



# Ukiah 2040 General Plan Update

## Final Environmental Impact Report

*prepared by*

**City of Ukiah**

City of Ukiah Community Development Department  
300 Seminary Avenue  
Ukiah, California 95482

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*prepared with the assistance of*

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Oakland, California 94612

**November 2022**



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

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# 1 Executive Summary

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This Final Environmental Impact Report (Final EIR) is an informational document prepared by the City of Ukiah (City) to evaluate the potential environmental impacts that would result from the Ukiah 2040 General Plan (Ukiah 2040 or project). As the lead agency, the City of Ukiah is required to evaluate comments on environmental issues received during the public comment period from persons who have reviewed the Draft EIR and to prepare written responses to those comments. This Final EIR contains individual responses to each comment received during the public review period for the Draft EIR. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15088(b), the written responses include a response to any significant environmental issues raised.

## 1.1 Project Description

This EIR has been prepared to examine the potential environmental effects of Ukiah 2040. The following is a summary of the project description. The full project description can be found in Chapter 2, *Project Description*, of the Draft EIR.

### Guiding Principles

The City of Ukiah developed guiding principles to expand on the main ideas contained in the vision statement. The following guiding principles express the key values and aspirations for Ukiah's future and serve as guideposts for the goals, policies, and implementation programs contained in Ukiah 2040:

- Guide land uses and development that meet the needs of the community, are environmentally conscious, and maintain Ukiah as a diverse, family-oriented, and friendly community, where people from all racial, ethnic and cultural backgrounds thrive socially, economically, academically, and physically.
- Ensure development in all neighborhoods is compatible with the unique characteristics and land use patterns and fosters a sense of place.
- Promote resilient and sustainable facilities and infrastructure to ensure delivery of high-quality services.
- Promote a diverse, local, business-friendly economy that fosters new job growth and is adaptable to changes in consumer habits and market trends.
- Maintain and advance a well interconnected circulation network that accommodates and encourages alternative modes of transportation that reduce congestion and encourage walkable and bikeable neighborhoods.
- Preserve existing open space resources while enhancing accessibility to parks and recreational amenities.
- Manage, conserve, and preserve the existing natural environment to ensure sustainable longevity for present and future generations.
- Provide for a safe community through resilient infrastructure, community-wide education and preparation, and hazard planning that is responsive to potential climate-related, natural, and human-caused disasters.

- Preserve Ukiah Municipal Airport as a vital economic driver and transportation system and maintain consistency with the criteria and policies of the Ukiah Municipal Airport Master Plan and Mendocino County Airport Land Use Compatibility Plan.
- Foster an inclusive community through conditions that allow for and stimulate a diversity of housing options for community members of all ages, incomes, and ethnicities.

## **Ukiah 2040 Organization**

The project is a comprehensive update of the City's current 1995 General Plan, which is made up of 13 chapters. To provide a contemporary plan that will guide the community through the year 2040, Ukiah 2040 has been reorganized and reformatted to address changes in the community, including new issues and opportunities, changes in state law, and new trends. Ukiah 2040 is comprised of seven elements, summarized as follows:

- **Land Use Element.** This element will consider current and proposed land use amendments.
- **Economic Development Element.** This element will focus on goals and policies to promote and further economic development, job retention, and fiscal sustainability within Ukiah.
- **Agricultural Element.** This element will focus on goals and policies to conserve agricultural resources within Ukiah.
- **Mobility Element.** This element will address existing and planned vehicle, pedestrian, and bicycle infrastructure across the City.
- **Public Facilities, Services, and Infrastructure Element.** This element will focus on goals and policies related to public services, including but not limited to police, fire, airport, recreation, water/wastewater, and emergency services.
- **Environment and Sustainability Element.** This element will address the wide variety of parks, trails, and open spaces serving the diverse recreation needs of Ukiah residents, particularly youth, and emphasize the unique features of the City's natural environment. This element will also consider the effects of existing and planned development on natural resources located on public lands.
- **Hazards and Safety Element.** This element will cover seismic activity, other geologic hazards, fire hazards, hazardous materials, flooding, and other potential hazards, consistent with Government Code Section 65302(g). It will also address resiliency and risks from natural hazards in Ukiah, pursuant to SB 379. This element will also cover noise element requirements, consistent with Government Code Section 65302(f), including new existing noise contours as well as projected noise contours based on future traffic volumes projected to arise from improvements planned for in the Mobility Element.

## **Proposed Land Use Designations**

The project would result in changes to the existing land use pattern in the City. Ukiah 2040 introduces new and expanded land use designations that provide a greater distinction between residential and commercial land use types and better align existing land uses with corresponding designations. Specifically, the project divides the existing Commercial land use designation into more detailed designations: Downtown Core, Highway Commercial, Community Commercial, and Neighborhood Commercial. The project also introduces four new designations to the City's Land Use Map: Hillside Residential, Agriculture, Mixed Use: Brush Street Triangle, and Mixed Use: AIP-PD.

### *Planning Area*

A general plan, pursuant to State law, must address all areas within the jurisdiction's Planning Area. The Planning Area encompasses all incorporated and unincorporated territory that bears a physical relationship to the long-term planning of the city. For Ukiah, the Planning Area is defined as the area that includes both the city limits and SOI, as well as the existing Ukiah Valley Area Plan boundary.

### *Proposed Sphere of Influence*

The City of Ukiah's current sphere of influence (SOI) was adopted in 1984, Ukiah 2040 would result in an update to the City's SOI, and would include areas north, east, and south of city limits. The SOI update is intended to reduce the City's ultimate probable boundary. The decision to update the City's SOI is based upon direction provided by the Ukiah City Council in January 2020.

### *Proposed Annexation Areas*

As part of the proposed project, the City of Ukiah is pursuing three separate annexation areas currently located in the County of Mendocino's jurisdictional boundaries, totaling approximately 1,617 acres. Annexation Area A consists of 16 City-owned properties located southeast, northeast, and west of the City, totaling approximately 437 acres. Annexation Area B is comprised of the Bush Street Triangle/Masonite area north of the City and contains 63 properties, totaling approximately 473 acres. Annexation Area C is concentrated in the hills west of Ukiah. This area contains approximately 752 acres and a portion of that area (707 acres) is being pursued as part of the Western Hills Open Land Acquisition and Limited Development Agreement, approved by City Council on September 15, 2021.

### *Project Buildout*

Ukiah 2040 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). Ukiah 2040 also includes increased residential densities (number of units) and building intensities (floor area ratio [FAR]) for certain land use designations compared to the existing density and intensity thresholds. Development projections for the project were determined by analyzing vacant and underutilized parcels with the buildout capacity potential that is allowed under the applicable updated land use designations, the incorporation of annexation areas being pursued by the City of Ukiah, and the development of mixed-use designated areas anticipated under Ukiah 2040. Based on the potential land use changes, the project has a maximum buildout potential of an additional 2,350 housing units and an additional 4,514,820 square feet of non-residential use. This buildout is an estimate of maximum buildout and is used as a conservative assumption in the environmental analysis of this EIR. While Ukiah 2040 would facilitate development, the development of the various land uses associated with Ukiah 2040 would occur over an extended period and would depend on factors such as local economic conditions, market demand, and other financing considerations. For example, a future developer may choose to develop a site at a density lower than what is allowed, or a vacant lot could remain vacant for several years until a development is identified for that property. For these reasons, the maximum buildout is an estimate and is not intended to predict the amount of development that will occur in the City in the future. Furthermore, this buildout is projected to occur specifically within the existing City limits and Annexation Areas. Overall, Ukiah 2040 would promote infill development; the redevelopment of abandoned, obsolete, or underutilized properties; and the adaptation of existing residential units to



support multi-family use. Future development within the remaining SOI and Planning Area will be analyzed under California Environmental Quality Act (CEQA) on a project-level basis.

## 1.2 Alternatives

As required by CEQA, the EIR examines alternatives to the project. Studied alternatives include the following two alternatives.

- Alternative 1: No Project Alternative
- Alternative 2: Decreased Residential Density

Refer to Section 5, *Alternatives*, in the Draft EIR for analysis of these alternatives and a discussion of the environmentally superior alternative.

## 1.3 Areas of Known Controversy/Issues to be Resolved

The EIR scoping process did not identify any areas of known controversy related to the project.

## 1.4 Summary of Impacts and Mitigation Measures

Table 1, below, lists the environmental impacts of Ukiah 2040, the proposed mitigation measures, and residual impacts (or significance after mitigation). Impacts are defined as significant, unavoidable adverse impacts that require a statement of overriding consideration, pursuant to CEQA Guidelines Section 15093 if Ukiah 2040 is approved; significant, adverse impacts that can be feasibly mitigated to less than significant levels and that require findings to be made under CEQA Guidelines Section 15091; adverse impacts that are less than those allowed by adopted significance thresholds; and no impact.

**Table 1 Summary of Environmental Impacts and Mitigation Measures**

<b>Impact</b>	<b>Mitigation Measure(s)</b>	<b>Residual Impact</b>
<b>Aesthetics</b>		
<b>Impact AES-1.</b> Development facilitated by the project may impact scenic vistas; however, compliance with Ukiah 2040 proposed goals and policies, Ukiah City Code, and the City’s Design Guidelines would ensure that new development does not have a substantial adverse effect on scenic vistas. Impacts would be less than significant.	None required.	Less than Significant
<b>Impact AES-2.</b> The project would have no impact to scenic resources visible from a state scenic highway.	None required.	No Impact
<b>Impact AES-3.</b> Implementation of the project would facilitate development in previously undeveloped areas through rezoning and changes to land use. Scenic quality would be protected through adherence to City design guidelines, Ukiah city code, and implementation of Ukiah 2040 proposed goals and policies that address visual quality. Impacts would be less than significant.	None required.	Less than Significant
<b>Impact AES-4.</b> Development facilitated by the project would introduce new sources of light and glare. With adherence to existing ordinances that regulate light and glare for new development, impacts would be less than significant.	None required.	Less than Significant
<b>Agricultural and Forestry Resources</b>		
<b>Impact AG-1.</b> Development facilitated by the project is designed to encourage the continued operation of existing agriculture in and surrounding the city. With implementation of Ukiah 2040 goals and policies, impacts would be less than significant.	None required.	Less than Significant

Impact	Mitigation Measure(s)	Residual Impact
<p><b>Impact AG-2.</b> The project would not conflict with existing zoning for forest land, timberland, or timberland production, nor result in the loss of forest land or convert forest land to non-forest uses. There would be no impact.</p>	<p>None required.</p>	<p>No Impact</p>
<b>Air Quality</b>		
<p><b>Impact AQ-1.</b> The project would be consistent with MCAQMD’s 2005 Particulate Matter Attainment Plan and BAAQMD’s 2017 Clean Air Plan. Impacts would be less than significant.</p>	<p>None required.</p>	<p>Less than Significant</p>
<p><b>Impact AQ-2.</b> Development facilitated by the project would result in the generation of air pollutants during construction, which could affect local air quality. Development facilitated by the project would also result in a net increase of criteria pollutants due to VMT. All feasible mitigation measures to reduce VMT are included as Policies in Ukiah 2040. Overall operational impacts would be significant and unavoidable.</p>	<p><i>AQ-1 Implement BAAQMD and MCAQMD Basic Construction Mitigation Measures</i></p> <p>To reduce fugitive dust emissions from the construction of individual projects, the City shall require that future projects implement the BAAQMD and MCAQMD Basic Construction Mitigation Measures. These include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>▪ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day. <ul style="list-style-type: none"> <li>▪ All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> </ul> </li> <li>▪ All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>▪ All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.</li> <li>▪ All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.</li> <li>▪ All construction equipment shall be maintained and properly tuned in accordance with manufacture’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation.</li> </ul>	<p>Significant and Unavoidable</p>

Impact	Mitigation Measure(s)	Residual Impact
	<ul style="list-style-type: none"> <li>▪ Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s number shall also be visible to ensure compliance with applicable regulations.</li> </ul> <p><i>AQ-2 Implement Measures to Reduce Operational Emissions</i></p> <p>Prior to discretionary approval by the City of Ukiah for development projects subject to CEQA review (i.e., non-exempt projects), a screening assessment shall be performed by the City using the screening criteria from the 2017 BAAQMD CEQA Air Quality Guidelines. If the project exceeds the screening size by land use type, the project applicant shall prepare and submit a technical assessment to the City for review and approval, which evaluates potential project-related operational air quality impacts. The evaluation shall be prepared in conformance with BAAQMD methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the BAAQMD-adopted thresholds of significance, the City shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>▪ For site-specific development that requires refrigerated vehicles, the planning documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers, to reduce idling time and emissions.</li> <li>▪ Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.</li> <li>▪ Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 California Code of Regulations Chapter 10 Section 2485).</li> <li>▪ Provide changing/shower facilities as specified in Section A5.106.4.3 of the CalGreen Code (Nonresidential Voluntary Measures).</li> <li>▪ Provide bicycle parking facilities pursuant to Section A4.106.9 (Residential Voluntary Measures) of the CalGreen Code.</li> </ul>	

Impact	Mitigation Measure(s)	Residual Impact
	<ul style="list-style-type: none"> <li>▪ Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of the CalGreen Code (Nonresidential Voluntary Measures).</li> <li>▪ Provide facilities to support electric charging stations pursuant to Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures) of the CalGreen Code.</li> <li>▪ Applicant-provided appliances (e.g., dishwashers, refrigerators, clothes washers, and dryers) shall be Energy Star–certified appliances or appliances of equivalent energy efficiency. Installation of Energy Star–certified or equivalent appliances shall be verified by Building &amp; Safety during plan check.</li> <li>▪ Applicants for future development projects along existing and planned transit routes shall coordinate with the City and County to ensure that bus pad and shelter improvements are incorporated, as appropriate.</li> </ul>	
<p><b>Impact AQ-3.</b> Construction activities for individual projects facilitated by Ukiah 2040 could expose sensitive receptors to substantial pollutant concentrations; however, impacts would be less than significant with mitigation.</p>	<p><i>AQ-3 Conduct Construction Health Risk Assessment</i></p> <p>For individual projects (excluding accessory dwelling units, single-family residences, and duplexes) where construction activities would occur within 1,000 feet of sensitive receptors, would last longer than two months, and would not utilize Tier 4 and/or alternative fuel construction equipment, the project applicant shall prepare a construction health risk assessment (HRA) prior to project approval. The HRA shall determine potential risk and compare the risk to the following BAAQMD thresholds:</p> <ul style="list-style-type: none"> <li>▪ Non-compliance with Qualified Community Risk Reduction Plan;</li> <li>▪ Increased cancer risk of &gt; 10.0 in a million;</li> <li>▪ Increased non-cancer risk of &gt; 1.0 Hazard Index (Chronic or Acute); or</li> <li>▪ Ambient PM<sub>2.5</sub> increase of &gt; 0.3 µg/m<sup>3</sup> annual average</li> </ul> <p>If risk exceeds the thresholds, measures such as requiring the use of Tier 4 and/or alternative fuel construction equipment shall be incorporated to reduce the risk to appropriate levels.</p>	<p>Less than Significant with Mitigation</p>
<p><b>Impact AQ-4.</b> Development facilitated by Ukiah 2040 would not create objectionable odors that could adversely affect a substantial number of people and impacts would be less than significant.</p>	<p>None required.</p>	<p>Less than Significant</p>

Impact	Mitigation Measure(s)	Residual Impact
<b>Biological Resources</b>		
<p><b>Impact BIO-1.</b> Development facilitated by the project would have the potential to modify habitat that could affect special-status species during construction and operation. Implementation of federal, state, and local regulations and policies, as well as Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 would ensure riparian habitat and wetlands are not significantly impacted. Impacts would be less than significant with mitigation.</p>	<p><i>BIO-1: Recommended Policy for Biological Resource Assessment</i>                      The City shall implement the following policy into Ukiah 2040:  <b>Policy ENV-4.9:</b> Biological Resource Assessment. The City shall require that new development proposed in or adjacent to ecologically sensitive areas, to complete a site-specific biological resource assessment prepared by a qualified biologist that establishes the existing resources present.</p> <p><i>BIO-2: Pre-Construction Bird Surveys, Avoidance, and Notification</i>                      For construction activities initiated during the bird nesting season (February 1 – September 15), involving removal of vegetation, abandoned structures, man-made features, or other nesting bird habitat, a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted on foot and shall include a buffer around the construction site at a distance determined by a qualified biologist. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in the Mendocino Region. If nests are found, an avoidance buffer shall be determined by the biologist dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. The buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities.</p> <p>Project site plans shall include a statement acknowledging compliance with the federal MBTA and California Fish and Game Code that includes avoidance of active bird nests and identification of Best Management Practices to avoid impacts to active nests, including checking for nests prior to construction activities during February 1 to September 15, and what to do if an active nest is found so that the nest is not inadvertently impacted during grading or construction activities.</p> <p><i>BIO-3: Roosting Bat Surveys and Avoidance Prior to Removal</i></p>	<p>Less than Significant with Mitigation</p>

Impact	Mitigation Measure(s)	Residual Impact
	<p>Prior to tree and structure removal, a qualified biologist shall conduct a focused survey of all trees and structures to be removed or impacted by construction activities to determine whether active roosts of special-status bats are present on site. Tree or structure removal shall be planned for either the spring or the fall, and timed to ensure both suitable conditions for the detection of bats and adequate time for tree and/or structure removal to occur during seasonal periods of bat activity exclusive of the breeding season, as described below. Trees and/or structures containing suitable potential bat roost habitat features shall be clearly marked or identified. If no bat roosts are found, the results of the survey will be documented and submitted to the City within 30 days of the survey, after which no further action will be required.</p> <p>If day roosts are present, the biologist shall prepare a site-specific roosting bat protection plan to be implemented by the contractor following the City’s approval. The plan shall incorporate the following guidance as appropriate:</p> <ul style="list-style-type: none"> <li>▪ When possible, removal of trees/structures identified as suitable roosting habitat shall be conducted during seasonal periods of bat activity, including the following: <ul style="list-style-type: none"> <li>▪ Between September 1 and about October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5 inch of rainfall within 24 hours occurs.</li> <li>▪ Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs.</li> </ul> </li> <li>▪ If a tree/structure must be removed during the breeding season and is identified as potentially containing a colonial maternity roost, then a qualified biologist shall conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist’s guidance, the contractor shall implement measures similar to or exceeding the following: <ul style="list-style-type: none"> <li>▪ If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this measure.</li> <li>▪ If it is found that an active maternity roost of a colonial roosting species is present, the roost shall not be disturbed during the breeding season (April 15 to August 31).</li> </ul> </li> <li>▪ Tree removal procedures shall be implemented using a two-step tree removal process. This method is conducted over two consecutive days and works by creating noise and vibration by cutting non-habitat branches and limbs from</li> </ul>	

Impact	Mitigation Measure(s)	Residual Impact
	<p>habitat trees using chainsaws only (no excavators or other heavy machinery) on day one. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly to feed to not return to the roost that night. The remainder of the tree is removed on day two.</p> <ul style="list-style-type: none"> <li>▪ Prior to the demolition of vacant structures within the project site, a qualified biologist shall conduct a focused habitat assessment of all structures to be demolished. The habitat assessment shall be conducted enough in advance to ensure the commencement of building demolition can be scheduled during seasonal periods of bat activity (see above), if required. If no signs of day roosting activity are observed, no further actions will be required. If bats or signs of day roosting by bats are observed, a qualified biologist will prepare specific recommendations such as partial dismantling to cause bats to abandon the roost, or humane eviction, both to be conducted during seasonal periods of bat activity, if required.</li> </ul> <p>If the qualified biologist determines a roost is used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultation with CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.</p> <p><i>BIO-4: Bird Safe Design</i></p> <p>Development shall incorporate bird-friendly building materials and design features, including but not limited to the following:</p> <p>There are no “see through” passageways or corners.</p> <ul style="list-style-type: none"> <li>▪ Outside lighting is appropriately shielded and directed to minimize attraction to night migrating or nocturnal birds.</li> <li>▪ Interior lighting is turned off at night if not in use and designed to minimize light escaping through windows during night operation.</li> <li>▪ Landscaping is designed without features known to increase collisions.</li> </ul> <p>The City shall review and approve the bird-friendly building materials and design features prior to project approval.</p>	



Impact	Mitigation Measure(s)	Residual Impact
<p><b>Impact BIO-2.</b> Development facilitated by the project could adversely impact riparian habitat or other sensitive natural communities during construction and/or operation. Implementation of federal, state, and local regulations and policies, as well as Mitigation Measure BIO-1 would ensure riparian habitat and wetlands are not significantly impacted. Impacts would be less than significant with mitigation.</p>	<p>Mitigation Measure BIO-1</p>	<p>Less than Significant with Mitigation</p>
<p><b>Impact BIO-3.</b> Development facilitated by the project would avoid impacts to wildlife movement corridors by conserving natural areas, as directed by proposed policies and would minimize impacts to wildlife movement through implementation of Mitigation Measure BIO-1, BIO-2, BIO-3, and BIO-4. Impacts would be less than significant with mitigation.</p>	<p>Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4</p>	<p>Less than Significant with Mitigation</p>
<p><b>Impact BIO-4.</b> Development facilitated by the project would conform with applicable local policies protecting biological resources and impacts would be less than significant.</p>	<p>None required.</p>	<p>Less than Significant</p>
<p><b>Impact BIO-5.</b> Implementation of the project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.</p>	<p>None required.</p>	<p>No Impact</p>
<p><b>Cultural Resources</b></p>		
<p><b>Impact CUL-1.</b> Development facilitated by the project would have the potential to impact historical resources. Existing Ukiah City Code and CEQA regulations, in addition to proposed Ukiah 2040 policies and mitigation would reduce impacts to historic resources. Nonetheless, impacts would be significant and unavoidable.</p>	<p><i>CUL-1 Historical Resources Study Program</i>            The City shall require project applicants for discretionary projects to investigate the potential to impact historical resources. For a project involving a property that contains buildings structures, objects, sites, landscape/site plans, or other features that are 50 years of age or older, a historical resources study shall be conducted to determine if the project would demolish or otherwise alter the characteristics that make a historical resource eligible for inclusion in the CRHR. The study shall, at a minimum, be conducted by a qualified professional meeting the Secretary of the Interior’s (SOI) Professional Qualifications Standard (PQS) for architectural history (NPS 1983). The study shall include a pedestrian survey of the project site and background research including a records search at the Northwest Information</p>	<p>Significant and Unavoidable</p>

