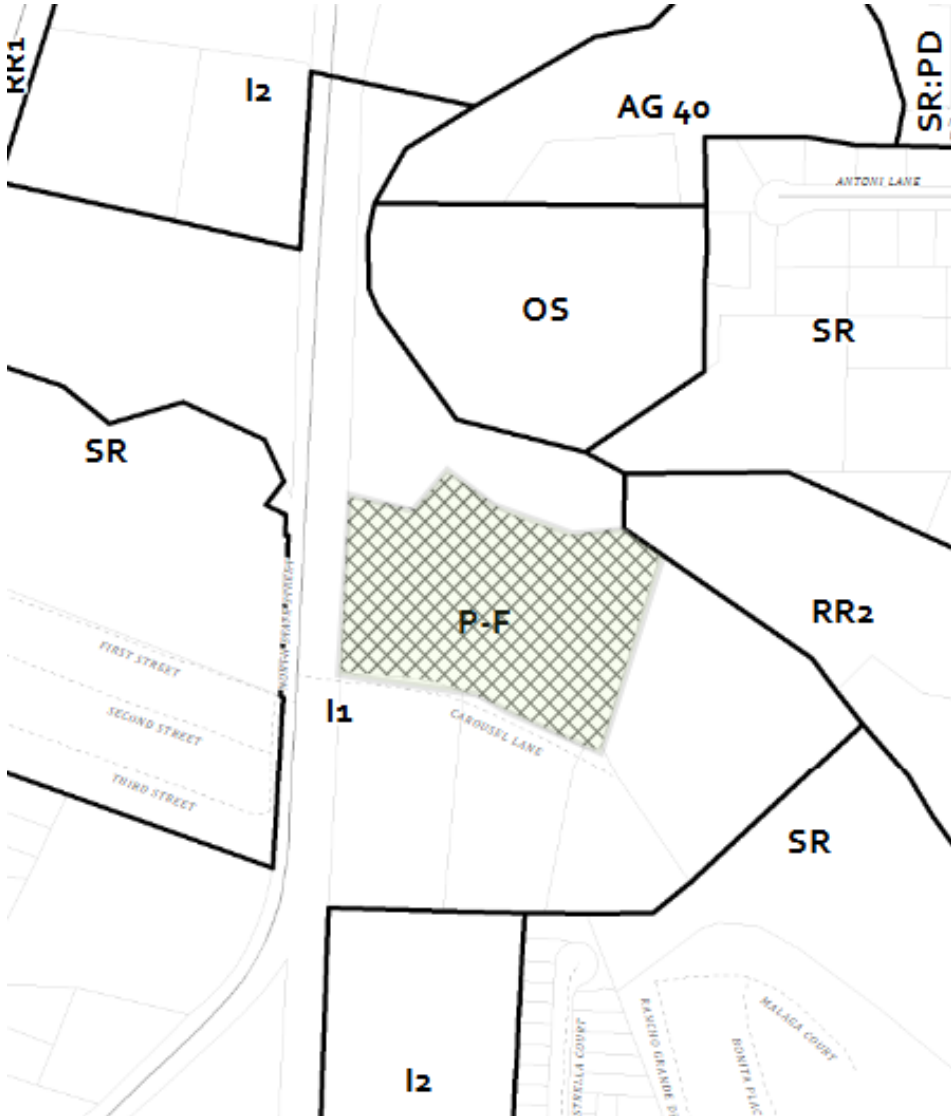
Workshop: November 7, 2022

Public Hearing: December 19, 2022

Adopted: **12/19/2022**

LAFCo Resolution No: 2022-23-06

Zoning Considerations



Current (County I-1):

- Light industrial, ag services, minor utilities

Proposed (City PF):

- Corporation yard, quasi-public, light industrial

Considerations:

- Both support warehouse use for public works
- No added development or construction
- Existing tenants may remain; quasi-public/Light Manufacturing
- Proposed P-F activity aligned with light industrial uses nearby

Government Code Section

§ 56742 permits annexation of city-owned land used for municipal purposes and allows the city to lease portions of that property under Sections 37380–37396.

Government Code §56742

Allows annexation of noncontiguous city-owned land (≤ 300 acres)

Land must:

- Be in the same county
- Be owned by the city
- Be used for municipal purposes

Additional Restrictions:

- City cannot annex adjacent private land via this route
- If sold; automatically detached from city limits and returned to original zoning designation.



CEQA Determination

Categorically Exempt – CEQA Guidelines Section 15319, Class 19(a) (Annexations of Existing Facilities and Lots for Exempt Facilities)

Basis for Exemption: Property: 7.87± acres, fully developed ~98,000 sq. ft. of existing commercial/industrial floor area for use as a municipal Corporation Yard and leased tenant space No new construction or intensification of use proposed No extension or expansion of utilities Action is procedural and policy-based (Rezoning & Annexation) Consistent with General Plan and Gov. Code Sections 56742 & 65859



Remaining Steps

- City Council Introduction – November (Tentative)
- City Council Adoption - TBD
- LAFCo Application Review - TBD
- LAFCo Public Hearing - TBD
- State BoE Recognition - TBD



Recommended Action

- Adopt a Resolution recommending that the City Council approve the rezoning of one (1) City-owned parcel (APN 167-280-15), located at 1 Carousel Lane, to the City's Public Facilities (PF) zoning district and apply the General Plan Public (P) land use designation; and determine the action is categorically exempt from CEQA pursuant to Guidelines §15319, Class 19(a) (Annexations of Existing Facilities and Lots for Exempt Facilities).