Impact	Mitigation Measure(s)	Residual Impact
	<p>Center (NWIC), building permit research, and/or research with the local historical society(ies). The subject property(ies) and/or structures shall be evaluated for federal (as applicable), and state significance on California Department of Parks and Recreation 523 series forms, included as an appendix to the study.</p> <p>If historical impacts are identified, the study shall include recommendations to avoid or reduce impacts on historical resources and the project sponsor shall implement the recommendations or conduct additional environmental review. Application of mitigation shall generally be overseen by a qualified architectural historian or historic architect meeting the PQS, unless unnecessary in the circumstances (e.g., preservation in place). In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the implementing agency for review.</p> <p>Efforts shall be made to the greatest extent practical to ensure that the relocation, rehabilitation, or alteration of the resource is consistent with the Secretary of the Interior’s Standards for the Treatments of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR Section 15126.4(b)(1)). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the implementing agency for review and concurrence.</p> <p>If significant historical resources are identified on a development site and compliance with the Standards and/or avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. Mitigation measures may include documentation of the historical resource in the form of a Historic American Building Survey (HABS) report. The report shall comply with the Secretary of the Interior’s Standards for Architectural and Engineering Documentation and shall generally follow the HABS Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the PQS and submitted to the implementing agency prior to issuance of any permits for demolition or alteration of the historical resource. Copies of the report shall be provided to a local library and/or other appropriate repositories.</p>	

Impact	Mitigation Measure(s)	Residual Impact
<p><b>Impact CUL-2.</b> Development facilitated by the project would have the potential to impact archaeological resources. Impacts would be less than significant with mitigation.</p>	<p><i>CUL-2 Archaeological Resources Study Program</i>                      The City shall require project applicants for discretionary projects to investigate the potential to disturb archaeological resources. If preliminary reconnaissance suggests that cultural resources may exist, a Phase I cultural resources study shall be performed by a qualified professional meeting the Secretary of the Interior’s (SOI) Professional Qualifications Standard (PQS) for archaeology (NPS 1983). A Phase I cultural resources study shall include a pedestrian survey of the project site and sufficient background research and, as necessary, field sampling to determine whether archaeological resources may be present. Archival research shall include a records search at the Northwest Information Center (NWIC) and a Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC), and coordination with Native American tribes listed by the NAHC. The Phase I technical report documenting the study shall include recommendations to avoid or reduce impacts on archaeological resources, such as establishing environmentally-sensitive areas excluded from project activities, archaeological and/or Native American monitoring, or redesign of the project to avoid known cultural resources. The project sponsor shall implement the recommendations prior to and during construction.</p>	<p>Less than Significant with Mitigation</p>
<p><b>Impact CUL-3.</b> Ground-disturbing activities associated with development facilitated by the project could result in damage to or destruction of human burials. However, compliance with existing regulations on human remains would ensure less than significant impacts.</p>	<p>None required.</p>	<p>Less than Significant</p>
<p><b>Greenhouse Gas Emissions</b></p>		
<p><b>Impact GHG-1.</b> Development facilitated by Ukiah 2040 would make progress towards achieving State goals but would not necessarily meet State 2030 or 2045 goals. Mitigation Measures GHG-1 and GHG-2 would result in implementation of CEQA GHG thresholds and a CAP update; however, development facilitated by Ukiah 2040 would not meet the 2030 or 2045 goals until the CAP is updated and adopted. This impact would be significant and unavoidable.</p>	<p><i>GHG-1 Adopt and Implement a CEQA GHG Emissions Threshold</i>                      The City shall include and implement a new 2040 General Plan policy under the Environment and Sustainability Element to prepare, adopt, and implement a CEQA GHG Emissions threshold of significance. The City shall adopt the CEQA GHG Emissions threshold of significance by Fall 2024 for use in future CEQA GHG emissions analyses through 2030. In addition, upon completion of future CAP updates and as necessary, the City shall update the CEQA GHG Emissions threshold of significance and Ukiah CEQA GHG Checklist to be consistent with each CAP update.</p> <p><i>GHG-2 Update Ukiah CAP to the State’s 2030 and 2045 GHG Emissions Goals</i>                      The City shall update the Ukiah CAP by Fall 2024 to outline how Ukiah will meet the State’s 2030 goal of 40 percent below 1990 emissions levels and 2045 goal of</p>	<p>Significant and Unavoidable</p>

Impact	Mitigation Measure(s)	Residual Impact
	<p>carbon neutrality. Implementation measures in the updated CAP to achieve the 2030 and 2045 goals may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>▪ Develop and adopt Zero Net Energy requirements for new and remodeled residential and non-residential development;</li> <li>▪ Develop and adopt a building electrification ordinance for existing and proposed structures;</li> <li>▪ Expand charging infrastructure and parking for electric vehicles;</li> <li>▪ Implement carbon sequestration by expanding the urban forest, participating in soil-based or compost application sequestration initiatives, supporting regional open space protection, and/or incentivizing rooftop gardens; and</li> <li>▪ Implement policies and measures included in the California 2017 Climate Change Scoping Plan, such as mobile source strategies for increasing clean transit options and zero emissions vehicles by providing electric vehicle charging stations.</li> </ul>	
<b>Land Use and Planning</b>		
<p><b>Impact LU-1.</b> Implementation of the project would maintain orderly development in the planning area and would not physically divide an established community. Impacts would be less than significant.</p>	None required.	Less than Significant
<p><b>Impact LU-2.</b> Implementation of the project would be generally consistent with applicable land use plans, policies, or regulations adopted to avoid or mitigate environmental effects. Impacts would be less than significant.</p>	None required.	Less than Significant
<b>Noise</b>		
<p><b>Impact NOI-1.</b> Construction of individual projects facilitated by Ukiah 2040 would temporarily increase noise levels, potentially affecting nearby noise-sensitive land uses. Development facilitated by the project would introduce new on-site noise sources and would contribute to increases in traffic noise. The continued regulation of on-site noise, consistent with the Ukiah City Code and implementation of proposed Ukiah 2040 policies would minimize disturbance to adjacent land uses. However, construction noise and traffic noise may</p>	<p><i>NOI-1 Construction Noise Reduction Measures</i></p> <p>The following measures to minimize exposure to construction noise shall be included as standard conditions of approval for applicable projects involving construction:</p> <ul style="list-style-type: none"> <li>▪ <b>Mufflers.</b> During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.</li> <li>▪ <b>Stationary Equipment.</b> All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receivers.</li> </ul>	Significant and Unavoidable

Impact	Mitigation Measure(s)	Residual Impact
<p>still exceed noise standards and impacts would be significant and unavoidable.</p>	<ul style="list-style-type: none"> <li>▪ <b>Equipment Staging Areas.</b> Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receivers.</li> <li>▪ <b>Smart Back-up Alarms.</b> Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction.</li> <li>▪ <b>Signage.</b> For the duration of construction, the applicant or contractor shall post a sign in a construction zone that includes contact information for any individual who desires to file a noise complaint.</li> <li>▪ <b>Temporary Noise Barriers.</b> Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA Leq at residential receivers during the daytime) and when the anticipated construction duration is greater than is typical (e.g., two years or greater). Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.</li> </ul>	
<p><b>Impact NOI-2.</b> Development facilitated by the project could temporarily generate groundborne vibration during construction, potentially affecting nearby land uses. Operation of future development would not result in substantial vibration or groundborne noise. Impacts would less than significant with mitigation.</p>	<p><i>NOI-2 Construction Vibration Control Plan</i></p> <p>Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving, and static rollers as opposed to vibratory</p>	<p>Less than Significant with Mitigation</p>

Impact	Mitigation Measure(s)	Residual Impact
	rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.	
<p><b>Impact NOI-3.</b> Development facilitated by the project would not result in significantly increased airport and airstrip activity, since the Ukiah Municipal Airport would not serve travelers or industry. The continued regulation of airport noise consistent with state and federal regulations as well as the implementation of proposed policies in Ukiah 2040 and the Ukiah Municipal Airport Land Use Compatibility Plan would minimize disturbance to people residing or working within proximity of the Ukiah Municipal Airport. Impacts would be less than significant.</p>	None required.	Less than Significant
<p><b>Population and Housing</b></p>		
<p><b>Impact POP-1.</b> Implementation of the project would facilitate the construction of new housing in Ukiah and would increase population growth. However, the project is intended to accommodate and plan for population growth and includes policies to manage growth and development. Therefore, impacts would be less than significant.</p>	None required.	Less than Significant
<p><b>Impact POP-2.</b> Implementation of the project would not result in the displacement of substantial numbers of housing or people. The project would facilitate the development of new housing in accordance with state and local housing requirements, while preserving existing residential neighborhoods. Impacts would be less than significant.</p>	None required.	Less than Significant
<p><b>Public Services and Recreation</b></p>		
<p><b>Impact PSR-1.</b> Development facilitated by the project would result in an increase to the city's population. The estimated population increase would increase demand for fire and police protection services and potentially create the need for new or altered police, fire, or other service facilities. The timing, intensity, and location of potential new facilities is unknown at this time, but new</p>	None required.	Less than Significant

Impact	Mitigation Measure(s)	Residual Impact
<p>development would require additional CEQA review and compliance with existing building and zoning codes. Ukiah 2040 policies would ensure that police and fire services staffing and facilities are maintained at a level which accommodates for sustained population growth. Therefore, impacts to police and fire services associated with Ukiah 2040 would be less than significant.</p>		
<p><b>Impact PSR-2.</b> Development facilitated by the project would result in an increase in population of school-aged children. Population increase would increase demand for school services and potentially create the need for new school facilities. Compliance with Ukiah 2040 policies would reduce impacts to school facilities. The timing, intensity, and location of potential new facilities is unknown at this time, but new development would require additional CEQA review and compliance with existing building and zoning codes. Therefore, impacts to schools associated with Ukiah 2040 would be less than significant.</p>	<p>None required.</p>	<p>Less than Significant</p>
<p><b>Impact PSR-3.</b> Development facilitated by the project would result in an increase to population, which could increase the use of existing parks and recreational facilities, and thus reduce the city’s parkland to population ratio. However, Ukiah 2040 policies would also result in additional recreational facilities. The timing, intensity, and location of potential new facilities is unknown at this time, but new development would require additional CEQA review and compliance with existing building and zoning codes. Therefore, impacts to park facilities associated with Ukiah 2040 would be less than significant.</p>	<p>None required.</p>	<p>Less than Significant</p>
<p><b>Impact PSR-4.</b> Development facilitated by the project would result in an increase to population, which could increase demand for existing public facilities such as libraries. The timing, intensity, and location of potential new facilities is unknown at this time, but new development would require additional CEQA review and</p>	<p>None required.</p>	<p>Less than Significant</p>

Impact	Mitigation Measure(s)	Residual Impact
<p>compliance with existing building and zoning codes. Therefore, impacts to libraries associated with Ukiah 2040 would be less than significant.</p>		
<b>Transportation</b>		
<p><b>Impact TRA-1.</b> The project would not conflict with a program, plan, ordinance or policy addressing the circulation system and impacts would be less than significant.</p>	None required.	Less than Significant
<p><b>Impact TRA-2.</b> The project would provide a diversity of land uses superior to countywide averages and would thus be anticipated to generate VMT at lower rates than countywide averages. The project would not conflict with or be inconsistent with CEQA Guidelines 15064.3(B) and impacts would be less than significant.</p>	None required.	Less than Significant
<p><b>Impact TRA-3.</b> The project would not substantially increase hazards due to a geometric design feature and impacts would be less than significant.</p>	None required.	Less than Significant
<p><b>Impact TRA-4.</b> The project would not result in inadequate emergency access and impacts would be less than significant.</p>	None required.	Less than Significant
<b>Tribal Cultural Resources</b>		
<p><b>Impact TCR-1.</b> Development facilitated by the project may involve excavation, which has the potential to impact previously unidentified tribal cultural resources. However, with adherence to existing CEQA regulations and proposed Ukiah 2040 policies, impacts on tribal cultural resources would be less than significant with mitigation.</p>	<p><i>TCR-1: Avoidance of Tribal Cultural Resources</i>                      When feasible, development facilitated by the project shall be designed to avoid known tribal cultural resources. Any tribal cultural resource within 60 feet of planned construction activities shall be protected by establishing an Environmentally Sensitive Area (ESA) that would be fenced, or otherwise protected to ensure avoidance. The feasibility of avoidance of tribal cultural resources shall be determined by the City and applicants in consultation with local California Native American tribe(s).</p> <p><i>TCR-2: Unanticipated Discovery</i>                      If previously unidentified tribal cultural resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, or disturb cultural resources. A representative from a locally-affiliated Native American Tribe shall be contacted to evaluate the resource and prepare a tribal</p>	Less than Significant with Mitigation



Impact	Mitigation Measure(s)	Residual Impact
cultural resources plan identifying methods necessary to protect the resource, in consultation with the City.		
<b>Utilities and Services Systems</b>		
<p><b>Impact U-1.</b> Development facilitated by the project would increase demand for water, wastewater, electric power, natural gas, telecommunications, and stormwater drainage facilities. However, Adherence to Ukiah 2040 policies would facilitate efficient energy use, sustainable and renewable energy, and safe and resilient utility and infrastructure systems that would lessen the need for new or expanded facilities. Impacts would be less than significant.</p>	None required.	Less than Significant
<p><b>Impact U-2.</b> Development facilitated by the project would increase water demand; however, the City has sufficient water supply to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.</p>	None required.	Less than Significant
<p><b>Impact U-3.</b> Development facilitated by the project would increase demand for wastewater treatment. The timing, intensity, and location of an expansion of wastewater treatment facilities is unknown at this time, but an expansion would require additional CEQA review and compliance with existing building and zoning codes. As such, impacts related to expansion of wastewater treatment facilities as a result of Ukiah 2040 would be less than significant.</p>	None required.	Less than Significant
<p><b>Impact U-4.</b> Development facilitated by the project would increase the volume of solid waste generated in Ukiah. However, Ukiah 2040 contains policies to increase recycling and comply with federal, State, and local management reduction regulations. Therefore, impacts would be less than significant.</p>	None required.	Less than Significant

Impact	Mitigation Measure(s)	Residual Impact
<b>Wildfire</b>		
<p><b>Impact WFR-1.</b> Buildout of the project could result in new development in Very High FHSZs. However, existing local and state regulations, and Ukiah 2040 proposed policies address emergency planning, management, access, and education; as well as enforce maintaining an emergency management plan. These regulations and proposed policies would address issues related to access and emergency response and the project would not impair an emergency response plan or emergency evacuation plan. Impacts would be less than significant.</p>	<p>None required.</p>	<p>Less than Significant</p>
<p><b>Impact WFR-2.</b> The project envisions potential future development on sites that are in or near moderate, high, and very high FHSZs. Development facilitated by the project would expose project occupants and structures to wildfire risks for sites located in or near SRAs or very high FHSZs. Wildfire risk would be less than significant with mitigation.</p>	<p><i>WFR-1 Construction Wildfire Risk Reduction</i>                      The City shall require the following measures during project construction:</p> <ol style="list-style-type: none"> <li>1. Construction activities with potential to ignite wildfires shall be prohibited during red-flag warnings issued by the National Weather Service for the site. Example activities include welding and grinding outside of enclosed buildings.</li> <li>2. Fire extinguishers shall be available onsite during project construction. Fire extinguishers shall be maintained to function according to manufacturer specifications. Construction personnel shall receive training on the proper methods of using a fire extinguisher.</li> <li>3. Construction equipment powered by internal combustion engines shall be equipped with spark arresters. The spark arresters shall be maintained pursuant to manufacturer recommendations to ensure adequate performance.</li> </ol> <p>At the City’s discretion, additional wildfire risk reduction requirements may be required during construction. The City shall review and approve the project-specific methods to be employed prior to building permit approval.</p> <p><i>WFR-2 Project Design Wildfire Risk Reduction</i>                      Prior to finalizing site plans, proposed structure locations shall, to the extent feasible given site constraints, be located outside of known landslide-susceptible areas and located at least 50 feet from sloped hillsides. Project landscape plans shall be encouraged to include fire-resistant vegetation native to Mendocino County and/or the local microclimate of the site and prohibit the use of fire-prone species especially non-native, invasive species. Should the project meet the above criteria, no additional measures are necessary. Should the location be within a known landslide area or within 50 feet of a sloped hillside, structural engineering features shall be incorporated into the design of the structure to reduce the risk of</p>	<p>Less than Significant with Mitigation</p>

Impact	Mitigation Measure(s)	Residual Impact
	<p>damage to the structure from post-fire slope instability resulting in landslides or flooding. These features shall be recommended by a qualified engineer and approved by the City prior to the building permit approval.</p>	
<p><b>Paleontological Resources</b></p>		
<p><b>Impact PAL-1.</b> Development facilitated by the project has the potential to impact paleontological resources. Impacts would be less than significant with mitigation.</p>	<p><i>PAL-1 Retention of Qualified Professional Paleontologist</i>                      The City shall implement the following policy into Ukiah 2040:                      Prior to initial ground disturbance in areas underlain by high sensitivity geologic units (i.e., Quaternary terrace deposits and Plio-Pleistocene sedimentary rocks), the City shall require the project applicant retain a Qualified Professional Paleontologist, as defined by the Society of Vertebrate Paleontology (SVP) (2010), to determine the project’s potential to significantly impact paleontological resources according to SVP (2010) standards. If necessary, the Qualified Professional Paleontologist shall recommend mitigation measures to reduce potential impacts to paleontological resources to a less than significant level.</p>	<p>Less than Significant with Mitigation</p>

## 2 Introduction

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### 2.1 Environmental Review Process

Pursuant to CEQA, lead agencies are required to consult with public agencies having jurisdiction over a proposed project and provide the general public with an opportunity to comment on the Draft EIR.

On May 31, 2022, the City of Ukiah circulated a Notice of Preparation (NOP) for a 30-day period to identify environmental issue areas potentially affected if the project were to be implemented. The NOP was, e-mailed or otherwise provided to public agencies, the State Clearinghouse, County Clerk, organizations, and individuals considered likely to be interested in the project and its potential impacts. The NOP was also posted on the City's Ukiah 2040 website and published in the Ukiah Daily Journal newspaper. Comments received by the City of Ukiah on the NOP are provided in Appendix A of the Draft EIR and are summarized in Table 1-1 of the Draft EIR. These comments were considered during the preparation of the Draft EIR.

The Draft EIR was made available for public review on October 7, 2022 and was distributed to local, regional, and State agencies. The Notice of Availability of the Draft EIR was posted with the State Clearinghouse, at the office of the Mendocino County Clerk, and on the City's website. The Notice of Availability was also provided in a newspaper ad (Ukiah Daily Journal). Furthermore, copies of the Notice of Availability were e-mailed to a list of interested parties, groups, and public agencies. The Draft EIR was posted electronically on the City's Ukiah2040 website and hardcopies of the Draft EIR were made available for public review at City Hall and at the Mendocino County Public Library (Ukiah Branch).

The 45-day CEQA public comment period began on October 7, 2022 and ended on November 21, 2022. The City of Ukiah received three comment letters on the Draft EIR.<sup>1</sup> Copies of written comments on the Draft EIR received during the comment period, as well as responses to those comments, are included in Section 4 of this document. On November 9, 2022, during the 45-day CEQA public comment period, the Planning Commission held a public hearing on the project. No comments on the Draft EIR were received at the hearing.

### 2.2 Document Organization

This Response To Comments document consists of the following sections:

- *Section 1: Executive Summary.* This section provides an executive summary that is primarily focused on presenting impacts and mitigation measures for the project.
- *Section 2: Introduction.* This section discusses the purpose and organization of this document and the Final EIR, and summarizes the environmental review process for the project.

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<sup>1</sup> In addition, the City received a letter from the Habematolel Pomo of Upper Lake Native America Tribe on November 14, 2022 that was previously sent on July 13, 2022 during the AB52/SB 18 review period. A summary of the letter on July 13, 2022, as well as a summary of the City's actions to respond to that comment, including notifying additional tribes is included in Section 4.12, *Tribal Cultural Resources* in the Draft EIR. Because the City has already responded to the content of the Habematolel Pomo of Upper Lake Native America Tribe's letter, no additional responses are provided in this Final EIR.

- *Section 3: List of Commenters.* This section contains a list of the agencies and private groups, organizations, and individuals that submitted written comments during the public review period on the Draft EIR.
- *Section 4: Comments and Responses.* This section contains reproductions of all comment letters received on the Draft EIR. A written response for each CEQA-related comment received during the public review period is provided. Each response is keyed to the corresponding comment.
- *Section 5: Draft EIR Revisions.* Revisions to the Draft EIR that are necessary considering the comments received, the responses provided, or to amplify or clarify material in the Draft EIR, are included in this section.

## 3 List of Commenters

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This section presents a list of comment letters received during the public review periods and describes the organization of the letters and comments that are provided in Section 4, *Comments and Responses*, of this document.

### 3.1 Organization of Comment Letters and Responses

The three letters are presented in the following order:

- Regional and local public agencies
- Private groups and organizations
- Individuals

No federal or state agencies provided written comments. Each comment letter has been assigned a code based on the type of commenter. For example, the first regional agency to provide a comment has been assigned the code R1 and the second regional agency to provide a comment has been assigned the code R2. In addition, each separate issue raised by the commenter has been assigned a number. The responses to each comment identify first the code of the comment letter and then the number assigned to each issue. For example, Response R-1.1 indicates that the response is for the first issue raised in comment Letter R-1.

### 3.2 Comments Received

The following letters were submitted to the City during the first public review period for the Draft EIR:

**Table 2 List of Public Comments Received on the Draft EIR**

Letter Number and Commenter	Agency/Group/ Organization	Page Number
<b>Regional and Local Agencies</b>		
R-1 Loretta J Ellard, Deputy Planner	Mendocino Council of Governments	27
<b>Private Groups and Organizations</b>		
P-1 George Hollister, President	Mendocino County Farm Bureau	29
<b>Individuals</b>		
I-1 Linda Sanders	Linda Sanders	35

## 4 Comments and Responses

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Written responses to each comment letter received on the Draft EIR are provided in this section. All letters received during the public review period on the Draft EIR are provided in their entirety. Please note that text within individual letters that has not been numbered does not specifically raise environmental issues nor relate directly to the adequacy of the information or analysis within the Draft EIR, and therefore no comment is enumerated, or response required, pursuant to CEQA Guidelines Sections 15088 and 15132.

Revisions to the Draft EIR necessary considering the comments received and responses provided, or necessary to amplify or clarify material in the Draft EIR, are included in the responses. Underlined text represents language that has been added to the Draft EIR. Text with ~~strikeout~~ has been deleted from the Draft EIR. All revisions are then compiled in the order in which they would appear in the Draft EIR (by page number) in Section 5, *Draft EIR Text Revisions* of this Final EIR document. Page numbers cited in this section correspond to the page numbers of the Draft EIR.

# LETTER R-1

**From:** [Loretta Ellard](#)  
**To:** [Craig Schlatter](#)  
**Cc:** [Michelle Irace](#); [Nephele Barrett](#)  
**Subject:** RE: Notice of Availability of Ukiah 2040 General Plan Draft Environmental Impact Report  
**Date:** Friday, October 7, 2022 10:40:43 AM  
**Attachments:** [image003.png](#)

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Craig,

I see that the GHG chapter of the DEIR (4.6) refers to MCOG's 2017 Regional Transportation Plan. Please note that the plan was updated last year and the 2022 RTP was adopted by MCOG on 2/7/22.

It may be viewed on MCOG's website:

<https://www.mendocinocog.org/files/653d21e36/2022+RTP-ATP+Feb+2022-Final+Adopted.pdf>

Thank you, and please feel free to contact me with any questions.

Loretta J. Ellard, Deputy Planner  
Mendocino Council of Governments (Planning)  
525 S. Main St., Suite G  
Ukiah, CA 95482  
707-234-3434 phone; 707-671-7764 fax  
[lellard@dbcteam.net](mailto:lellard@dbcteam.net)  
[www.mendocinocog.org](http://www.mendocinocog.org)



R-1.1



## Letter R-1

**COMMENTER:** Loretta Ellard, Deputy Planner, Mendocino Council of Governments

**DATE:** October 7, 2022

### **Response R-1.1**

The commenter states the Section 4.6, *Greenhouse Gas Emissions*, of the Draft EIR refers to Mendocino Council of Government's (MCOG) 2017 Regional Transportation Plan, which was updated and adopted in February 2022. The commenter provides a link to the updated plan and offers a contact for questions. In response to this comment, Section 4.6, *Greenhouse Gas Emissions* has been revised to reflect the updated Regional Transportation Plan (see Section 5, *Revisions to the Draft EIR* of this document). No additional revisions to the Draft EIR are required in response to this comment and it does not result in changes to impacts identified in the Draft EIR.



# Mendocino County Farm Bureau

303-C Talmage Road • Ukiah, CA. 95482 • (707) 462-6664 • Fax (707) 462-6681 • Email: [admin@mendofb.org](mailto:admin@mendofb.org)  
Affiliated with the California Farm Bureau and the American Farm Bureau Federation

November 21, 2022

Craig Schlatter, Director  
City of Ukiah Community Development Department  
300 Seminary Avenue  
Ukiah, California 95482

Sent Via Email: [cschlatter@cityofukiah.com](mailto:cschlatter@cityofukiah.com)

***RE: Comments on the City of Ukiah 2040 General Plan Draft Environmental Impact Report***

Dear Mr. Schlatter,

The Mendocino County Farm Bureau (MCFB) is a non-governmental, non-profit, voluntary membership, advocacy group whose purpose is to protect and promote agricultural interests throughout the county and to find solutions to the problems facing agricultural businesses and the rural community. MCFB would like to offer the following comments on the Ukiah 2040 General Plan Draft Environmental Impact Report.

Agriculture and Forestry Resources

IMPACT AG-1 DEVELOPMENT FACILITATED BY THE PROJECT IS DESIGNED TO ENCOURAGE THE CONTINUED OPERATION OF EXISTING AGRICULTURE IN AND SURROUNDING THE CITY. BUILDOUT OF THE PROJECT WOULD RESULT IN A DECREASE OF SEVEN ACRES OF DESIGNATED AGRICULTURAL LAND WITHIN THE PROPOSED ANNEXATION AREAS BUT WITH IMPLEMENTATION OF UKIAH 2040 GOALS AND POLICIES, IMPACTS WOULD BE LESS THAN SIGNIFICANT.

P-1.1

Under Impact AG-1, it is discussed that there is no Williamson Act lands within the three listed areas that are proposed to be annexed into the City and therefore the project would not have any impact on Williamson Act lands. However, as shown on Figure 4.2-2, Williamson Act Contract Lands in the Planning Area, there are significant property areas under Williamson Act contracts within the planning area for this general plan as well as lands under Williamson Act contract that adjoin the Brush Street/Masonite proposed annexation area, the City owned property annexation

P-1.2

area on Vichy Springs Road and the City owned annexation are adjoining the wastewater treatment plant.

Appendix G of the CEQA Guidelines agricultural and forestry resource Threshold 2 asks, “Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?” There may not be any Williamson Act contracted lands within the proposed annexation areas, but there should be consideration of what the annexation and potential future conversion action (if any) within the annexation areas may have on the adjoining Williamson Act properties. The annexation is one part of the project that needs to be considered, but ultimately if there are conversions of use within the annexed areas that could impact adjoining agricultural lands/Williamson Act lands, this should be considered in the EIR evaluation as well.

P-1.2

Figure 4.2-1, Farmland in the Planning Area, maps out the California Department of Conservation (DOC) farmland designations. Within the Brush Street/Masonite proposed annexation area there are areas of DOC designated agricultural lands, however there are also swaths of current lands under agricultural production that are not shown under DOC designation that are within this proposed annexation area. Figure 2-1 2040 Land Use Diagram (P. 2-12) for the public review draft for the 2040 General Plan shows a more expansive amount of agricultural land use within this proposed annexation area.

It is understood that Appendix G of the CEQA Guidelines agricultural and forestry resource Threshold 1 is specific to DOC designations, however since the public review draft of the 2040 General Plan AG designation description recognizes the value of maintaining, and securing for the future, lands within the General Plan oversight area, for commercial agriculture, there should be recognition within the EIR of all of the existing agricultural lands within the Brush Street/Masonite proposed annexation area. If the EIR does not consider these additional agricultural lands, there should be an expansion of the discussion for mitigating for the potential impact of the conversion of these properties (Per Appendix G threshold 5) to support the conclusion that the implementation of Ukiah 2040 is not expected to result in the conversion of agricultural uses to non-agricultural uses.

P-1.3

Impact AG-2 THE PROJECT WOULD NOT CONFLICT WITH EXISTING ZONING FOR FOREST LAND, TIMBERLAND, OR TIMBERLAND PRODUCTION , NOR RESULT IN THE LOSS OF FOREST LAND OR CONVERT FOREST LAND TO NON- FOREST USES . THERE WOULD BE NO IMPACT.

It is stated that, “The Ukiah 2040 land use pattern would not result in rezoning of any existing forest land or timberlands within the City or Annexation Areas. Because no forest land or timber areas are within the City or Annexation Areas, there would be no impact on conversion of forest land or conflicts with land zoned for forest land, timberland, or timberland production.” This is true based on Figure 4.2-3 Timber Production Zones in the Planning Area. However, as also seen on Figure 4.2-3, there are areas to the West of the Western Hills annexation area that are in timber production.

P-1.4

Appendix G of the CEQA Guidelines agricultural and forestry resource Threshold 4 asks, “Would the project result in the loss of forest land or conversion of forest land to non-forest use?”. The

issue of the Western Hills annexation may be discussed in other land use sections of the draft EIR, but it would be worth discussing or referencing in the agriculture and forestry resources section any fire prevention/suppression actions that are planned to be implemented as part of the 2040 General Plan project in relation to the Western Hills annexation.

Fire that originates in the annexed areas of the City could have a significant impact on adjoining forest lands that could result in the loss of forest land per Threshold 4. It would be beneficial to expand upon the conversation to demonstrate how future annexation actions under the 2040 General Plan project will work to protect these forest land resources from potential loss due to fire.

P-1.4

MCFB encourages the City of Ukiah staff and elected officials to consider the comments provided above in the discussions related to the City of Ukiah 2040 General Plan Draft Environmental Impact Report. If there are any questions regarding these comments, please contact the MCFB office.

Sincerely,



George Hollister  
President

## Letter P-1

**COMMENTER:** George Hollister, President, Mendocino County Farm Bureau

**DATE:** November 21, 2022

### Response P-1.1

The commenter provides the Impact Statement for Impact AG-1, which identifies the conversion of seven acres of agricultural lands. As a matter of clarification, the project is not expected to result in the conversion of agricultural lands to non-agricultural lands. In response to this comment, Section 4.2, *Agricultural and Forestry Resources* has been revised (see Section 5, *Revisions to the Draft EIR* of this document). These changes do not result in any changes to the impacts identified in the Draft EIR.

### Response P-1.2

The commenter identifies that there are Williamson Act lands in the Planning Area, as well as in the areas that adjoin Annexation Area B (Brush Street/Masonite area) and Annexation Area A (Vichy Springs Road area and the area near the wastewater treatment plan). The commenter requests that the EIR identify the potential impacts on Williamson Act lands from future conversion of lands in the area adjoining the annexation areas.

The analysis in the EIR is limited to the areas where future development could foreseeably occur, including the current City limits and the proposed annexation areas. The areas identified by the commenter are within the proposed Sphere of Influence (SOI) and Planning Area, which are areas in which the City is not currently proposing any new or future development. A summary of the City's rationale for its analysis is included in Chapter 4, *Environmental Impact Analysis* of the Draft EIR and repeated here:

Information about the setting within the Planning Area and proposed SOI are provided for informational purposes but because Ukiah 2040 does not include new or amended land use designations to the proposed SOI and Planning Area, development within these areas for the purpose of this analysis is assumed to be consistent with current development patterns and buildout opportunities. Therefore, impacts within the Planning Area and proposed SOI are not discussed further in this EIR. While specific project-level impacts to the SOI and Planning Area are not analyzed in detail throughout this EIR, impacts from future projects in accordance with existing zoning and land use regulations within these areas would likely be similar to those analyzed within this EIR. For example, ground disturbing activities discussed within Section 4.4, *Biological Resources* would also apply to projects of similar nature within the SOI and Planning Area. Projects within these areas may use this EIR for tiering and streamlining purposes if they are consistent with the impacts analyzed herein. However, if future projects within these areas propose land use or zoning changes, or development that is not consistent with current allowable development intensities as well as impacts analyzed within this EIR, additional CEQA, such as a Subsequent EIR may be required.

CEQA Guidelines Sections 15145 and 15187(d) identify that lead agencies should not engage in speculation when considering environmental impacts. The analysis of future conversion of Williamson Act lands in areas where the City has not identified plans for changes in land uses or zoning would require speculation, and for that reason is not discussed further. If there are any

proposed changes in the future that would result in impacts on agricultural lands within the proposed SOI or Planning Area, then additional CEQA would be conducted to analyze those impacts. No additional revisions to the Draft EIR are required in response to this comment and it does not result in changes to impacts identified in the Draft EIR.

### **Response P-1.3**

The commenter identifies that there are Important Farmlands, as designated by the California Department of Conservation (DOC) in Annexation Area B (Brush Street/Masonite proposed annexation area), as shown in Figure 4.2-1 of the Draft EIR. The commenter also identifies that there are additional agricultural lands in Annexation Area B that do not meet DOC designations and are not shown in Figure 4.2-1. The commenter identifies that Figure 2-1 in the 2040 General Plan shows a more expansive view of the existing agricultural lands within Annexation Area B. The commenter requests that the EIR recognize the existing agricultural lands within Annexation Area B or expand the discussion for mitigating potential impacts from the conversion of properties with agriculture.

CEQA Guidelines Section 21060.1 defines agricultural lands as “prime farmland, farmland of statewide importance, or unique farmland, as defined by the United States Department of Agriculture land inventory and monitoring criteria, as modified for California.” The City conducted its analysis of impacts on agricultural resources based on this definition. For the purposes of CEQA, this analysis is sufficient to consider the potential impacts on agricultural resources.

In addition, the City also considered existing agricultural resources that did not meet the DOC definition during the development of the General Plan EIR. The northern portion of Annexation Area B (the Masonite road area) currently includes lands designated as Industrial by the County, while the southern portion includes lands designated as Agriculture by the County. The 2040 General Plan does not propose to change these designations, with the exception of adding the Agriculture designation to some areas of the northern portion currently designated as Industrial. This change is proposed due to these areas containing lands designated as Important Farmland by the DOC. The County’s Industrial designation allows agricultural uses by right, as evidenced by current agricultural uses in some of the parcels that are currently designated as Industrial but are not designated as Important Farmland by the DOC. These parcels are proposed to remain designated as Industrial. However, the City’s current Agriculture Combining district may be applied to all land use designations. As such, for clarification proposes, the 2040 General Plan (Land Use Element Table 2-2) has been revised to clarify that “Agriculture Combining” is a compatible zoning district in the Industrial Land Use Designation. This change can be found within the Errata document prepared by the City of Ukiah, which is attached to this Final EIR as Appendix A. For these reasons, no additional revisions to the Draft EIR are required in response to this comment and it does not result in changes to impacts identified in the Draft EIR.

### **Response P-1.4**

The commenter identifies that there are Timber Protection Zones located west of the western hills (Annexation Area C), as shown in Figure 4.2-3 of the Draft EIR. The commenter identifies that it would be worth discussing or referencing in the Agriculture and Forestry Resources Section, fire prevention and suppression actions that are planned to be implemented as part of the 2040 General Plan, as it relates to Annexation Area C. The commenter also states that fires that originate in the annexed areas of the City could have an impact on forest lands.

Section 4.14, *Wildfire* of the Draft EIR includes the fire prevention and suppression strategies that are planned as part of implementing the 2040 General Plan, including from annexing Annexation

Area C. In response to this comment, Section 4.2, *Agricultural and Forestry Resources* has been revised to include a reference to the Wildfire section in the Draft EIR (see Section 5, *Revisions to the Draft EIR* of this document). These changes do not result in any changes to the impacts identified in the Draft EIR.

CEQA Guidelines Sections 15145 and 15187(d) identify that lead agencies should not engage in speculation when considering environmental impacts. While the City can identify that potential wildfire impacts due to the project can be minimized through the measures identified in Section 4.14, *Wildfire*, the City cannot speculate on the potential for a future wildfire to impact forest lands several miles away from the Planning Area.

# LETTER I-1

## Public Comments on the Ukiah 2040 Draft Environmental Impact Review (DEIR) and General Plan (GP)

Linda Sanders, 11-16-2022

Please note that all text highlighted in **bold** are my recommendations for additions to the DEIR/GP document.

1. Rationale for including additions to sections ES-1 and ES-2. In reviewing the *City of Ukiah General Plan Update, Existing Conditions and Trend Workbook*, dated March 2020 it indicates that in 2017, the population mean living in the City of Ukiah was in the 25-54 age group, 41.7% of the population. Also in the demographic breakdown is the age range of 0-24 with a percentage of 33.9%. This percentage is followed by 24.4% of the population in the 55-85+ age group. It's important that the city account and consider the needs and opportunities of all ages of our population, including children, young adults and seniors when designing future programs and responding to trends.

I referred to the *Mendocino Council of Governments (MCOG), Mendocino County Regional Housing Needs Plan, dated August 2018* in determining the housing needs of special populations. The plan identified the top two needs for developing housing in the county for people in the high-moderate income range followed by those with very low incomes. It is important that future housing developments are designed with people with disabilities such as mobility problems.

The report states,

“According to the Department of Finance Report E-5 City/County Population & Housing Estimates, multi-family units make up approximately 13% of the county’s housing units, with the largest concentration of those units in the Ukiah area. Mendocino County has a large senior (65 and older) population (18.9% based on 2016 data from the American Community Survey Demographic and Housing Estimates) that also significantly impacts the need for housing, as older people form households with fewer people per home. Many seniors need affordable housing due to the high cost of housing and the impact on fixed incomes. Some also need special services that can be provided in affordable housing developments. People with disabilities or special needs require safe, decent, and affordable housing. Very low-income individuals rely on government assistance in order to access affordable housing, and those with large families also have unique needs.”

“According to the DOF projections, the age groups that are expected to have the most significant growth are those 75 years and over.”

<https://www.mendocinocog.org/files/e7df662e9/RHNA+Plan+2018>

I-1.1



I was unable to find in the DEIR bibliography anything specific to people with mental disabilities. However, in contacting Mendocino County Behavioral Health I was able to obtain the following information:

FY 21-22  
1,615

Number of persons served by specialty mental health service providers in the Ukiah Area.

Redwood Quality Management Company Data Dashboard- June 2022 Year End and FY21/22 Behavioral Health Board Minutes from 9-28-2022 Pages 30-52

<https://www.mendocinocounty.org/government/health-and-human-services-agency/mental-health-services/mental-health-board>

I-1.1

ES-1

The City of Ukiah developed guiding principles to expand on the main ideas contained in the vision statement. The following guiding principles express the key values and aspirations for Ukiah’s future and serve as guideposts for the goals, policies, and implementation programs contained in Ukiah 2040:

♣ Guide land uses and development that meet the needs of the community, are environmentally conscious, and maintain Ukiah as a diverse, family-oriented, and friendly community, where people from all racial, ethnic and cultural backgrounds thrive socially, economically, academically, and physically

I-1.2

**Add “all age groups” to the above paragraph in ES-1 of the DEIR to read as follows:**

...where people from all age groups, racial, ethnic and cultural backgrounds thrive socially, economically, academically, and physically

ES-2

Foster an inclusive community through conditions that allow for and stimulate a diversity of housing options for community members of all ages, incomes, and ethnicities.

**Add “physical and mental disabilities” to the above paragraph in ES-2 of the DEIR to read as follows:**

...a diversity of housing options for community members of all ages, incomes, ethnicities and physical and mental disabilities.

I-1.3

2. Rationale for including additions to PFS-10 of the DEIR and GP. The advantages of Community Policing provide an expanded outlook on crime control and prevention. It also encourages community members to become active problem-solvers and educates the public about public safety issues. It identifies the root cause of neighborhood crime. More importantly, it increases trust in law enforcement. Add to the list of populations that law enforcement serves to include: economic status, sexual orientation, and disabilities.

PFS 10 Pg 114 of the GP (P 113 of Errata)

To provide high-quality public safety and crime reduction services to maintain a safe and secure community. (Source: New Goal)

PFS 10.3

Community Policing Strategies

The City shall promote community policing strategies that strengthen trust and collaboration with the residents of Ukiah, including those of all races, ethnicities, and cultural backgrounds, and ensure public safety through meaningful cooperation and problem-solving techniques. (Source: New Policy)

**Add “economic status, sexual orientation, and disabilities” to the above paragraph in PFS 10.3 of the DEIR to read as follows:**

...including those of all races, ethnicities, cultural backgrounds, economic status, sexual orientation, and disabilities, and ensure public safety through meaningful cooperation and problem-solving techniques.

**Define Community Policing in the General Plan either in this section or in the glossary.**

*i.e., Community policing is a philosophy that promotes organizational strategies that support the systematic use of partnerships and problem-solving techniques and implementing community policing organizational features to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime.*

*Common methods of community-policing include: Encouraging the community to help prevent crime by providing advice, talking to students, and encouraging neighborhood watch groups. Increased use of foot or bicycle patrols. Increased officer accountability to the communities they serve.*

**Add Ukiah crime statistics from 2018-2021 and crime prevention strategies.**

**Add the information below to the GP Implementation Measures.**

- **Enhance the Ukiah Police Department’s website to include the following features: how community policing works with contact information; how to file a complaint and information about the review structure; and the City of Ukiah’s practices for conducting an internal affairs investigation.**

I-1.4

I-1.5

I-1.6

I-1.7

- **Provide an opportunity for the public to learn about the city’s crime statistics and crime prevention strategies in an annual presentation to the full City Council at a publicly noticed meeting.**

I-1.7

3. Rationale for including additions to PFS-15.1 of the DIR/GP. At a recent General Plan workshop, a vocal group expressed their concern about having too many cannabis dispensaries in the Cty. The Ukiah Daily Journal also covered the controversy of the opening of the latest dispensary located on South State Street and Talmage.

PFS-15.1

Public safety through meaningful cooperation and problem-solving techniques.

**Add “cannabis” to Section D of Implementation Measures of the General Plan under the heading Alcohol and Tobacco Ordinance.**

I-1.8

To read as follows: Alcohol and Tobacco and Cannabis, The City shall prepare a feasibility analysis studying the establishment of zoning code provisions related to the location and number of businesses selling cannabis, alcohol and tobacco near sensitive land uses.

Thank you for the opportunity to add my comments to the draft EIR and GP documents.

## Letter I-1

**COMMENTER:** Linda Sanders

**DATE:** November 16, 2022

### **Response I-1.1**

The commenter provides information related to the housing needs for special populations, including older people, people with disabilities (such as mobility problems), and people with mental disabilities. In subsequent comments, the commenter provides specific requests to revise language in the EIR and the General Plan. Responses to those comments are provided in the following responses. No additional revisions to the Draft EIR are required in response to this comment and it does not result in changes to impacts identified in the Draft EIR.

### **Response I-1.2**

The commenter requests that one of the Guiding Principles related to guiding land use development that meets the needs of a diverse population (which is identified in the Executive Summary of the Draft EIR) be updated to include the phrase “all age groups.” The Guiding Principles were adopted by the City Council in January 2021 to guide the entire preparation of the 2040 General Plan. The City Council’s intention in developing the Guiding Principles was to be comprehensive but concise. Although the phrase “all age groups” was not included in the Guiding Principle, the City did include the word “diverse” in this Guiding Principle, and the City intends to guide its land use development by considering a diverse population, including people of all age groups. No additional revisions to the Draft EIR are required in response to this comment and it does not result in changes to impacts identified in the Draft EIR.

### **Response I-1.3**

The commenter requests that one of the Guiding Principles related to fostering an inclusive community with a diversity of housing options (which is identified in the Executive Summary of the Draft EIR) be updated to include people with “physical and mental disabilities.” The Guiding Principles were adopted by the City Council in January 2021 to guide the entire preparation of the 2040 General Plan. The City Council’s intention in developing the Guiding Principles was to be comprehensive but concise. Although the phrase people with “physical and mental disabilities” was not included in the Guiding Principle, the City did include the word “inclusive” and “diversity” in this Guiding Principle, and the City intends to foster an inclusive community, including for those with physical and mental disabilities. No additional revisions to the Draft EIR are required in response to this comment and it does not result in changes to impacts identified in the Draft EIR.

### **Response I-1.4**

The commenter requests revisions be made to Policy PFS 10.3, which is a policy that promotes community policing strategies. Specifically, the commenter requests that the policy be updated to include people of all economic statuses, sexual orientation, and disabilities as people served by the police. The City has incorporated this change into the 2040 General Plan. This change can be found within the Errata document prepared by the City of Ukiah, which is attached to this Final EIR as Appendix A.

### **Response I-1.5**

The commenter requests that a definition of community policing be included in the Glossary of the 2040 General Plan. In response to this comment, the City has added a definition of community policing in the General Plan. This change can be found within the Errata document prepared by the City of Ukiah, which is attached to this Final EIR as Appendix A.

### **Response I-1.6**

The commenter requests that crime statistics for Ukiah between 2018 and 2021 be included, as well as crime prevention strategies. The Ukiah Police Department website has the latest information related to policing in Ukiah and can be accessed here: <https://www.ukiahpolice.com/>. No additional revisions to the Draft EIR are required in response to this comment and it does not result in changes to impacts identified in the Draft EIR.

### **Response I-1.7**

The commenter requests additional Implementation Measures in the 2040 General Plan, including enhancing the Ukiah Police Department website and providing an opportunity for the public to learn about crime. This comment is noted; however, the City is not making these recommendations at this time because the Ukiah Police Department maintains their website with current information and will continue to update it, as new information is available. In addition, the Ukiah Police Department already provides annual presentations to City Council at publicly noticed meetings related to crime rates and statistics; crime prevention strategies; new personnel; proposed and active policing technologies, including evaluation of their results and recommendation for improvements. No additional revisions to the Draft EIR are required in response to this comment and it does not result in changes to impacts identified in the Draft EIR.

### **Response I-1.8**

The commenter identifies concern over the number of cannabis dispensaries in Ukiah and requests that revisions be made to the 2040 General Plan to study the location of businesses selling cannabis (in addition to tobacco and alcohol) near sensitive land uses. Because cannabis is not regulated in the same manner as alcohol or tobacco and because the City already has an ordinance restricting the location of cannabis dispensaries near sensitive uses, discussions about limiting the number of cannabis dispensaries should be undertaken as a part of the ongoing review of the City's cannabis dispensaries ordinance. No additional revisions to the Draft EIR are required in response to this comment and it does not result in changes to impacts identified in the Draft EIR.

## 5 Revisions to the Draft EIR

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This section presents specific changes to the text of the Draft EIR that have been made to clarify information presented in the Draft EIR. The changes in this section include both the changes and revisions to the Draft EIR made in response to the comments received on the Draft EIR, as presented in Section 4, *Comments and Responses*, as well as additional changes made for clarification. These revisions are not considered significant new information that would trigger Draft EIR recirculation pursuant to CEQA Guidelines Section 15088.5. For example, they do not disclose a new or substantially more severe significant environmental impact, or a new feasible mitigation measure or alternative not proposed for adoption. Rather, the revisions correct or clarify information presented.

After preparation of the Draft EIR, some non-substantive changes, including some changes to land use designations were made to the Draft General Plan document that was published on August 5, 2022. These changes are addressed within an Errata document prepared by the City of Ukiah and attached to this Final EIR as Appendix A. The changes include either minor typographical corrections, edits intended to clarify existing information, or revisions and additions to language and policies based on comments received during public review and outreach efforts. The changes to policy language do not constitute significant changes to the Draft EIR analysis, as discussed further within Section 6, *Recirculation Not Warranted*.

Where revisions to the main text are called for, the page and paragraph are set forth, followed by the appropriate revision. Added text is indicated with underlined text. Text deleted from the Draft EIR is shown in ~~strike through~~. Page numbers correspond to the page numbers of the Draft EIR, or when applicable, the partially recirculated Draft EIR.

### 5.1 Agricultural and Forestry Resources

Impact AG-1 on page 4.2-10 of the Draft EIR is revised as follows:

**Impact AG-1 DEVELOPMENT FACILITATED BY THE PROJECT IS DESIGNED TO ENCOURAGE THE CONTINUED OPERATION OF EXISTING AGRICULTURE IN AND SURROUNDING THE CITY. ~~BUILDOUT OF THE PROJECT WOULD RESULT IN A DECREASE OF SEVEN ACRES OF DESIGNATED AGRICULTURAL LAND WITHIN THE PROPOSED ANNEXATION AREAS BUT~~ WITH IMPLEMENTATION OF UKIAH 2040 GOALS AND POLICIES, IMPACTS WOULD BE LESS THAN SIGNIFICANT.**

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Impact AG-2 on page 4.2-12 of the Draft EIR is revised as follows:

**Impact AG-2 THE PROJECT WOULD NOT CONFLICT WITH EXISTING ZONING FOR FOREST LAND, TIMBERLAND, OR TIMBERLAND PRODUCTION, NOR RESULT IN THE LOSS OF FOREST LAND OR CONVERT FOREST LAND TO NON-FOREST USES. THERE WOULD BE NO IMPACT.**

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As shown on Figure 4.2-3, there are no zoned TPZs or forest lands within the City limits or annexation areas. Most timber resources in the region are located west of the City. There are associated lumber processing and industrial activities within the City, but those are located on industrially zoned lots. The Ukiah 2040 land use pattern would not result in rezoning of any existing forest land or timberlands within the City or Annexation Areas. Because no forest land or timber areas are within the City or Annexation Areas, there would

be no impact on conversion of forest land or conflicts with land zoned for forest land, timberland, or timberland production.

In addition, Section 4.14, *Wildfire* includes an analysis of the potential wildfire impacts from implementation of the project, as well as regulations, Ukiah 2040 policies, and mitigation measures that would reduce potential wildfire impacts.

## 5.2 Biological Resources

Section 4.4, Biological Resources, page 4.4-11 of the Draft EIR is revised as follows:

The California Essential Habitat Connectivity Project: A Strategy for Conserving Connected California (Spencer et al. 2010) evaluates critical wildlife movement corridors throughout California. Essential Connectivity Areas (ECA) represent the most critical wildlife movement areas for long-term conservation of California’s special-status wildlife species. While ECAs do not occur in the Planning Area, the Gube Mountain – Snow Mountain ECA is approximately 1.75 miles southwest of the Planning Area, ~~going north to south~~ crossing the southern end of the Ukiah Valley. CDFW has mapped several other potentially important connectivity areas outside of the City limits but either overlapping with, or regionally adjacent to the proposed SOI and Planning Area. These include Natural Landscape Blocks - California Essential Habitat Connectivity, Linkage Design for the California Bay Area Linkage Network, Natural Areas Small - California Essential Habitat Connectivity, and Bobcat Connectivity Modeling for the California Bay Area Linkage Network (CDFW 2022a).

Section 4.4, Biological Resources, page 4.4-25 of the Draft EIR is revised as follows:

Ukiah 2040 contains proposed goals and policies that would further reduce impacts to riparian and wetland habitats, along with other sensitive natural communities. Goal ENV-4, Policies ENV-4.1 through ENV-4.3, Goal ENV-6, and Policies ENV-6.1 through ENV-6.8 (shown in Impact BIO-1) address development in or near riparian habitat and other sensitive natural communities. Furthermore, Implementing Program K would establish creek and stream protection zones for waterways that extend a minimum of 30 feet, with wider buffers where sensitive habitat areas or potential wetlands exist. The program would prohibit development within a creek and stream protection zones, except as part of greenway enhancement, including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping.

## 5.3 Greenhouse Gas Emissions

Section 4.6, *Greenhouse Gas Emissions*, page 4.6-8 of the Draft EIR is revised as follows:

The City of Ukiah is within the Mendocino Council of Governments (MCOG), which is a non-MPO Rural Regional Transportation Planning Area (RTPA). Non-MPO Rural RTPAs are not required to prepare CARB-certified SCS. MCOG’s most recent RTP was adopted in February ~~2018~~ 2022 and includes policies that support achieving targets established by SB 375, which are discussed under *Regional and Local Regulations* ~~(MCOG 2018).~~ (MCOG 2022).

Section 4.6, *Greenhouse Gas Emissions*, pages 4.6-10 through 11 of the Draft EIR are revised as follows:

The ~~2017~~ 2022 Mendocino RTP is a long-range planning effort, undertaken by MCOG, that involves federal, State, regional, local and tribal governments; public and private organizations; and individuals working together to plan how future regional transportation needs can be met. The RTP Guidelines require that the issue of climate change and greenhouse gas emissions be addressed during the RTP process. While predominately rural areas such as Mendocino County are not subject to the same requirements as urban regions, discussion of the issue in the RTP provides the opportunity to identify existing and future efforts that will contribute to the emission reduction targets. Strategies to reduce GHG generation entail expanded transit use, improving streets/roads efficiency, ~~and~~ expanding non-motorized travel opportunities, and reducing VMT. These strategies have been and will continue to be employed in Mendocino County throughout the time frame of the 2022 ~~2017~~ RTP, which is ~~2017 to 2030~~ through the next 20 years. The RTP includes the objective to “invest in transportation projects and participate in regional planning efforts that will help Mendocino County residents to proportionately contribute to the California greenhouse gas reduction targets established by Assembly Bill 32 and SB 375, as well as support Governor’s Executive Orders EO N-19-19 and EO-79-20” (MCOG 2018). (MCOG 2022). Policies to support that objective include the following:

- Evaluate transportation projects based on their ability to reduce Mendocino County’s transportation-related greenhouse gas emissions, and reduce vehicle miles traveled.
- Prioritize transportation projects which lead to reduced greenhouse gas emissions and reduced vehicle miles traveled, and prioritize projects that can mitigate for VMT increasing projects.
- Monitor new technologies and opportunities to implement energy efficient and nonpolluting transportation infrastructure.
- Continue to consider bicycle transportation, pedestrian, and transit projects for funding in the State Transportation Improvement ~~program~~ Program (STIP).
- Continue administrative, planning, and funding support for the Region’s transit agency, Mendocino Transit Authority.
- Continue to encourage private and public investment in a countywide electric vehicle charging station network and seek funding to fill gaps in the network; and continue to participate in multi-agency planning efforts to expand EV charging station network.
- Continue to update MCOG’s Zero Emissions Vehicle (ZEV) Regional Readiness Plan, as needed.
- Continue to seek mobility solutions for remote rural areas of the County unable to be served by traditional transit service due to remoteness and low population density.
- Work with public health agencies and walking and biking groups to encourage more extensive walking and biking for transportation purposes, in support of reducing GHG.
- Support prioritization of transportation projects that result in reduction of Vehicle Miles Travel (VMT) and greenhouse gas (GHG) emissions.



- Support Mendocino Transit Authority's efforts to diversify fleet size, and work toward an all-electric public transit fleet, as feasible.

## 5.4 References

Chapter 7, *References*, of the Draft EIR has been revised as follows:

### Biological Resources

California Department of Fish and Wildlife (CDFW). 2022. California Natural Diversity Database, Rarefind V. 5. Accessed June 2022.

. 2022a. Biogeographic Information and Observation System (BIOS). Retrieved August, 2022 from [www.wildlife.ca.gov/data/BIOS](http://www.wildlife.ca.gov/data/BIOS)

### Greenhouse Gas Emissions

~~Mendocino Council of Governments. 2018. 2017 Mendocino County Regional Transportation Plan. Adopted February 5, 2018.~~

~~<https://www.mendocinocog.org/files/742330750/2017+RTP+As+Adopted%28web+format%29.pdf> (accessed June 2022).~~

Mendocino Council of Governments. 2022. 2022 Mendocino County Regional Transportation Plan and Active Transportation Plan. Adopted February 7, 2022.

<https://www.mendocinocog.org/files/653d21e36/2022+RTP-ATP+Feb+2022-Final+Adopted.pdf> (accessed October 2022).

## 6 Recirculation Not Warranted

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As presented in Chapter 5, *Revisions to the Draft EIR*, the minor revisions to the Draft EIR would not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts. Chapter 5, *Revisions to the Draft EIR*, identifies textual modifications to the Final EIR. The revised text serves to amplify, correct, supplement or clarify information in the public review Draft EIR. It does not substantively affect the level of impact, nor the conclusions presented. Therefore, recirculation of the Draft EIR is not warranted.

CEQA requires recirculation of a Draft EIR only when “significant new information” is added to a Draft EIR after public notice of the availability of the Draft EIR has occurred but before the EIR is certified (Public Resources Code Section 21092.1; CEQA Guidelines Section 15088.5). Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR (CEQA Guidelines Section 15088.5(b)).

The relevant portions of CEQA Guidelines Section 15088.5 (items a, b and e) read as follows:

- (a) *A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation include, for example, a disclosure showing that:*
- 1) *A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
  - 2) *A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.*
  - 3) *A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project’s proponents decline to adopt it.*
  - 4) *The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.*
- (b) *Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.*
- (e) *A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.*

As detailed in Chapter 5, *Revisions to the Draft EIR*, implementation of revisions would not alter impacts to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service

systems, and wildfire. Impacts would remain less than significant and would not differ in type from those disclosed in the Draft EIR.

As demonstrated in this analysis, the proposed revisions do not constitute significant new information because updates to the Draft EIR's analysis would not result in any new significant impacts nor a substantial increase in the severity of any impact already identified in the Draft EIR. Thus, recirculation is not required under CEQA Guidelines Section 15088.5.

Recirculation is not required where new information added to the EIR merely clarifies or amplifies or makes minor modifications in an EIR (CEQA Guidelines Section 15088.5(b)). Revisions to the Draft EIR clarify and amplify the standards established by these measures and they would not result in any secondary or otherwise undisclosed effect.

The information and revisions as shown in Section 5, *Revisions to the Draft EIR*, would not result in a substantial increase in the severity of an environmental impact, nor a new significant environmental impact. Finally, additional information provided in this Final EIR does not present a feasible project alternative or mitigation measure considerably different from others previously analyzed in the EIR that would lessen an environmental impact, but the City declined to adopt.

The information added to this Final EIR supplements, clarifies, amplifies, and corrects information in the Draft EIR. The City has reviewed the information in Section 5, *Revisions to the Draft EIR*, and has determined that it does not change any of the basic findings or conclusions of the EIR, does not constitute "significant new information" pursuant to CEQA Guidelines Section 15088.5, and does not require recirculation of the Draft EIR. This decision is supported by substantial evidence provided in this EIR.

# Appendix A

Revisions to the General Plan

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## Proposed General Plan Errata Sheet, as of 11/23/22

While typically used to document changes in a Final Environmental Impact Report (FEIR), this Errata document is intended to summarize changes and revisions that are proposed to the Draft General Plan distributed on August 5, 2022. This General Plan Errata Sheet is not intended to supplant the FEIR Errata that will be prepared as a part of the FEIR process.

The proposed changes noted in this Errata Sheet include either minor typographical corrections, edits intended to clarify existing information, or revisions and additions based on comments received during public outreach efforts. A summary of these edits is provided below, organized by General Plan Element. Text that has been added is identified as underline text, and text that has been deleted is identified as ~~strike through text~~. The below list does not include every minor change to correct grammatical errors, formatting issues, or minor clarification issues.

However, Exhibit A includes all General Plan elements and appendices with the proposed changes noted within this Errata.

### **Land Use Element**

- Add clarifying language to distinguish between the Ukiah Municipal Airport Land Use Compatibility Plan and the Ukiah Municipal Airport Master Plan (p.2-32)
- Revise Policy LU-2.1 as follows:

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

- Add the following Implementation Program for consistency with adopted City Council Annexation Policies:

Implementation Program I, Annexation Guide. The City shall develop, maintain, and make publicly-available a City of Ukiah Annexation Guide that includes an annexation applicant's responsibilities, the requirements for environmental review, requirements for development plans, and fees associated with applications for annexation.

- Revise Policy LU-7.2 for consistency with adopted City Council Annexation Policies:

LU-7.2 Annexations. The City shall support property owners and applications that seek to annex adjoining unincorporated land within the City's Sphere of Influence where the City determines it to be in residents' interests to do so, to promote orderly development, to implement General Plan goals, and if the annexation would improve the fiscal health of the City, provide a more efficient delivery of municipal services to the area, and/or create a more logical City boundary. The City shall consider annexation of lands outside the SOI but within the Planning Area if the City and all local agencies with relevant jurisdiction, arrive at an agreement ensuring adequately compensated for the costs it will incur due to development in its Planning Area (*Source: New Policy; City Staff; City Council Annexation Policies*).

- Revise Policy 4.2 as follows for clarification:

LU-4.2 Commercial Center Design. The City shall require new commercial centers to incorporate standards of site design, construction, buffering, and screening that objective compatibility development standards when located adjacent to residential neighborhoods.

- Revise Policy LU-8.6 as follows:

LU-8.6 Historic Resource Maintenance. The City shall encourage property owners to maintain these structures in accordance with local, state and federal standards.

- Clarify the following typographical error in Policy LU-11.7:

LU-11.7 Sign Regulations. The City shall update the Zoning Code sign provisions to incorporate a consistent program for new signs to simplify the signage process.

(Source: Existing Program CD-13.1c, modified).

- Include the updated Disadvantaged Unincorporated Communities (DUC) analysis as Appendix C (see “Appendices” section below). Replace Figure 2-6 with DUC map that was previously identified as forthcoming.
- Make edits and revisions to the proposed 2040 land use map (Figure 2-1) for consistency with existing land uses and to rectify minor mapping errors and inconsistencies. In addition to the revised figure being included in the Land Use Element, a list of parcels and proposed changes are included in Exhibit A for informational purposes.
- Add a column to Table 2-2 identifying compatible zoning districts with General Plan Land Use Designations.

Table 2-2 General Plan Land Use Designation Summary Table

Land Use Designation		Density Range (units/acre)	Floor Area Ratio	<u>Compatible Zoning Districts</u>
HR	Hillside Residential	1 du/ac	N/A	<u>Low Density Residential-Hillside Overlay (R1-H)</u>
RR	Rural Residential	2 du/ac	N/A	<u>Low Density Residential (R1)</u>
LDR	Low Density Residential	15 du/ac	N/A	<u>Low Density Residential (R1)</u>
MDR	Medium Density Residential	15 - 28 du/ac	N/A	<u>Medium Density Residential (R2)</u>
HDR	High Density Residential	28 - 40 du/ac	N/A	<u>High Density Residential (R3)</u>
DC	Downtown Core	28 - 40 du/ac	2.5	<u>All Downtown Zoning Code districts</u>
MUBST	Mixed Use: Brush Street	SFD: 5 - 9 du/ac MFR: 9 - 20 du/ac	0.3-1.0	<u>All existing and future zoning districts that meet the intent of the MUBST</u>

AIP-PD	Mixed Use: AIP-PD	N/A	1.0	<u>All AIP-PD zoning districts, as well as Commercial, Manufacturing, and Industrial zoning districts that meet the intent of the AIP-PD</u>
NC	Neighborhood Commercial	8 - 15 du/ac	1.0	<u>Neighborhood Commercial (CN)</u>
CC	Community Commercial	15 - 28 du/ac	1.5	<u>Community Commercial (C1)</u>
HC	Highway Commercial	28 - 40 du/ac	1.0	<u>C1; Heavy Commercial (C2)</u>
I	Industrial	Live Work: 20 du/ac	1.0	<u>Industrial; Manufacturing; Agricultural Combining</u>
P	Public	N/A	1.0	<u>Public Facilities; Agricultural Combining; Open Space</u>
REC	Recreational	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
OS	Open Space	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
AG	Agriculture	1 du/40 ac	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>

**Economic Development Element**

- Modify the following policy:  
 Policy ED-10.1 Value-Added Agriculture. The City shall encourage and support the expansion of value-added agricultural products (e.g., processing, packaging, product development) with an emphasis on local distribution and consumption.

**Mobility Element**

- Add information about existing regional transportation network, as well as information related to the Downtown Streetscape Project.

**Public Facilities, Services, and Infrastructure Element**

- Correct the agency name to Mendocino County Russian River Flood Control and Water Conservation Improvement District (Flood Control District).
- Modify the following policies:

Policy PFS 4.1 ~~Solid Waste Diversion Targets~~ Private Property Nuisances. The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible to reduce the number of nuisance issues on private property.  
(Source: ~~New Policy aligning with the Ukiah Climate Action Plan, Strategy/Objective SW.1.2 which was not adopted.~~)

Policy PFS-5.1 Low Impact Development. The City shall require new developments to install green infrastructure consistent with the Stormwater Low Impact Development Technical Design Manual and sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID).

Policy PFS 10.3 Community Policing Strategies. The City shall promote community policing strategies that strengthen trust and collaboration with the residents of Ukiah, including those of all races, ethnicities, ~~and~~ cultural backgrounds, economic status, sexual orientation, and disabilities, and ensure public safety through meaningful cooperation and problem-solving techniques.

Policy PFS-15.1 Alcohol and Tobacco Sales. The City shall study the feasibility of establishing zoning code provisions limiting the location and concentration of businesses selling alcohol and tobacco near sensitive land uses.

- Add the following implementation programs to support existing policies:

Implementation Program D, Alcohol and Tobacco Ordinance. The City shall prepare a feasibility analysis studying the establishment of establishing zoning code provisions related to the location and number of businesses selling alcohol and tobacco near sensitive land uses.

Implementation Program E. Solid Waste Reduction. The City shall review existing programs, and study the feasibility of new or expanded programs related to waste reduction. These efforts should be coordinated with preparation of the City's Climate Action Plan and incorporated where necessary (Source: New Implementation Program)

### ***Environment and Sustainability Element***

- Modify the following policy and implementation programs:

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

Implementation Program E, Prepare an Urban Forest Master Plan. The City shall prepare an Urban Forest Master Plan that includes the types of trees appropriate for Ukiah and locations where the city would receive the greatest benefits of new trees. This plan should include trees within commercial and residential areas, as well as those at city parks and facilities. This plan shall be updated every five years.

Implementation Program F, Tree Protection Ordinance. The City shall review its Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance.



## **Safety Element**

- The Safety Element has been revised in response to feedback and informal comments received by the California Geological Survey (CGS), in accordance with Government Code 65302.5(a), and by the California Department of Forestry and Fire Protection (Cal Fire), in accordance with Senate Bill 99 and Assembly Bill 747.

The CGS suggested that Staff add one reference to the Safety Element related to landslides, which Staff has addressed. However, Cal Fire had several comments and suggestions related to information, formatting and specific requirements for the way certain information is presented. The informal review process with Cal Fire is required prior to the Board of Forestry's formal review of the Safety Element. Working collaboratively with Cal Fire, Staff has addressed all Cal Fire comments but is still in the informal review process as of the date of this update. Staff anticipates the Safety Element will be formally reviewed by Cal Fire at their December Board meeting (tentatively December 6 or 7, 2022) and although not anticipated, additional minor non-substantive revisions may be necessary. Staff recommends all changes suggested or required by Cal Fire and CGS be incorporated into the General Plan.

- Add references to available resources provided by the commenting agencies.
- Add clarifying language to the setting section related to existing regional plans, high fire hazard severity zones, fuel breaks, and evacuation routes.
- Add Figure 7-4 to depict historic fires around Ukiah.
- Modify and update Figure 7-5 to reflect the most up to date information related to fire hazard severity zones and proximity to the City's critical facilities.
- Add Figures 7-6 and 7-8 related to traffic noise, which were previously identified as forthcoming.
- Revise the following policies and implementation programs:

Policy SAF-4.6 Local Fire Protection Plans. The City shall coordinate with the Ukiah Valley Fire Authority to continue developing local fire protection planning and programs, particularly for new development in Very High Fire Hazard Safety Zones (VHFHSZs). (Source: New Policy)

Policy SAF-5.1 Public Facilities Hazard Mitigation. The City shall to the extent possible, ensure that future public facilities are not located in Very High Fire Hazard Severity Zones or in an area lacking service. If facilities are located within Very High Fire Hazard Severity Zones the City shall reduce the hazard potential ~~for public facilities located in the Very High Fire Hazard Severity Zone~~ by requiring the incorporation of hazard mitigation measures during planned improvements. If facilities are proposed in areas lacking existing service, service shall be expanded to such areas to provide adequate fire protection. (Source: New Policy)

Policy SAF-5.2 Vegetation and Fuel Management. The City shall require that structures located in the Very High Fire Hazard Severity zone maintain the required hazardous vegetation and fuel management specified within the California Fire Code and Public Resources Code 4291.

Policy SAF-5.3 Evacuation Routes. The City shall identify and maintain adequate evacuation routes in the city to safeguard human life in the case of fire. Evacuation

routes shall be analyzed for their capacity, safety, and viability under a range of emergency scenarios in accordance with Assembly Bill 747. Evacuation routes within VHFHSZs shall be developed in accordance with SRA Fire Safe Regulations (Title 14, Division 1.5), and residential development in VHFHSZs that do not have at least two emergency evacuation routes shall also be identified in accordance with Senate Bill 99.

Policy SAF-5.6 Water Supply Infrastructure. The City shall regularly assess the integrity of existing water supply infrastructure and prioritize required system for existing and proposed development to ensure adequate fire suppression needs are met.

Policy SAF-5.7 Fire Code Compliance. The City shall require that all new or significantly renovated structures and facilities within Ukiah comply with local, State, and Federal regulatory standards including the California Building and Fire Codes as well as other applicable fire safety standards, including but not limited to, Public Resources Code 4291.

Policy SAF-5.8 Site Design Standards for Fire Hazard Reduction. The City shall prioritize the maintenance and update of stringent site design standards (such as those contained within the Hillside Overlay District) to reduce potential fire hazard risk, particularly within VHFHSZs, and ensure that new development maintains adequate access (ingress, egress). New residential development with VHFHSZs should be minimized.

Policy SAF-5.9 Adequate Water Supply Infrastructure. All new development shall have adequate fire protection resources. The City shall prioritize new development in areas with adequate water supply infrastructure.

Policy SAF-5.10 Fire Safety Education Programs. The City shall coordinate with the Ukiah Valley Fire Authority to inform property owners and residents of the most recent best practices in building and land management and fire safety measures to protect people and property from fire hazards. This shall include providing information to at-risk populations related to evacuation routes and wildfire evacuation events, defensible space, fire hazard impacts (such as structural damage, wildfire smoke, etc.), fire prevention measures, and structural hardening.

Policy SAF-6.3 Locally Focused Plans. The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements. This shall include developing a plan for repopulation and redevelopment after large disaster events.

Implementation Program N, Local Fire Protection Plans. The City shall request quarterly meetings with the Ukiah Valley Fire Authority to develop and implement local fire protection planning and programs. If new residential subdivisions are proposed within the VHFHSZ a Fire Protection Plan with the following components shall be included in the proposal and reviewed by the Ukiah Valley Fire Authority:

- Risk Analysis.
- Fire Response Capabilities.
- Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance.
- Mitigation Measures and Design Considerations for Non-Conforming Fuel Modification.
- Wildfire Education Maintenance and Limitations.

## ***Agriculture Element***

- Revise the following policy:

Policy AG-3.1 Establish Infrastructure to Grow the Agricultural Economy. The City shall support existing agriculture operators by encouraging a diverse, vibrant, and innovative agriculture economy that creates new opportunities and products from regional producers for local consumption and export. In conjunction with stakeholders, the City shall encourage the creation of agricultural business incubators, shared kitchens, and workforce development programs that create locations to strengthen agricultural operators within the region.

## ***Cover***

- Replace photo, update title and date for December adoption. Headers and footers will also be updated throughout the document prior to adoption.

## ***Glossary***

- Add the following definition:

Community Policing. According to the U.S. Department of Justice's publication on community policing, titled "Community Policing Defined", which can be found online at: <https://cops.usdoj.gov/>, the term "community policing" refers to a philosophy that promotes organizational strategies that support the systematic use of partnerships and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime.

## ***Appendices***

- Appendix A. Add all goals, policies and implementation programs contained within Ukiah 2040 and include proposed edits to the goals, policies and implementation programs noted within this errata sheet. However, this appendix is provided as "clean" and does not show underline and strikethrough text.
- Appendix C. Add Disadvantaged Unincorporated Communities Analysis as Appendix C. The City's DUC analysis was last updated in 2019 for adoption of the City's 6<sup>th</sup> Cycle Housing Element and has been updated as a part of Ukiah 2040's Land Use Element using data from the California Association of Local Agency Formation Commissions (CALAFCO). Additionally, updated DUC analysis is required by the Mendocino Local Agency Formation Commission (LAFCo) for review of the City's municipal service review and annexation applications. The Draft General Plan included a place holder for the updated DUC analysis and it is now proposed as Appendix C.

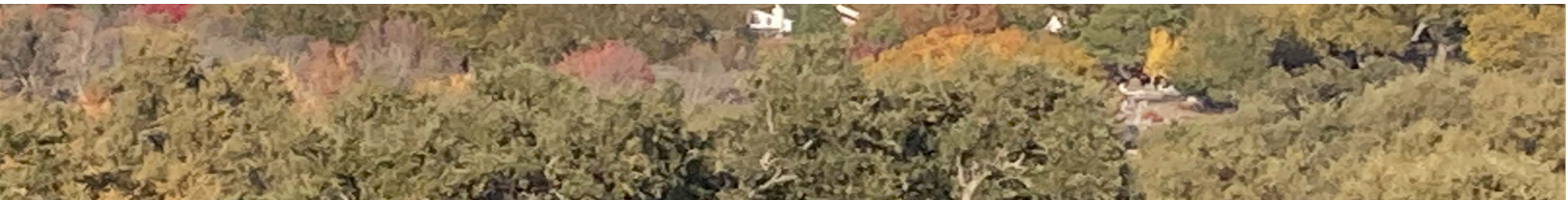
**EXHIBIT A- GENERAL PLAN ERRATA**



CITY OF UKIAH 2040 GENERAL PLAN UPDATE

# FINAL DRAFT POLICY DOCUMENT

DECEMBER 2022



# Land Use Element

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

<b>Section</b>	<b>Title</b>	<b>Page</b>
2.1	Land Use Diagram and Designations .....	2-3
2.2	Pattern of Development .....	2-19
2.3	Growth Management .....	2-24
2.4	Missing Middle Housing .....	2-25
2.5	Special Planning Areas .....	2-28
2.6	Community Character and Design .....	2-35
2.7	Environmental Justice .....	2-36
2.8	General Plan Use and Maintenance .....	2-39
2.9	Implementation Programs .....	2-41



**Table 2-1 General Plan Land Use Designations**

Designation	Description	Density / Intensity
<b>Residential Designations</b>		
Hillside Residential  <b>HR</b>	<p>Purpose and Application: This designation replaces existing Rural Residential areas in the hillsides west of Highland Avenue and Park Boulevard, with a maximum allowable density of one dwelling unit per gross acre. The intent of this designation is to allow for single-family residential at a lower density to align with the goal of reducing development in designated High Fire Hazard Areas.</p> <p>Typical Uses:</p> <ul style="list-style-type: none"> <li>▪ Single-family detached dwellings</li> <li>▪ Accessory dwelling units</li> </ul>	Minimum Density: N/A  Maximum Density: 1 du/ac  Floor Area Ratio: N/A
Rural Residential  <b>RR</b>	<p>Purpose and Application: This designation allows for single-family residential development at a density of up to two units per gross acre. This designation shall be reserved for those lands that are on the fringe of the community, have already been divided into lot sizes that are one-half acre or larger, or are required to "buffer" an industrial, agricultural, or public use. Development in this category is required to connect to the City's wastewater collection system and water system. The City may also require new projects to install infrastructure, such as sidewalks, curbs/gutters, or streetlights.</p> <p>Typical Uses:</p> <ul style="list-style-type: none"> <li>▪ Single-family detached dwellings</li> <li>▪ Accessory dwelling units</li> <li>▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)</li> </ul>	<u>Minimum Density:</u> <u>N/A</u>  Maximum Density: 2 du/ac  Floor Area Ratio: N/A
Low Density Residential  <b>LDR</b>	<p>Purpose and Application: This designation is intended to provide land for attached and detached single-family residential uses. This designation is the traditional suburban style or City neighborhood style development density. The LDR classification is for lands within the City, the Sphere of Influence, Master Plan Areas, and within Rural Communities, or large subdivisions or planned unit developments.</p> <p>Typical Uses:</p> <ul style="list-style-type: none"> <li>▪ Single family detached dwellings</li> <li>▪ Mobile home parks</li> <li>▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)</li> </ul>	<u>Minimum Density:</u> <u>N/A</u>  Maximum Density: 15 du/ac  Floor Area Ratio: N/A
Medium Density Residential	<p>Purpose and Application: This designation is intended to provide land for a range of residential densities and a variety of housing types and ownerships, including</p>	Minimum Density: 15 du/ac

Designation	Description	Density / Intensity
<b>MDR</b>	<p>townhomes, multiple family residential development, mobile home parks, and more urban-scale density development. Lands classified MDR shall be located within the incorporated City, Ukiah Sphere of Influence, Master Plan areas, or Rural Communities. MDR lands are intended to be located in proximity to parks, schools, and public services.</p> <p>Typical Uses:</p> <ul style="list-style-type: none"> <li>▪ Single-family detached dwellings</li> <li>▪ Small-lot multifamily dwellings, including duplexes, triplexes, fourplexes, apartments, townhomes, and mobile homes</li> <li>▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)</li> </ul>	<p>Maximum Density: 28 du/ac</p> <p>Floor Area Ratio: n/a</p>
<p>High Density Residential</p> <p><b>HDR</b></p>	<p>Purpose and Application: This designation is intended for high-density apartment or townhome projects to meet the diverse needs of the population in terms of mixed types and affordability of housing. The HDR classification is permitted within the incorporated City and Sphere of Influence. This designation is also permitted as a part of a planned unit development or Master Plan Area. This designation is also intended to provide opportunities for limited neighborhood-directed commercial development that is designed to serve the needs of a residential area.</p> <ul style="list-style-type: none"> <li>▪ Single-family detached dwellings</li> <li>▪ Multi-family dwellings, including duplexes, triplexes, fourplexes, apartments, townhomes, and mobile homes</li> <li>▪ Neighborhood commercial</li> <li>▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)</li> </ul>	<p>Minimum Density: 28 du/ac</p> <p>Maximum Density: 40 du/ac</p> <p>Floor Area Ratio: n/a</p>
<b>Mixed Use / Commercial / Industrial</b>		
<p>Downtown Core</p> <p><b>DC</b></p>	<p>Purpose and Application: This designation is applied to the central core of Ukiah, generally extending along East Perkins Street and State Street that currently comprises parcels with the Downtown Zoning District This designation is intended to establish and promote Downtown Ukiah as the central gathering place in the community for commercial, entertainment, hospitality, and urban living. Development in the Downtown Core is meant to establish a walkable, infill-oriented environment, focusing on multi-modal transportation and overall connectivity to the remainder of the city. This designation allows for a combination of higher-density residential, mixed-use, office, and commercial uses. Projects in this</p>	<p>Minimum Density: 28 du/ac</p> <p>Maximum Density: 40 du/ac</p> <p>Floor Area Ratio: 2.5</p>



Designation	Description	Density / Intensity
	<p>designation are required to comply with the design standards and guidelines as specified in the Downtown Zoning Code.</p> <p>Typical Uses:</p> <ul style="list-style-type: none"> <li>▪ Multi-family dwellings</li> <li>▪ Mixed-use multi-family, commercial, retail, live/work, office</li> <li>▪ Entertainment venues</li> <li>▪ Hotels and lodging establishments</li> <li>▪ Restaurants and similar hospitality uses</li> <li>▪ Large and small format retail sales</li> <li>▪ Personal service/repair, medical, and office uses</li> <li>▪ Administrative and professional offices</li> <li>▪ Central gathering spaces, plazas, and paseos</li> </ul>	
<p>Mixed Use: Brush Street</p> <p><b>MUBST</b></p>	<p>Purpose and Application: This designation is intended to allow two to three story mixed-use development with commercial uses encouraged at street level. Uses may be mixed vertically or horizontally (stacked or linearly) on the site. Mixed-use (MU) development shall combine two or more of the permitted uses listed below along with some form of public open space, and single use development shall be prohibited by implementing zoning.</p> <p>Typical Uses:</p> <ul style="list-style-type: none"> <li>▪ Single- and multi-family (MFR) dwellings</li> <li>▪ Retail commercial and light industrial</li> <li>▪ Mixed-use multi-family, commercial, retail, live/work, office, medical related uses such as clinics and hospitals</li> </ul>	<p>Minimum Density: SFD: 5 du/ac MFR/MU: 9 du/ac</p> <p>Maximum Density: SFD: 9 du/ac MFR/MU: 20 du/ac</p> <p>Floor Area Ratio: Min: 0.3 Max: 1.0</p>
<p>Mixed Use: AIP-PD</p> <p><b>AIP-PD</b></p>	<p>Purpose and Application: This designation replaces the Master Plan Area designation for the Airport Industrial Park Planned Development (AIP-PD) area in southern Ukiah along Highway 101. The AIP-PD was originally approved in 1981, and the Ordinance regulating current land uses was first adopted in 2013; lands within this area are currently governed by AIP-PD Ordinance No. 1213 which was adopted in 2021. Since adoption of the 1995 General Plan this area is almost completely built out with a variety of commercial, industrial, and mixed-use development. Land Use within this area is further broken down into seven land use categories: Highway Commercial; Industrial; Industrial Auto; Commercial; Light Manufacturing Mixed Use; Open Space; Professional Office; and Retail Commercial (as shown on the AIP-PD land use designation map). Each designation contains a set of development standards (setbacks, height, design, land use, landscaping, etc.). While the AIP-PD notes that residential density is limited to 60 people per acre, and commercial development is subject to 40 percent maximum lot coverage, due to its proximity to the airport, the AIP-PD relies on density restrictions noted within UKIALUCP.</p> <p>Typical Uses:</p>	<p>Floor Area Ratio: 1.0</p>

Designation	Description	Density / Intensity
	<ul style="list-style-type: none"> <li>▪ Large format retail sales</li> <li>▪ Restaurants</li> <li>▪ Light industrial/manufacturing</li> <li>▪ Personal service/repair, medical, and office uses</li> <li>▪ Administrative and professional offices</li> <li>▪ Highway-oriented uses</li> <li>▪ Automotive commercial</li> <li>▪ Open Space</li> </ul>	
<p>Neighborhood Commercial</p> <p><b>NC</b></p>	<p>Purpose and Application: This designation identifies areas generally located within existing neighborhoods in the city, primarily adjacent to single-family areas along South Dora Street. The intent of this designation is meant to provide enhanced neighborhood serving uses that are compatible with and limit conflict with adjacent residential areas. In an effort to stimulate additional housing opportunities in the city, this designation supports the inclusion of single- and multi-family dwelling types, specifically walkable infill development, including mixed-use development (both horizontal and vertical formats). This designation focuses development of small format retail and personal services that serve the everyday needs of the immediate neighborhood.</p> <p>Typical Uses:</p> <ul style="list-style-type: none"> <li>▪ Small format retail sales</li> <li>▪ Restaurants</li> <li>▪ Personal service/repair, medical, and office uses</li> <li>▪ Single- and multi-family dwellings</li> <li>▪ Mixed-use (multi-family, commercial, retail, live/work, office)</li> </ul>	<p>Minimum Density: 8 du/ac</p> <p>Maximum Density: 15 du/ac</p> <p>Floor Area Ratio: 1.0</p>
<p>Community Commercial</p> <p><b>CC</b></p>	<p>Purpose and Application: This designation identifies areas generally located along major corridors in the city including State Street, East Gobbi Street, and Talmage Road, with the intent of providing a transition between higher-intensity commercial uses along Highway 101 and residential neighborhoods on the western side of the city. In an effort to stimulate additional housing opportunities in the city, this designation supports the inclusion of higher-density multi-family dwellings, including mixed-use development (both horizontal and vertical formats). This designation focuses development for small and large format retail, shopping centers, chain restaurants, and personal services that provide for the community as well as consumers outside the city.</p> <p>Typical Uses:</p> <ul style="list-style-type: none"> <li>▪ Large format retail stores, with a focus on national and regional chains</li> <li>▪ Hotels and lodging establishments</li> <li>▪ Restaurants</li> <li>▪ Personal services and office uses</li> </ul>	<p>Minimum Density: 15 du/ac</p> <p>Maximum Density: 28 du/ac</p> <p>Floor Area Ratio: 1.5</p>

Designation	Description	Density / Intensity
	<ul style="list-style-type: none"> <li>▪ Multi-family dwellings</li> <li>▪ Mixed-use (multi-family, commercial, retail, live/work, office)</li> </ul>	
<p>Highway Commercial</p> <p><b>HC</b></p>	<p>Purpose and Application: This designation identifies areas generally located adjacent to Highway 101 on the far eastern side of the city. This designation focuses development of more auto-oriented uses, visitor-serving uses, and large format retail that are typically associated with highway users. The intent is to limit the impact of such auto-oriented uses on established residential areas and neighborhood-focused commercial centers, including Downtown.</p> <p>Typical Uses:</p> <ul style="list-style-type: none"> <li>▪ Large format retail</li> <li>▪ Hotels and lodging establishments</li> <li>▪ Restaurants and supporting hospitality uses, including drive-thru establishments</li> <li>▪ Gas stations and vehicle fueling stations, including vehicle repair</li> <li>▪ Guidance services and professional offices</li> </ul>	<p>Minimum Density: 28 du/ac</p> <p>Maximum Density: 40 du/ac</p> <p>Floor Area Ratio: 1.0</p>
<p>Industrial</p> <p><b>I</b></p>	<p>Purpose and Application: This designation is intended to identify those areas of the General Plan where manufacturing and major employment uses may occur. The Industrial classification applies to lands suited for industrial uses where public facilities and services (transportation systems, utilities, fire protection, water, and sewage disposal) exist or can be efficiently provided. Industrial uses may be sited where there can be the least impact to proximate uses and where the potential for environmental disruption is minimal or can be adequately controlled. Industrial uses may be managed through individual zoning districts to ensure a level of land use compatibility that reflects site specific conditions and requirements. New Industrial lands are intended to be located in the City limits, the Sphere of Influence, or Master Plan Areas.</p> <p>Typical Uses:</p> <ul style="list-style-type: none"> <li>▪ Manufacturing, processing, fabrication and assembly, and warehousing</li> <li>▪ Public facilities, places of assembly</li> <li>▪ Business centers, business parks, office parks, mixed commercial, office, and industrial sites.</li> <li>▪ Limited live-work uses</li> <li>▪ <u>Agriculture</u></li> </ul>	<p><u>Minimum Density:</u> <u>N/A</u></p> <p>Maximum Density: Live/work: 20 du/ac</p> <p>Floor Area Ratio: 1.0</p>

<b>Public / Quasi-Public</b>		
Public  <b>P</b>	<p><b>Purpose and Application:</b> This designation is intended to identify lands owned by public agencies including the City, County, School districts, and special districts, as well as quasi-public utilities such as Pacific Gas &amp; Electric and internet and telephone service providers. Public land uses identify facilities that are unlikely during the life of the General Plan to be considered surplus property because of the extent or nature of the existing facility. The P classification is the equivalent of the County's Public Lands and Public Services classification.</p> <p><b>Typical Uses:</b></p> <ul style="list-style-type: none"> <li>▪ Government buildings</li> <li>▪ Libraries</li> <li>▪ Water, wastewater, and drainage facilities</li> <li>▪ Transportation and utility facilities</li> <li>▪ Compatible public buildings</li> <li>▪ Natural resource areas</li> </ul>	<p>Minimum /Maximum Density: n/a</p> <p>Floor Area Ratio: 1.0</p>
Recreational  <b>REC</b>	<p><b>Purpose and Application:</b> This designation is intended to identify recreation facilities with generally unrestricted access. REC lands apply to public parks and recreation facilities, quasi-public recreation facilities within residential development, and private parks or recreation facilities such as campgrounds or private golf courses.</p> <p><b>Typical Uses:</b></p> <ul style="list-style-type: none"> <li>▪ Campgrounds, trails, parks, baseball fields, soccer fields, BMX tracks, RV parks, golf courses, country club facilities.</li> </ul>	<p>Minimum /Maximum Density: n/a</p> <p>Floor Area Ratio: n/a</p>
Open Space  <b>OS</b>	<p><b>Purpose and Application:</b> This designation is intended to identify lands not suited for development or to land most valuable in its undeveloped state. Factors limiting the development of land would include such constraints as unstable soils, high fire hazard, remote location, poor access, or susceptibility to flooding. Valuable natural areas could include rare and endangered species and habitat, wildlife corridors, riparian vegetation zones, areas with creeks or water features, or designated scenic resources. The OS classification is the equivalent of the County's Open Space classification.</p> <p><b>Typical Uses:</b></p> <ul style="list-style-type: none"> <li>• Agriculture, conservation and development of natural resources</li> <li>• Mineral extraction</li> <li>• Recreation</li> <li>• Essential utility installations</li> </ul>	<p>Minimum /Maximum Density: n/a</p> <p>Floor Area Ratio: n/a</p>

Other			
<p>Agriculture</p> <p><b>AG</b></p>		<p>Purpose and Application: This designation is intended to apply to lands which are suited for and are used for production of crops, commercially cultivated lands under agricultural preserve contracts, land having present or future potential for agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Lands within the AG classification with agricultural commodities, excluding cannabis, are protected from encroachment of incompatible uses by the "Right to Farm" provisions of the Agriculture Element. Agriculture lands are intended to include both the growing, raising, and harvesting of agricultural produce, fruit, or livestock.</p> <p>Typical Uses:</p> <ul style="list-style-type: none"> <li>▪ Single-family dwellings</li> <li>▪ Farm labor housing</li> <li>▪ Crop production, grazing, livestock raising facilities, dairies</li> <li>▪ Packing houses, feed/grain storage</li> <li>▪ Natural open space areas</li> <li>▪ Agriculturally related industries, wineries, food processing</li> </ul>	<p>Minimum Density: n/a</p> <p>Maximum Density: 1 du/40 ac</p> <p>Floor Area Ratio: n/a</p>

**Table 2-2 General Plan Land Use Designation Summary Table**

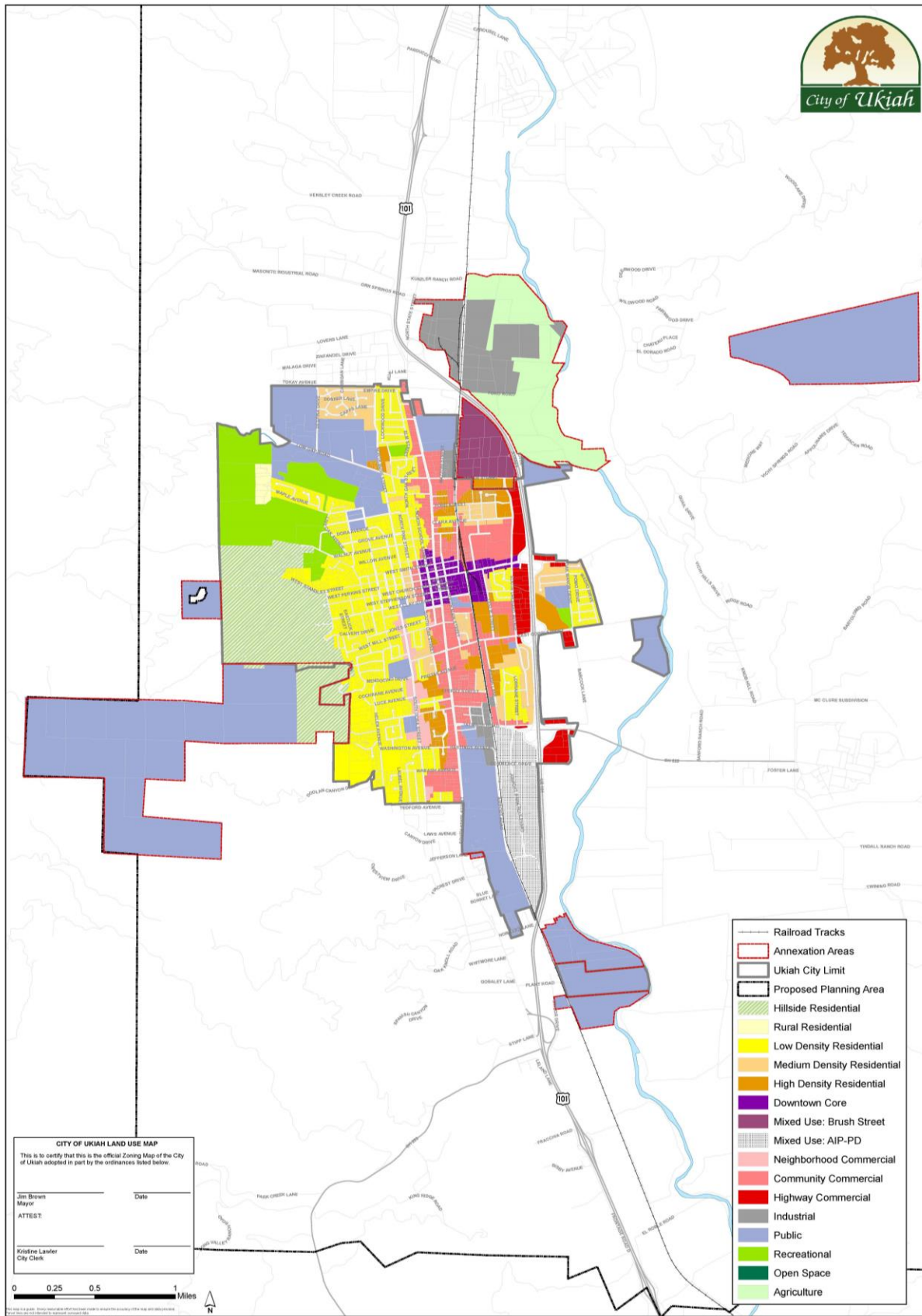
Land Use Designation		Density Range (units/acre)	Floor Area Ratio	Compatible Zoning Districts
HR	Hillside Residential	1 du/ac	N/A	<a href="#">Low Density Residential-Hillside Overlay (R1-H)</a>
RR	Rural Residential	2 du/ac	N/A	<a href="#">Low Density Residential (R1)</a>
LDR	Low Density Residential	15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

				<u>districts that meet the intent of the AIP-PD</u>
NC	Neighborhood Commercial	8 - 15 du/ac	1.0	<u>Neighborhood Commercial (CN)</u>
CC	Community Commercial	15 - 28 du/ac	1.5	<u>Community Commercial (C1)</u>
HC	Highway Commercial	28 - 40 du/ac	1.0	<u>C1; Heavy Commercial (C2)</u>
I	Industrial	Live Work: 20 du/ac	1.0	<u>Industrial; Manufacturing; Agricultural Combining</u>
P	Public	N/A	1.0	<u>Public Facilities; Agricultural Combining; Open Space</u>
REC	Recreational	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
OS	Open Space	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
AG	Agriculture	1 du/40 ac	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>



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

**Figure 2-1 2040 Land Use Diagram (Updated Figure)**



## Goals and Policies

### Residential

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

**LU-1.1** **Existing Neighborhoods**

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

**LU-1.2** **Connectivity**

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

**LU-1.3** **Neighborhood Infill**

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

**LU-1.4** **High-Density Residential Uses**

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

**LU-1.5** **Existing Neighborhoods**

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

### Mixed-Use

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

**LU-2.1** **Downtown Mixed-Use**

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



Improvements could include pedestrian-oriented amenities such as lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art. *(Source: New Policy)*

#### LU-3.5 Downtown Parking

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

## Commercial

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

#### LU-4.1 High-Quality Building Design

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

#### LU-4.2 Commercial Center Design

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

#### LU-4.3 Clustering Commercial Uses

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

#### LU-4.4 Commercial Property Landscaping

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

#### LU-4.5 Pedestrian Access to Commercial Uses

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

## 2.2 Pattern of Development

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

### Future Annexations

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

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

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

- **A: City-Owned Properties.** Includes 16 City-owned properties, totaling approximately 437 acres, that the City of Ukiah has acquired within the City's Sphere of Influence (SOI) for public purposes, but has not

## Goals and Policies

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

### LU-7.1 Development Pattern

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

### LU-7.2 Annexations

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

### LU-7.3 Annexation Considerations

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

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

*(Source: New Policy)*

### LU-7.4 Required Public Facilities and Services

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

**LU-8.2 Protection of Agricultural Areas**

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

**LU-8.3 Infill Development**

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

**LU-8.4 Reuse of Underutilized Property**

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

**LU-8.5 Historic Preservation**

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

**LU-8.6 Historic Resource Maintenance**

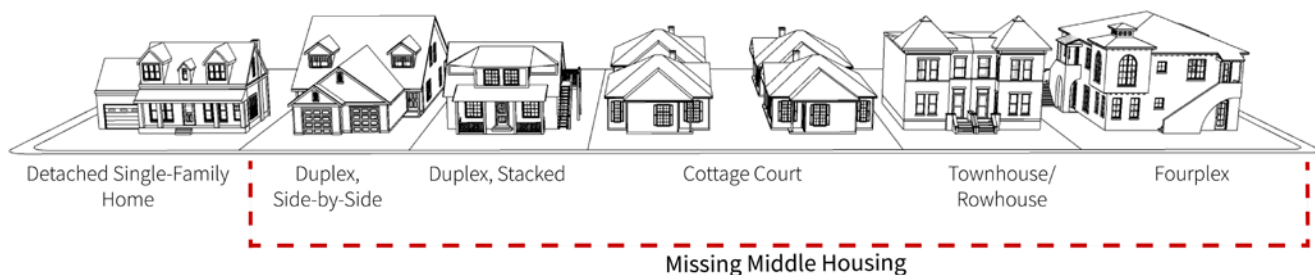
The City shall encourage property owners to maintain these structures in accordance with [local](#), state and federal standards. *(Source: New Policy)*

## 2.4 Missing Middle Housing

### Meeting the Housing Needs of Ukiah

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

These housing issues are not unique to Ukiah and are seen throughout many communities in California. The State of California has been working with communities to help meet the number and affordability of housing units needed in the State. As part of the Housing Element process, the State dictates the number of units, at a variety of income



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## Airport Related Plans

### [Ukiah Municipal Airport Land Use Compatibility Plan](#)

[Ukiah is a unique community with a complex development pattern that is affected by the Ukiah Municipal Airport Compatibility Zones, as described within the Ukiah Municipal Airport Land Use Compatibility Plan \(UKIALUCP 2021\). The UKIALUCP is a Mendocino County regulatory plan applicable to development in the vicinity of the Ukiah Municipal Airport. Whereas the UKI Master Plan applies to the airport proper, the UKIALUCP applies to development within the Area of Influence of the airport.](#)

### [Ukiah Municipal Airport Master Plan](#)

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

### [Ukiah Municipal Airport Land Use Compatibility Plan](#)

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

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

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

### LU-11.7 Sign Regulations

The City shall update the Zoning Code sign provisions to incorporate a consistent program for new signs to simplify the signage process.

*(Source: Existing Program CD-13.1c, modified)*

### LU-11.8 Tree Preservation

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

### LU-11.9 Historic Preservation and Restoration

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

### LU-11.10 Water Efficient Landscaping

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

## 2.7 Environmental Justice

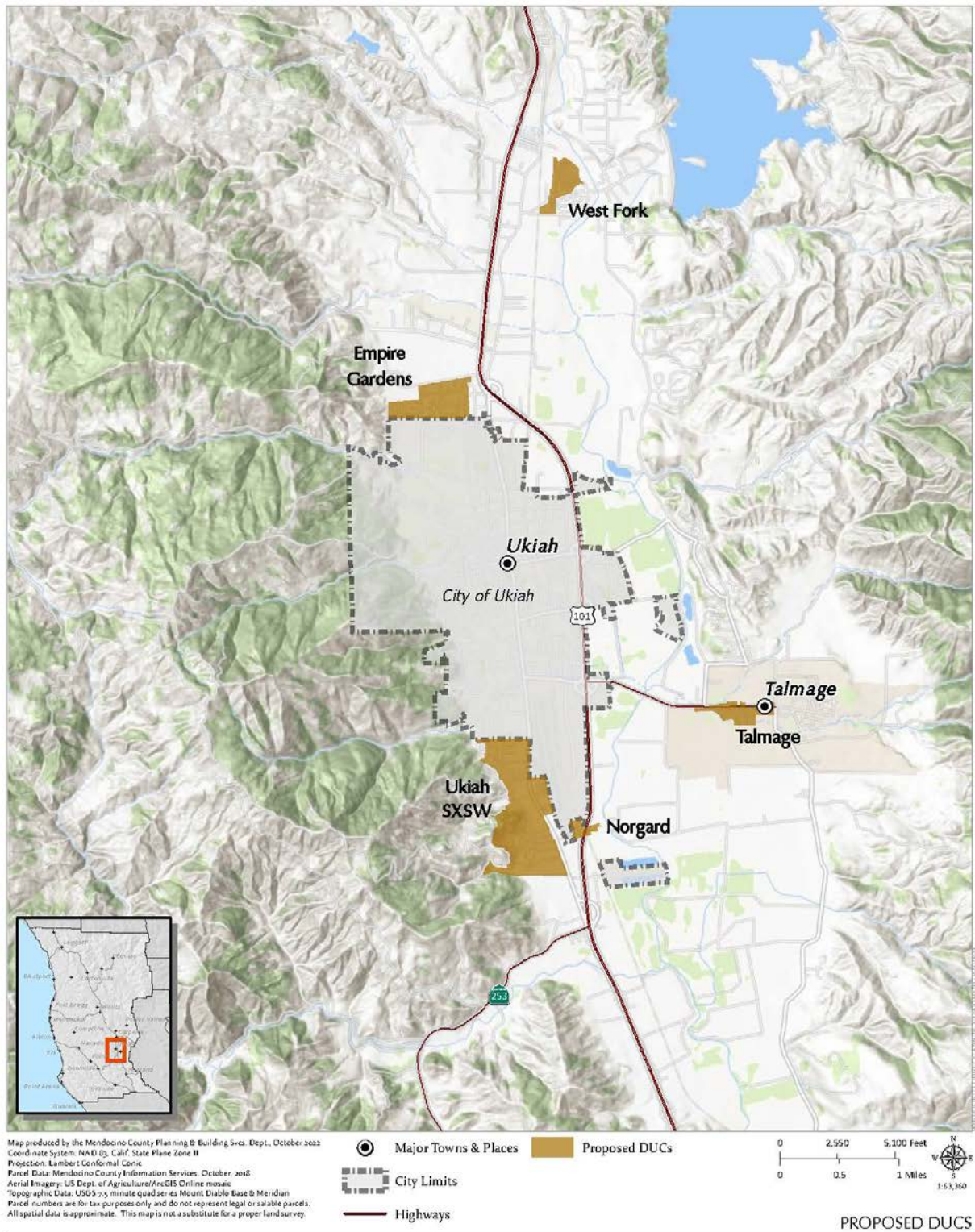
Environmental justice is the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. Today, and throughout much of California and United States history, communities with lower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



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



**Figure 2-6 Identified Disadvantaged Unincorporated Communities**



**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

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



**List of Parcels and Proposed Land Use Designation Updates to Figure 2-1**

APN	Identified GP Designation	Updated GP Designation	Reason
003-181-01	Public	Highway Commercial	Error (2022 Rezone and General Plan Amendment Not Reflected)
180-120-16	Public	Mixed Use: AIP-PD	Error (Currently Zoned Industrial within the AIP-PD)
003-330-69	NA-Not Included on Map	Public	Identified For Annexation (Airport Hanger)
003-330-68	NA-Not Included on Map	Public	Identified For Annexation (Airport Hanger)
003-330-70	NA-Not Included on Map	Public	Identified For Annexation (Airport Hanger)
156-240-09	Open Space	N/A- Removed From Map	Error (Not Subject to Annexation)
156-240-11	Open Space	N/A-Removed From Map	Error (Not Subject to Annexation)
003-190-11	NA-Not Included on Map	Annexation Boundary Modification	Error (Update Proposed Annexation Boundary for Western Hills)
180-030-08	Neighborhood Commercial	Highway Commercial	Consistency Update (Current C2 Zoning Designation)
180-030-38	Neighborhood Commercial	Highway Commercial	Consistency Update (Current C2 Zoning Designation)
180-030-40	Neighborhood Commercial	Highway Commercial	Consistency Update (Current C2 Zoning Designation)
180-030-39	Neighborhood Commercial	Highway Commercial	Consistency Update (Current C2 Zoning Designation)
179-061-26	Neighborhood Commercial	Highway Commercial	Consistency Update (E Perkins Street - Current C1 Zoning Designation)
179-061-34	Neighborhood Commercial	Highway Commercial	Consistency Update (E Perkins Street - Current C1 Zoning Designation)
179-061-04	Community Commercial	Highway Commercial	Consistency Update (E Perkins Street - Current C1 Zoning Designation)
179-030-25	Community Commercial	Highway Commercial	Consistency Update (E Perkins Street - Current C1 Zoning Designation)
179-030-28	Community Commercial	Highway Commercial	Consistency Update (E Perkins Street - Current C1 Zoning Designation)
002-204-00	Highway Commercial	Downtown Core	Consistency Update (Within the Downtown Zoning Code Boundary)
002-247-01	Highway Commercial	Downtown Core	Consistency Update (Within the Downtown Zoning Code Boundary)
002-200-29*	Highway Commercial	Downtown Core	Consistency Update (Within the Downtown Zoning Code Boundary)
002-200-29*	Highway Commercial	Community Commercial	Consistency Update (Pear Tree Center-Current C1 Zoning Designation)
002-370-30	Highway Commercial	Community Commercial	Consistency Update (Pear Tree Center-Current C1 Zoning Designation)
002-370-26	Highway Commercial	Community Commercial	Consistency Update (Pear Tree Center-Current C1 Zoning Designation)
002-370-30	Highway Commercial	Community Commercial	Consistency Update (Pear Tree Center-Current C1 Zoning Designation)
002-370-29	Highway Commercial	Community Commercial	Consistency Update (Pear Tree Center-Current C1 Zoning Designation)
001-130-51	Rural Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-130-52	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-02	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-92	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-93	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)

APN	Identified GP Designation	Updated GP Designation	Reason
001-040-82	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-84	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-88	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
001-040-65	Low Density Residential	Hillside Residential	Consistency Update (Current R1H Zoning Designation)
003-190-09	Low Density Residential	Hillside Residential	Consistency (WH Annexation Area - Predated New Hillside GP Designation)
003-110-90	Low Density Residential	Hillside Residential	Consistency (WH Annexation Area - Predated New Hillside GP Designation)
003-190-14**	Low Density Residential	Hillside Residential	Consistency (WH Annexation Area - Predated New Hillside GP Designation)
003-190-13**	Low Density Residential	Public	Consistency (WH Annexation Area - Prezoned as Public)
002-193-23	Highway Commercial	Community Commercial	Adventist Hospital (Split Land Use With Adjacent Hospital Parcel/Improvements)
001-020-77	Recreation	Public	Consistency Update (Current County Jail and Mendocino County Sherriff Station)
002-281-32	Public	Community Commercial	Consistency (Sun House Senior Apartments - Not Public)
002-125-01	Neighborhood Commercial	Community Commercial	Consistency Update (Current C2 Zoning Designation)
002-125-02	Neighborhood Commercial	Community Commercial	Consistency Update (Current C2 Zoning Designation)
002-124-10	Neighborhood Commercial	Community Commercial	Consistency Update (Current C2 Zoning Designation)
002-125-01	Neighborhood Commercial	Community Commercial	Consistency Update (Current C2 Zoning Designation)
002-123-10	Neighborhood Commercial	Community Commercial	Consistency Update (Current C1 Zoning Designation)
002-122-01	Neighborhood Commercial	Community Commercial	Consistency Update (Current C1 Zoning Designation)
002-122-02	Neighborhood Commercial	Community Commercial	Consistency Update (Current C1 Zoning Designation)
002-122-03	Neighborhood Commercial	Community Commercial	Consistency Update (Current C1 Zoning Designation)
002-281-21	Neighborhood Commercial	Community Commercial	Consistency Update (Current C1 Zoning Designation)
002-271-16	Community Commercial	Neighborhood Commercial	Consistency Update (Current CN Zoning Designation)
003-582-39	Community Commercial	Public	Consistency Update (Current City Well Facility)
003-582-37	Community Commercial	Public	Consistency Update (Current Electric Substation)

**NOTES:**

\*Split Land Use Designation to Reflect Downtown Zoning Code District Boundary

\*\* Western Hills Annexation Parcel Numbers May Differ

C1: Community Commercial

C2: Heavy Commercial

R1H: Single Family Residential-Hillside Overlay

CN: Neighborhood Commercial

AIP-PD: Airport Industrial Park Planned Development

# Economic Development Element

[\[moved setting language that was to here the next page\]](#) This Economic Development Element provides guidance on how Ukiah can build upon its successes by fostering a business-friendly environment, encouraging additional local employment opportunities, cultivating economic diversification, and expanding the tourism industry. The City also has an opportunity to seek partnerships through collaboration, which are key to a successful economic development strategy.

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3.5	Workforce Training and Education.....	3-8
3.6	Diversified Economy.....	3-9
3.7	Implementation Programs .....	3-12

## 3.1 Regional Economy

Ukiah's economy is steadily growing. It reflects Ukiah's position in the broader regional context. Most of the city's industries and jobs are driven by the surrounding natural resources and the city's importance as a regional and governmental center. Farming, fishing, and forestry occupations make up an outsized portion of the city's employment base. These occupations employ about four percent of city residents, which is more than six times the national average for such occupations.

By sector, more residents of Ukiah are employed in health care, education and social assistance than any other industry, with about 14 percent of residents working in those fields. After healthcare and social assistance, retail trade accounts for 13 percent of employment; retail and food services make up about 10 percent.

Ukiah's position as Mendocino County's seat means that public administration jobs also make up a large portion of the city's employment base, with approximately seven percent of the city's residents employed in public administration. Generally, Ukiah's economic base is slowly growing and diversifying. Since 2013, the number of jobs in the city has increased from 6,200 to 6,700.

Major employers in and around Ukiah mirror the major employment sectors. In government, both Mendocino County and the City of Ukiah are major employers. Ukiah Valley Medical Center, the largest medical center in the region, serving both the city and many of the rural communities nearby, is the largest employer in the healthcare sector. Education-related employers include Ukiah Unified School District, Mendocino College, and several private and charter schools. Costco and Walmart are the largest retail employers, collectively employing several hundred residents between them. Finally, there are several major agricultural and forestry related employers in and around Ukiah.

The City's ability to meet its economic development goals depends on regional market forces outside of the City's control. However, the City does have control over how to position itself as a place to do business. This includes targeting the types of businesses that the community wants to attract and retain, ensuring that resources are available for the labor force to improve its occupational skills, and sustaining a business climate that makes the community attractive for business location and expansion. By targeting business attraction, improving the labor force, and optimizing the business climate, a community positions itself to attract and retain businesses that serve markets beyond its own borders and bring higher paying jobs into the community.

In addition to accommodating growth and attracting new businesses, successful economic development also requires a consensus about the needs of growing businesses, community values, and the type of community in which people want to live. The City, by helping make Ukiah attractive as a place to live for creative and skilled residents, will, in turn, create opportunities for economic growth, including opportunities to expand access and availability for remote working. These initiatives are essential activities that can ensure sustainable and diversified economic growth opportunities.

The City relies partially on partnerships with Mendocino County, local economic development organizations, and businesses to pursue its economic development goals. Goals and policies in this section seek to leverage resources throughout the city, county, and region to support and implement the goals of the 2040 General Plan and the

## Goals and Policies

**ED-6** *To maintain a supportive business climate and a healthy economy that leads to the expansion of existing businesses and the attraction of new ones. (Source: New Goal)*

### ED-6.1 Regulatory Environment

The City shall promote business-friendliness in the regulatory and permitting process through collaboration, innovation, exchange of ideas and best practices, and the improvement in clarity and efficiency in the permitting process to take advantage of opportunities for streamlining in the development permit process. (Source: New Policy)

**ED-7** *To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses. (Source: New Goal)*

### ED-7.1 Attract Skilled Workers

The City shall support, maintain, and enhance the social and cultural amenities of the city (such as attractive public spaces, public art displays, museum(s), historic venues and sites, and recreational facilities and programs). (Source: New Policy)

**ED-8** *To cultivate a culture of entrepreneurship to encourage and support local business start-ups. (Source: New Goal)*

### ED-8.1 Business Incubators

The City shall encourage and support the establishment of local business incubators and programs designed to support the successful development of entrepreneurial companies through an array of business support resources and services. (Source: New Policy)

### ED-8.2 Home-Based Businesses

The City shall support and expand the opportunities for establishment and operation of home-based businesses that are compatible with surrounding neighborhoods. (Source: New Policy)

## 3.5 Workforce Training and Education

The local labor force represents one of the most crucial competitive factors for economic vitality. Businesses depend on having enough [healthy, reliable](#) workers suited to the functions that their operations require. From a planning perspective, the skills, education levels, and other qualifications needed for local jobs should be matched

## Goals and Policies

**ED-10** *To foster a robust and diversified local economy that provides quality employment and attracts stable businesses. (Source: New Goal)*

### ED-10.1 Value-Added Agriculture

The City shall encourage and support the expansion of value-added agricultural products (e.g., processing, packaging, product development) with an emphasis on local distribution and consumption. (Source: New Policy)

### ED-10.2 Agricultural Support Services

The City shall encourage agricultural support services, such as vineyard and harvest management, to be based in Ukiah. (Source: New Policy)

### ED-10.3 Airport-Related Businesses

The City shall encourage and promote the development of airport-related businesses at the Ukiah Municipal Airport. (Source: New Policy)

### ED-10.4 Local-Serving Retail

The City shall encourage the establishment and expansion of commercial businesses that increase local spending within Ukiah and provide needed goods and services to residents and businesses. (Source: New Policy)

### ED-10.5 Culturally Diverse Businesses

The City shall review and amend its policies and procedures to ensure equity of opportunity to encourage and support a diverse business community. (Source: New Policy)

**ED-11** *To diversify the economic base of Ukiah through the development and expansion of environmental, creative, and innovative businesses, including the non-profit sector. (Source: New Goal)*

### ED-11.1 Creative Economy

The City shall encourage the expansion of the local creative economy, including arts businesses, creative and performing arts, and non-profit organizations, as well as professional service sectors built around the creative arts. (Source: New Policy)

### ED-11.2 Green Economy

The City shall support the development and reduce local regulatory barriers for industries and businesses that promote and enhance environmental sustainability, greenhouse gas reductions, decarbonization, climate change adaptation, resiliency, and renewable energy generation, storage,



# Mobility Element

The Mobility Element describes the planned citywide transportation network. A key goal of the General Plan is the provision of a well-connected network of “complete streets” that provide multi-modal mobility, access to land uses, and support Ukiah’s economic and sustainability goals. The Mobility Element describes and illustrates the circulation system and provides guidelines to support and complement existing and planned development. The goals of the Mobility Element include ensuring that transportation and land use decisions are coordinated, promoting the safe and efficient transport of goods, efficient use of existing facilities, and protecting environmental quality.

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## 4.2 Transportation Setting

This section summarizes existing characteristics of Ukiah's transportation system. This information provides the background for the goals, policies, and implementation programs that reflect the community's vision for the future of Ukiah. The transportation system enables the movement of people and goods from one place to another, and, in doing so, affects community character, natural and built environment, and economic development patterns. Additionally, the community development pattern helps shape the transportation system.

### Transportation Network

**Streets and Highways.** The circulation network serving the city of Ukiah includes a network of city and county-maintained streets and state highways. There are roughly 54.68 miles of roadways owned and maintained by the City of Ukiah. The state highways in Ukiah consist of U.S. Highway 101.

The connections between these roadway systems play an integral role in connecting the city of Ukiah to unincorporated areas of the Ukiah Valley, some of which use City services and exist as part of the Ukiah community, the greater Mendocino County region and additional regional destinations outside of Ukiah and Mendocino County. [For example, State Routes 20 and 253 are located outside of the city limits but provide residents with east and west access to Mendocino County, Lake County, and connections to other major north-south highways such as State Route 1 and Interstate 5 which traverse most of the state. Ukiah is the largest city in Mendocino County, making the jurisdiction a city center of Mendocino County.](#)

The cost of road improvements that serve both specific projects as well as general traffic needs is one of the most expensive components of development. As the Valley grew, there was a tendency to reduce or even avoid road improvement requirements on new subdivisions and other projects because of the cost burden. In a growing California rural community, this is not unusual. Some neighborhoods have connecting streets in a less than congruous pattern, resulting in through traffic being forced into residential areas.

**Bicycling and Walking Facilities.** Ukiah has an extensive sidewalk network, specifically through the downtown and surrounding areas, which provide an environment that encourages walking. Dedicated bicycle facilities in Ukiah include 1.85 miles of shared-use paths and 7.97 miles of on-street bicycle lanes. However, major areas of the city have no designated bicycle facilities, and barriers to walking trips exist, including wide crossing distances, a lack of adequate pedestrian facilities on intermittent sections of State Street, and various gaps in sidewalks throughout the City.

**Public Transit Service.** Public Transportation in Ukiah is provided by the Mendocino Transit Authority (MTA). MTA jurisdiction is sanctioned by a 1976 Joint Powers Authority (JPA) agreement between the County of Mendocino and





**Downtown Streetscape Improvement Project.** Phase 1 of the Downtown Streetscape Improvement Project was completed by the City’s Department of Public Works and its contractors in August 2021. Phase I included a “road diet” and streetscape improvements in Downtown Ukiah. The intent of the project is to transform Downtown Ukiah into a more pedestrian-oriented environment and an active location for business, recreation, and shopping while also enhancing the Downtown area for all users, including motorists, pedestrians, and bicyclists. The project includes a road diet between Henry Street and Mill Street, and it transformed the previously existing four-lane cross section into a three-lane cross section with one travel lane in each direction and a two way left-turn lane in the center, with on-street parking. In addition to the road diet, signal modifications were made at each of the three signalized intersections (Standley Street, Perkins Street, and Mill Street) to provide vehicle detection, improve coordination, and re-orient the signal equipment to support the road diet alignment. Streetscape improvements on State Street, Perkins Street, and Standley Street included sidewalk widening, curb ramps and bulb outs, street lights, street furniture, and tree planting. Phase 2 is currently being designed for portions of South State Street (Mill Street to Gobbi Street and Henry Street to Norton Street).

## **Bikeway Network**

Active transportation methods that focus on bicycling and walking should be prioritized to enhance the community, for health or safety reasons, for convenience or necessity, for social reasons, or for just plain fun. An appealing, safe, system of connected bicycles and pedestrian’s facilities are to be enhanced and further developed during the life of the General Plan in order to reduce the negative impacts associated with transportation such as the use of non–renewable resources, creation of stormwater and air pollution, and traffic congestion. The attractiveness, safety, and directness of network will encourage people to leave their cars at home and use alternate transportation.

A key goal of the Mobility Element is to enhance bicycle travel throughout Ukiah by completing a citywide network of bikeways consistent with the City of Ukiah’s adopted Bicycle & Pedestrian Master Plan. In addition, one of the underlying goals of “complete streets” is that all modes of travel, including bicycles, should be adequately accommodated on most city streets, not just streets that are designated as bikeways. Therefore, the provision of bicycle accommodations may occur throughout the city’s transportation network (not limited to designated bikeways), consistent with the recommendations for each functional street classification described within the Mobility Element.

### ***Types of Bikeways***

Designated bikeways are routes where an additional level of bicycle accommodation is to be provided. There are four classifications of designated bikeway facilities in California, as defined by the Caltrans:

# Public Facilities, Services, and Infrastructure Element

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5.9	Healthy Community.....	5-16
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## 5.1 Water

The City is a municipal water supply agency within the Upper Russian River Watershed. The City is bounded by a number of other agencies, including: Redwood Valley County Water District, Willow County Water District, Millview County Water District, Rogina Water Company, Mendocino County Russian River Flood Control and Water Conservation **Improvement** District (Flood Control District), and Sonoma County Water Agency. The City provides water service to about 99 percent of the City limits through 5,030 active water service accounts, including residential, commercial, and institutional accounts, and maintains emergency service intertie agreements with Millview and Willow County Water District. The City's water service area is roughly 3,000 acres or 4.7 square miles in size, with a population of approximately 16,000 persons. The City's senior water rights, recycled water program, groundwater facilities, and conservation measures have allowed the City to develop a diverse and resilient water supply portfolio. The City has been able to share a small portion of the water right with neighboring water districts, in times of need.

The City is a member of the Russian River Watershed Association (RRWA), which is a coalition of eleven cities, counties, and special districts in the Russian River watershed that coordinate regional programs for clean water, habitat restoration, and watershed enhancement. RRWA was formed in 2003 to create opportunities for member agencies to expand their stewardship role in the watershed. These member agencies include the Cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Santa Rosa, Sebastopol, and Ukiah, as well as Mendocino and Sonoma Counties, Sonoma Water, and the Town of Windsor.

### Goals and Policies

**PFS-1** *To maintain a safe and adequate water system to meet the needs of existing and future development. (Source: Existing GP Goal CF-1, modified)*

#### **PFS-1.1** Water Service Annexation Impacts

The City shall ensure newly annexed areas within the city do not negatively affect water services to existing customers. *(Source: New Policy)*

#### **PFS-1.2** Russian River Water Rights

The City shall protect and confirm all Russian River tributary water rights to which the Ukiah Valley and City may be entitled. *(Source: Existing Policy CF-1.1, modified)*

#### **PFS-1.3** Consolidation of Water Districts

The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery. *(Source: New Policy)*

#### **PFS-1.4** Water Storage

The City shall encourage the protection and expansion of existing sources and methods of water storage for future development. *(Source: Existing Policy CF-1.2, modified)*

**PFS-4.1** ~~Solid Waste Diversion Targets Private Property Nuisances~~

The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible ~~to reduce the number of nuisance issues on private property. (Source: New Policy aligning with the Ukiah Climate Action Plan, Strategy/Objective SW.1.2 which was not adopted.)~~

## 5.4 Stormwater Management

Stormwater can provide groundwater recharge benefits for the City, provided that the stormwater entering Basin aquifers does not compromise groundwater quality. Development of land typically increases impervious surfaces which can compromise stormwater quality. The City of Ukiah adopted a Low Impact Development (LID) Technical Manual to provide technical guidance for development projects that significantly impact the impervious surface on a redevelopment site, and therefore require permanent stormwater best management practices (BMPs) to offset the impact.

### Goals and Policies

**PFS-5** *To maintain an adequate stormwater management system to accommodate runoff and improve environmental quality. (Source: New Goal)*

#### PFS-5.1 Low Impact Development

The City shall require new developments to install green infrastructure consistent with the [Stormwater Low Impact Development Technical Design Manual](#) and sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID). *(Source: New Policy)*

#### PFS-5.2 Pollutants Discharge Reduction

The City shall provide non-point source pollution control programs to reduce and control the discharge of pollutants into the storm drain system and Russian River. *(Source: New Policy)*



*For goals and policies relating to flooding and related hazards, please refer to Section 7.4 (Flood Hazards) in the Safety Element.*

## 5.5 Utilities and Energy

The City of Ukiah Electric Utility is a Municipal Utility and operates as a department of the City of Ukiah under the authority and direction of the City Council, the City Manager, and the Electric Utility Director. The Utility is composed of electric generation, transmission and distribution facilities and boasts a diverse portfolio of power sources. The Utility owns, operates, and maintains a 3.5 Megawatt (MW) hydroelectric plant located at Lake Mendocino, transmission facilities and overhead and underground distribution facilities. Additionally, the Utility is responsible for power procurement, state, and federal regulatory requirements, and providing conservation programs to its customers. Goals and Policies

### **PFS-10.2 Interagency Coordination**

The City shall coordinate with the Mendocino County Sherriff's Office on joint operations and services. *(Source: New Policy)*

### **PFS-10.3 Community Policing Strategies**

The City shall promote community policing strategies that strengthen trust and collaboration with the residents of Ukiah, including those of all races, ethnicities, **and** cultural backgrounds, **economic status, sexual orientation, and disabilities**, and ensure public safety through meaningful cooperation and problem-solving techniques.

### **PFS-10.4 School Safety**

The City shall collaborate with the Ukiah Unified School District to enhance school security and student, teacher, and administrator safety. *(Source: New Policy)*

### **PFS-10.5 Public Safety Communications**

The City shall use a variety of communication methods (e.g., social media, text messaging, television and radio alerts, website postings) to communicate and inform residents and businesses about crimes, investigations, and emergencies. *(Source: New Policy)*

## **Office of Emergency Management**

Office of Emergency Management has the responsibility of anticipating hazards and vulnerability and undertake measures to deal with disasters more effectively.

### ***Mitigation***

Enhance the Mitigation System through developing and leveraging technology, funding opportunities, partnerships, and policy.

### ***Preparedness***

Enhance protection through training, exercises, and outreach to first responders, support agencies, and community members.

### ***Response***

Strengthen and ensure a multi-faceted response capability through response programs, advanced resource management and coordination and planning with partners.

### ***Recovery***

Cultivate, develop, and sustain a comprehensive recovery system that provides a better and safer community after a disaster.



*For goals and policies relating to emergency operations and planning, please refer to Section 7.6 (Emergency Planning and Awareness) in the Safety Element.*

## Lifelong Learning

**PFS-14** *To enhance the educational support system serving the City to the benefit of all residents, regardless of age and location within the community. (Source: New Goal)*

### **PFS-14.1** **Implementing Continuing Education**

The City should encourage Mendocino College, local vocational schools, and technical training institutes to maintain and improve continuing education courses and certificate programs, including opportunities for on-line learning. *(Source: New Policy)*

## 5.9 Healthy Community

A healthy community promotes a positive physical, social, and economic environment that supports the overall well-being of its residents. While other parts of the General Plan also touch on aspects of health and quality of life, the purpose of section is to promote a healthy lifestyle and improve residents' quality of life.

## Goals and Policies

**PFS-15** *To ensure all residents have access to healthy lifestyle options. (Source: New Goal)*

### **PFS-15.1** **Alcohol and Tobacco Sales**

The City shall [study the feasibility of](#) establishing zoning code provisions limiting the location and concentration of businesses selling alcohol and tobacco near sensitive land uses. *(Source: New Policy)*

### **PFS-15.2** **Healthy Food Options**

The City shall support programs that guide healthy food options in the community. *(Source: New Policy)*

### **PFS-15.3** **Support Government-Issued Vouchers**

The City shall support the acceptance of Government-issued food vouchers (such as WIC and Cal FRESH) via an Electronic Benefit Transfer (EBT) card at food retailers and farmers markets. *(Source: New Policy)*

### **PFS-15.4** **Vending Machine Options**

The City shall support healthy food options for vending machines in City-owned and leased locations. *(Source: New Policy)*

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>C</b> <b>Park Maintenance and Security Program</b> The City shall establish a comprehensive maintenance and security program for all recreational facilities, parks, and trails in the Ukiah area. <i>(Source: Existing Policy PR-2.1)</i></p>	<p>PFS– 12.1 PFS– 12.5 PFS– 12.6</p>	<p>Community Services</p>		<p>■</p>			
<p><b>D</b> <b><u>Alcohol and Tobacco Ordinance</u></b> <u>The City shall prepare a feasibility analysis studying the establishment of establishing zoning code provisions related to the location and number of businesses selling alcohol and tobacco near sensitive land uses. (Source: New Implementation Program)</u></p>	<p><u>PFS- 15.1</u></p>	<p><u>Community Development</u></p>		<p>■</p>			
<p><b>E</b> <b><u>Solid Waste Reduction</u></b> <u>The City shall review existing programs, and study the feasibility of new or expanded programs related to waste reduction. These efforts should be coordinated with preparation of the City’s Climate Action Plan and incorporated where necessary (Source: New Implementation Program)</u></p>	<p><u>PFS-3.1</u> <u>PFS-3.2</u> <u>PFS-3.3</u> <u>PFS-3.4</u> <u>PFS-3.5</u> <u>PFS-3.6</u></p>	<p><u>Public Works</u>  <u>Community Development</u></p>	<p>■</p>				

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# Environment and Sustainability Element

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

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## 6.1 Open Space

Open space, or any parcel or area of land or water that is essentially unimproved and devoted to an open-space use, is abundant in the greater Ukiah Valley region, and the city of Ukiah has additional opportunities for local acquisition and management of open spaces as shown in Figure 6-1. Ukiah has a number of local parks and recreation facilities totaling 260 acres, as well as an 80-acre open-space park called Low Gap Park, managed by Mendocino County. Low Gap Park has an existing network of trails, ~~and the 1.5-mile City View Trail which~~ extend from Low Gap Park through the hills west of the city. The greater Planning Area for Ukiah includes a number of County and Federal parks including Mill Creek Park (400-acres), and two Federal open space recreation areas: Lake Mendocino Recreation Area (5,110-acres) and Cow Mountain Recreation Area (60,000-acres). Adjacent to Ukiah City Limits, the Russian River provides recreational opportunities for Ukiah residents including swimming, fishing, inner-tubing, and picnicking. There are four access points to the river from the city: the City's Softball Complex, Vichy Spring-Perkins Road crossing, Riverside Park, and Talmage Road crossing.

### Goals and Policies

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

**ENV-1.1** **Landscaping Compatibility**

The City shall require landscaping in new development to be compatible with preservation and restoration goals of open space management and native vegetation. *(Source: Existing Policy CC-1.3, modified)*

**ENV-1.2** **Open Space Management**

The City shall manage and maintain City-owned open spaces to preserve the integrity of these public spaces. *(Source: New Policy)*

**ENV-1.3** **Open Space and Renewable Energy Production**

The City shall seek, where feasible, to develop renewable energy production within City-owned open space. *(Source: New Policy)*

**ENV-2** *To maintain and enhance the urban forest to create a sense of urban space and cohesiveness with the surrounding natural environment. (Source: Existing GP Goal CC-29, modified)*

**ENV-2.1** **City Tree Inventories Tree Preservation**

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

**ENV-2.2** **Protect Healthy Trees**

The City shall review new construction and landscaping site plans to ensure that healthy trees are not removed unnecessarily. (Source: Existing Program OC-29. 1b, 22-1a)

**ENV-2.3** **Accommodation of Trees along Roadways**

The City shall ensure future roadway plans accommodate existing and new trees without compromising sidewalk accessibility. (Source: New Policy)

**ENV-2.4** **Tree Trimming for Fire Prevention**

The City shall encourage private tree trimming as a fire hazard mitigation. (Source: New Policy)



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

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>D Updated Undeveloped Land Inventory</b> The City shall annually update the undeveloped lands inventory. <i>(Source: Existing Program CC-1.1a)</i></p>	ENV – 1.2	Community Development				■	
<p><b>E Prepare an Urban Forest Master Plan</b> The City shall prepare an Urban Forest Master Plan that includes the types of trees appropriate for Ukiah and locations where the city would receive the greatest benefits of new trees. <u>This plan should include trees within commercial and residential areas, as well as those at city parks and facilities.</u> This plan shall be updated every five years. <i>(Source: New Implementation Program)</i></p>	ENV – 2.1	Community Development — Public Works  Community Services			■		
<p><b>F Tree Protection Ordinance</b> The City shall <u>review it’s Tree Management Guidelines and</u> study the feasibility of preparing a Tree Protection Ordinance. <i>(Source: New Implementation Program)</i></p>	ENV – 2.1 ENV – 2.2	Community Development			■		
<p><b>G Historic Structure Preservation Policy and Architectural Inventory</b> The City shall update the Historic Structure Preservation policy and architectural resource inventory in collaboration with the Mendocino County Historical Society to focus on preservation of identified historic and architectural resources, while also streamlining development/demolition of older, non-resource structures. <i>(Source: New Implementation Program)</i></p>	ENV – 3.1	Community Development		■			

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>L Erosion Prevention Program</b> The City shall revise the Zoning Code to include design standards for new development that require riparian habitat integration into project design as a means of avoiding potential impacts of river sedimentation and lessening the effects of erosion. <i>(Source: Existing Program CC-7.5a, modified)</i></p>	<p>ENV – 6.1 ENV – 6.2 ENV – 6.4 ENV – 6.5 ENV – 6.6</p>	<p>Community Development</p>		■			
<p><b>M Adopt a Municipal Climate Action Plan (CAP)</b> The City shall adopt a municipal Climate Action Plan to achieve carbon neutrality for all municipal operations and meet State and City GHG emission reduction goals. <i>(Source: New Implementation Program)</i></p>	<p>ENV – 8 ENV – 8.1 ENV – 8.3 ENV – 9.1 <u>PFS – 3 (and supporting policies)</u></p>	<p>Community Development</p>	■				

# Safety Element

To maintain a high quality of life for Ukiah residents, the City must minimize natural hazard risks, such as earthquakes, wildfire, and flooding, as well as man-made hazards, such as noise. Increasingly, climate change is also a risk for which the city must adapt. This Safety Element addresses these risks along with disaster preparedness and emergency response. These actions aim to protect the health and safety of residents and visitors, reduce damage and destruction of public and private property, minimize interruption to important services, protect local ecosystems, and keep the city's economy diverse and resilient.

<b>Section</b>	<b>Title</b>	<b>Page</b>
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## Landslides and Liquefaction

When strong ground shaking occurs, it can lead to liquefaction and landslides. Liquefaction occurs when loosely packed, water-logged soil at or near the surface loses its strength in response to ground shaking. This sudden loss of strength can result in major damage to buildings and other structures as the ground underneath loses its stability. Ukiah is not highly susceptible to liquefaction; however, there is moderate risk of liquefaction along creeks and rivers.

The term landslide refers to a wide range of ground movement, including rock falls, deep slope failures, and shallow debris flows. A variety of ground conditions, including soil type, soil strength, and slope height, may predispose slopes for landslide risk. Precipitation, vegetation, human modifications, and groundwater seepage can also affect landslide risk. Landslides can block transportation routes, dam creeks or drainages, and contaminate water supplies pertinent to the City's operation. With regard to transportation, landslides impacting transportation corridors are not uncommon, especially along highway segments near the Mendocino County – Sonoma County border. When landslides affect transportation routes, they can be difficult to clean-up and create substantial economic or operational impacts.

Landslides have occurred in the Ukiah Valley over the years and geologic studies have revealed several large ancient landslides located in Spanish Canyon, Gibson Canyon, and the Robinson Creek drainage. Steep mountain slopes are susceptible to rapidly moving surface landslides that occur during torrential rains. The risk of these slides is increased when the ground is already saturated by high rainfall and the water becomes trapped between the surface soils and bedrock. [The California Geological Survey \(CGS\) has not yet assessed the potential for liquefaction and seismically induced landslides in the Ukiah area. However, information related to landslide susceptibility throughout the state is available in CGS Map Sheet 58.](#)

The following goals and policies address geologic and seismic hazards in Ukiah.

## Goals and Policies

**SAF-1** *Minimize risk to people and property resulting from geologic and seismic hazards through effective development regulation (Source: UVAP Policy HS1.1)*

### **SAF-1.1** Building Code Requirements

The City shall mitigate the potential impact for harm associated with geologic hazards by adopting and implementing the requirements outlined within the California Building Code and State seismic design guidelines. (Source: New Policy)

### **SAF-1.2** Geotechnical Report

Where projects are proposed within designated risk zones, require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application. (Source: UVAP, HS1.1c)

The following goals and policies address flood hazards in Ukiah.

## Goals and Policies

**SAF-3** *Minimize adverse impacts related to flooding through flood mitigation components and ongoing flood management practices. (Source: New Goal)*

### **SAF-3.1** Flood Control Regulation

The City shall coordinate with FEMA to ensure that the City's regulations related to flood control are in compliance with Federal, State, and local guidelines. *(Source: New Policy)*

### **SAF-3.2** Flood Plain Management Ordinance

The City shall maintain an updated Flood Plain Management Ordinance specifying proper construction methods in identified flood hazard areas. *(Source: New Policy)*

### **SAF-3.3** National Flood Insurance Program

The City shall maintain compliance with the provisions of FEMA's National Flood Insurance Program (NFIP). *(Source: New Policy)*

## 7.5 Wildfire

Mendocino County, like much of California, is highly susceptible to wildfires. Climate conditions, topography and landscape patterns are all key contributors to the fire hazard potential of an area. The regional Mediterranean climate in California creates an environment hospitable to fire development, and the shrubs and trees native to the California landscape are often highly susceptible to burning. Mendocino County has this natural environment of large, forested areas, brush, and mixed chaparral that are conducive to burning. Similarly, the steep terrain on either side of the Ukiah Valley is susceptible to wildland fires. The area is fairly inaccessible to emergency vehicles and consists of manzanita and scrub vegetation with a high oil and fuel content that will burn quickly with extreme heat. Under dry and/or windy weather conditions a small fire could move quickly through the dry brush and grow out of control. Fires in the Valley's hilly areas are not only a threat to residences located in the hills but could endanger the more heavily populated areas along the base of the slopes, or even the City of Ukiah itself.

Wildfires in Mendocino County are a common occurrence, with a declared fire season typically lasting from early June to mid or late October. Climate change has exacerbated fire hazard risk by creating warmer temperatures and variations in rainfall, resulting in more intense wildfires. The County has experienced historic wildfires that have burned thousands of acres and resulted in considerable damage to property and human life. The following is a list of recent historic wildfires within close proximity to the City of Ukiah ([as shown on Figure 7-4](#)).

- August Complex Fires (2020) - The August Complex Fire consisted of multiple wildfires sparked by erratic summer thunderstorms across northern California. The fires burned over 1 million acres across seven counties including over 600,000 acres within the Mendocino National Forest from August through



November of 2020. The August Complex Fires combined accounted for \$319 million in damages and became one of the single-largest wildfire events in California history.

- Mendocino Complex Fire - Ranch and River Fires (2018) - The Mendocino Complex Fire consisted of multiple wildfires that burned across northern California in late 2018. The Mendocino Complex Fire burned 410,203 acres over 3 counties, including Mendocino, Colusa, and Glenn Counties. The Ranch Fire, a component of the Mendocino Complex Fire, burned approximately 8 miles northeast of Ukiah.
- Redwood Complex Fire (2017) - The Redwood Complex Fire consisted of multiple fires that burned 36,523 acres of land north of Ukiah in Mendocino County. The fire complex destroyed over 500 structures and burned for 21 days.
- Hopkins Fire (2021) - The Hopkins Fire was the result of arson and burned 257 acres of land north of Ukiah. The fire complex destroyed over 46 structures, and damaged at least 5 more.

Data and mapping of historic wildfires throughout the state is maintained by the California State Board of Forestry and Fire Protection . Additionally, the U.S. Geological Survey (USGS) LANDFIRE (LF) products (available online) can be used by local jurisdiction in support of strategic vegetation, fire, and fuels management planning to evaluate management alternatives across boundaries and facilitate national- and regional-level strategic planning and reporting of wildland fire management activities.

## Severity Zones

The California Department of Forestry and Fire Protection (CAL FIRE) is the fire department for the California Natural Resources Agency and is responsible for oversight of the State's private and public forests, as well as providing emergency services to local governments through agreements. CAL FIRE has identified fire hazard severity levels for the areas within its state responsibility area (SRA). Levels may be identified as Moderate Fire Hazard Severity, High Fire Hazard Severity, Very High Fire Hazard Severity, or Unzoned based on a number of factors, such as fuel, slope, fire weather, et. Lands within the City limits are not located within the SRA but are included in the Local Responsibility Area (LRA) and under the jurisdiction of the Ukiah Valley Fire Authority. However, the City of Ukiah contains approximately 387 acres of Very High Fire Hazard Severity Zone (VHFHSZ) in an LRA along the western city limits, and is bounded by a VHFHSZ in an SRA to the west. Figure 7-5 depicts the Fire Hazard Severity Zones within the City of Ukiah and the immediate vicinity. CAL FIRE maintains the most up to date Fire Hazard Severity Zones through CAL FIRE's Fire Resource Assessment Program (FRAP).

There are no critical City facilities or infrastructure currently located within a VHFHSZ or in an area lacking service (see Figure 7-5). However, as conveyed on Figure 2-1 of the Land Use Element, areas that contain VHFHSZ lands include Recreational (Low Gap Regional Park and Ukiah Golf Course), Public Facilities (open land and Public uses such as the landfill within future Annexation Areas), Rural Residential, Low-Density Residential, and Hillside Residential Land Uses. Presently, existing development in the VHFHSZ include only recreation opportunities and limited residential and the low-intensity recreational uses listed above.

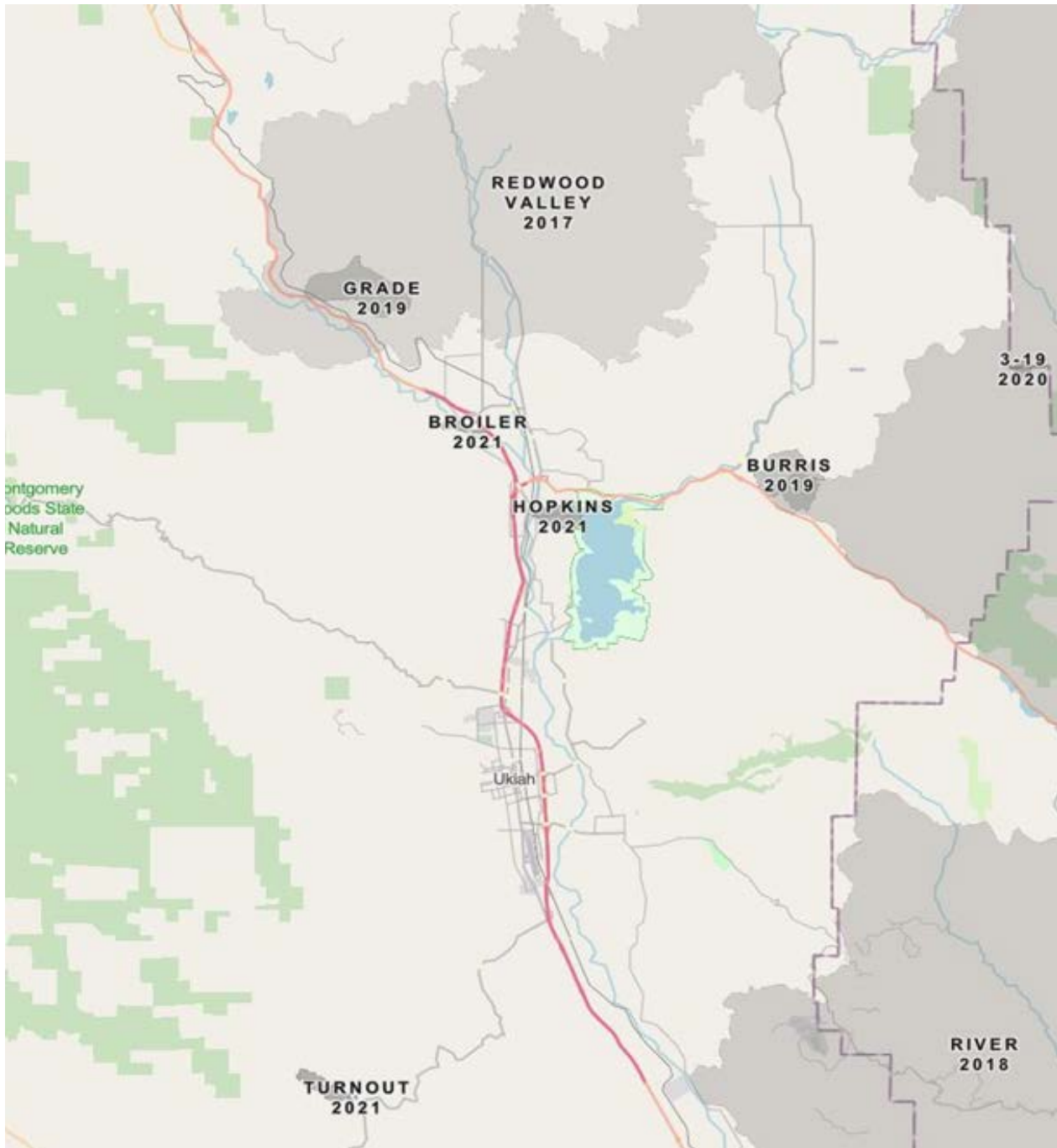
Although properties within the City limits are not located within an SRA, the City of Ukiah (Ukiah City Code Section 5200) has adopted the SRA regulations for lands within the City limits located in High or VHFHSZs. This includes

development standards contained within Public Resources Code Sections 4290 and 4291, which are designed to provide defensible space and fire protection for new construction and ensure adequate emergency access. Additionally, the City's Hillside Overlay Zoning District (which also generally overlaps lands within VHFHSZs) includes development standards for residential development relating to fire hazards, including increased setbacks, the restriction of using combustible roof materials, water and fire hydrant requirements, slope requirements, etc.

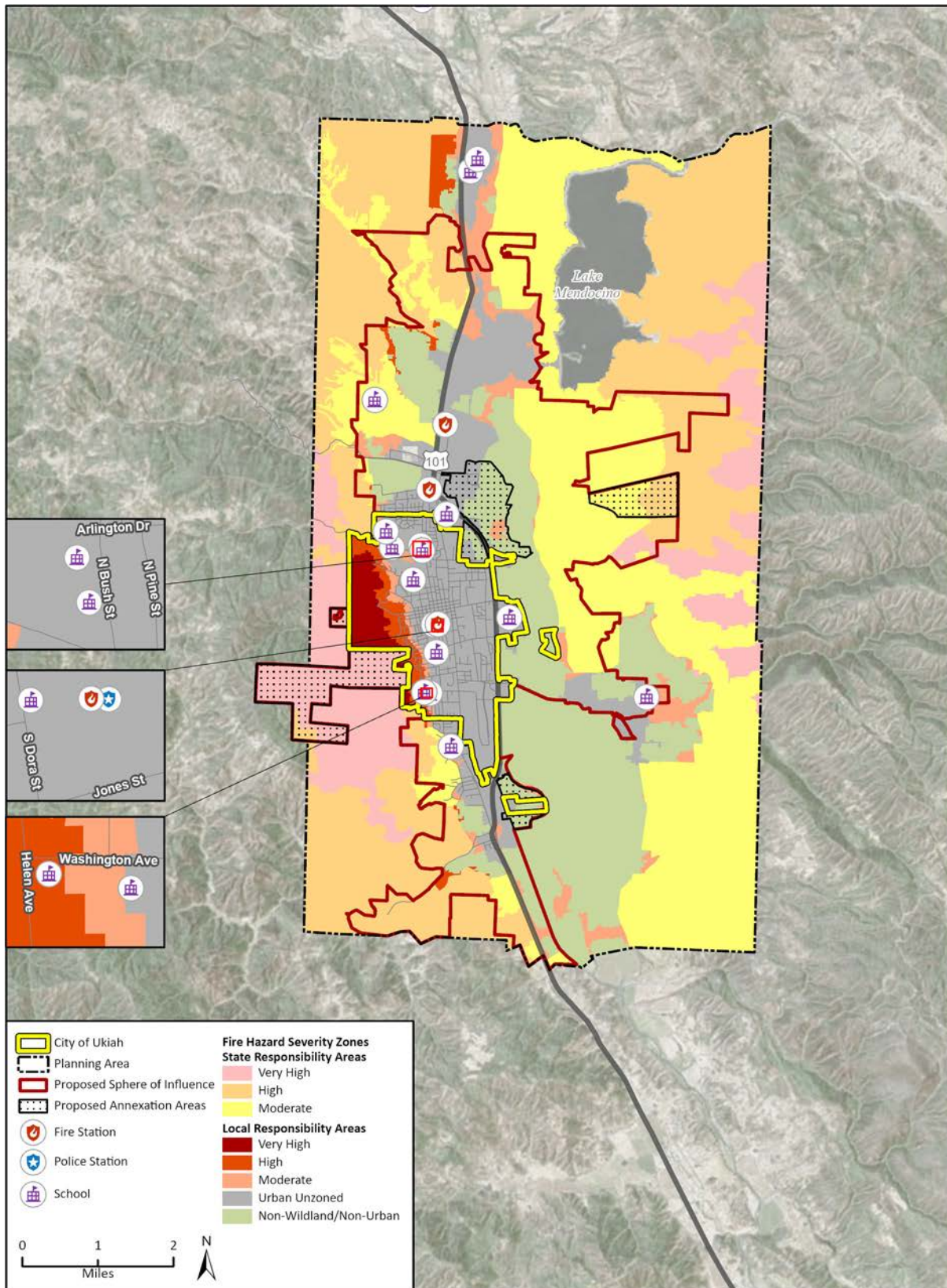
Ukiah is also susceptible to wildfire threats starting outside of the City boundaries. Ukiah is in a region with large stretches of high fire severity hazard zones located to the west, southwest, and northwest. Although the risk from those areas is lessened due to their relative distance from Ukiah, fire in these areas could spread to the city, as demonstrated in recent urban conflagrations in Santa Rosa and Paradise. Brush fires in Ukiah and the surrounding area are common during the summer but are generally extinguished before developed areas sustain much damage. Large fires in the surrounding area do pose threats to the City of Ukiah.

In 2003, CAL FIRE constructed a shaded fuel break (north to south) along the base of the western hills along the entire length of the city to reduce fuel loads and protect the community from wildfire risk. A shaded fuel break is a forest management strategy used for mitigating the threat of wildfire leading to a dangerous buildup of combustible vegetation. The goal of a shaded fuel break is to thin the surface vegetation, conduct selective thinning, remove dead and down woody material, and remove ladder fuels to prevent a catastrophic fire and prevent the loss of structures. Maintenance was performed on the 100-foot wide, 2.6-mile fuel break in late 2018 and early 2019, with ongoing annual maintenance performed by the property owners and the City.

**Figure 7-4** Historic Wildfires Around Ukiah (new figure)



**Figure 7-5 Fire Hazard Severity Zones (updated figure)**



Imagery and basemap data provided by Esri and its licensors © 2022.  
 Additional data provided by Mendocino County and Cal Dept of Conservation, 2015; CAL FIRE, 2007.

19-07409 Ukiah GP Update and EIR



## Fire Protection

### *Ukiah Valley Fire Authority*

The Ukiah Valley Fire Authority (UVFA) is responsible for fire protection services within the City of Ukiah and the Ukiah Valley. The UVFA is a consolidated body of two previously separate fire agencies; the City of Ukiah Fire Department and the Ukiah Valley Fire District. As of July 2017, under a Joint Powers Agreement (JPA) between the City of Ukiah and the Ukiah Valley Fire Protection District, the UVFA became permanently effective as a joint organization to maximize the use of existing resources, reduce costs, and deliver effective fire services. The Agreement jointly manages, equips, maintains and operates all-risk fire, emergency medical and rescue services to the City and Fire District. This relationship was further strengthened in October 2021 when the Mendocino Local Agency Formation Commission (LAFCo) approved the Ukiah Valley Fire Protection District's annexation of the City of Ukiah. A primary purpose of the annexation was to ensure fiscal stability of fire and emergency medical response services for the long-term benefit of Ukiah Valley residents served by the UVFA.

The service area for UVFA covers approximately 90 square miles, including the city of Ukiah and a majority of the Ukiah Valley. The UVFA is organized into four divisions: Administration, Operations, Training and Safety, and Fire Prevention. There are four fire stations operated by the UVFA, two of which are staffed with career personnel. There are sixteen full-time safety employees, including a Fire Chief, two Battalion Chiefs, six Captains, six Engineers, and three Firefighters. The safety employees are supplemented by UVFA's Volunteer Fire Division, consisting of up to twenty dedicated volunteer firefighters. The UVFA responds to fires, medical emergencies, traffic collisions, technical rescues, hazardous materials, explosions, floods and earthquakes, as well as non-emergency public service calls, through a consistent state of readiness. Volunteer Firefighters participate in training activities and augment career staffing during emergency and non-emergency activities.

### *CAL FIRE Mendocino Unit*

The majority of areas within Mendocino County are considered State Responsibility Areas for fire protection. The CAL FIRE Mendocino Unit is geographically divided into six battalions. During the fire season, the CAL FIRE Mendocino Unit includes approximately 125 career personnel and approximately 120 seasonal personnel. The unit has 10 fire stations, 16 engines, 5 bulldozers, and other fire suppression equipment. CAL FIRE has two stations in the planning area: one just North of Hopland and one north of Ukiah on North State Street near Hensley Creek.

The Ukiah Valley includes the densest population centers in Mendocino County, including the city of Ukiah. CAL FIRE works in coordination with the Ukiah Valley Fire Authority to mitigate the fire hazards and protect the community from fire-related damage.

### *Mutual Aid Agreements*

The UVFA primarily serves residents and property within the District and City jurisdictional boundaries. However, due to the critical need for rapid response in emergency situations, when a call for service is received, the nearest available response unit is dispatched regardless of jurisdictional boundary. Therefore, the UVFA response area is larger than the UVFA and the City boundaries based on the Countywide Mutual Aid System. Mutual aid refers to reciprocal service and support provided to another agency upon request under a mutual aid agreement between one

or more agencies. Automatic aid differs in that no request for aid is necessary for reciprocal service and support between agencies within the automatic aid agreement. These types of pre-arrangements allow for the dispatch and use of additional equipment and personnel that a single jurisdiction cannot provide on its own and also entails a reciprocal return of resources when needed.

According to the 2015 Mendocino County Community Wildfire Protection Plan, the UVFA is within Mutual Aid/Planning Zone 2, which includes the City of Ukiah, Ukiah Valley Fire District, Potter Valley Community Services District, Redwood Valley-Calpella Fire District, and Hopland Fire Protection District. The UVFA maintains verbal mutual aid agreements with the Redwood Valley-Calpella Fire District, Hopland Fire Protection District, Potter Valley Community Services District and Little Lake Fire Protection District, as well as an automatic aid agreement with CAL FIRE. In addition to the local mutual aid system, the UVFA participates in the California Fire Service and Rescue Emergency Mutual Aid System for wildland fire incidents throughout the State. UVFA responds to out-of-County fire incidents upon request and when the remaining equipment and personnel are capable of providing adequate service levels in the District and City boundaries.

Lastly, the UVFA participates in the following regional and service-specific associations and organizations:

- The Fire Chief is an active member of the Mendocino County Fire Chief's Association, the Mendocino County Association of Fire Districts, the Fire Districts Association of California, and the California Fire Chiefs Association.
- The District is a sponsor of the Mendocino Fire Safe Council.

Below are examples of the UVFA's interagency collaborative arrangements and efforts:

- Actively participates in Redwood Empire Hazardous Incident Team.
- Is a County Emergency Medical Services (EMS) System participant.
- Works with CAL FIRE in implementing vegetation fuel management grants to reduce vegetative fire hazards in and around the District, such as when the District as part of the UVFA cooperated with CAL FIRE on the Western Hills Fuel Break.

## Regional **Wildfire** Plans

Regional plans also contribute to wildfire mitigation and readiness of the area. Mendocino County has three regional fire plans:

**CAL FIRE Mendocino Unit Strategic Fire Plan.** The Mendocino Unit Strategic Fire Plan was developed in 2020 by the CAL FIRE Mendocino Unit. It is focused on fire suppression capabilities and proposed pre-fire projects to reduce future fire impacts. The Plan expands on the broad goals set forth in the 2019 Strategic Fire Plan for California to establish an appropriate community context and was most recently updated in 2021.

**The Mendocino County Community Wildfire Protection Plan (MCCWPP).** The MCCWPP (2015) is a cooperative effort of the Mendocino County Fire Safe Council and CAL FIRE's Mendocino Unit, with input from local fire departments and engaged citizens. The Plan establishes goals and policies for pre-fire projects, local fire safe councils, mutual aid agreements and relationships, and establishes a Community Wildland Protection Plan.

**Mendocino County Fire Vulnerability Analysis:** The overall goal of the Mendocino County Fire Vulnerability Assessment (FVA) is to prevent loss of life, minimize property damage caused by wildfires and reduce recovery effort spending. To accomplish this, County areas and populations that are most vulnerable to fire ([critical facilities, infrastructure, commercial buildings, vulnerable population locations and private property \(residential units\)](#)) have been identified and recommendations are made on how to improve the County's existing strategies and practices. [See Section 7.6, Emergency Planning, below for a discussion of other regional and local hazard mitigation and emergency response plans, including information related to evacuation. Water supply, fire protection and emergency response is also further discussed in Section 5.1 Water, and Section 5.6 Emergency Services in the Public Facilities, Services, and Infrastructure Element.](#)

The following goals and policies address wildfire hazards in Ukiah.

## Goals and Policies

**SAF-4** *To maintain adequate and effective fire protection services for Ukiah. (Source: New Goal)*

### **SAF-4.1** Fire Service Rating

The City shall optimize the ISO ratings of the Ukiah Valley Fire Authority to Class 1 by prioritizing agency needs and balancing cost/quality trade-offs. *(Source: New Policy)*

### **SAF-4.2** Fire Service Funding

The City shall explore opportunities for increased funding for the Ukiah Valley Fire Authority in order to expand services appropriately. *(Source: New Policy)*

### **SAF-4.3** Fire Protection Resources

The City shall foster cooperative working relationships with public fire agencies, including CAL FIRE, to optimize fire protection resources within Ukiah. *(Source: New Policy)*

### **SAF-4.4** Mutual Aid Participation

The City shall continue to participate in existing mutual aid systems and agreements, and participate in opportunities for new agreements, to supplement the capacity of the Ukiah Valley Fire Authority. *(Source: New Policy)*

### **SAF-4.5** Regional Fire Protection Plans

The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly update regional fire protection plans. *(Source: New Policy)*

### **SAF-4.6** Local Fire Protection Plans

The City shall coordinate with the Ukiah Valley Fire Authority to continue developing local fire protection planning and programs, [particularly for new development in VHFHSZs](#). *(Source: New Policy)*

SAF-5 *To minimize wildland fire risk to protect life and property. (Source: Existing GP Goal SF-7, modified)*

#### SAF-5.1 Public Facilities Hazard Mitigation

The City shall to the extent possible, ensure that future public facilities are not located in Very High Fire Hazard Severity Zones or areas lacking service. If facilities are located within Very High Fire Hazard Severity Zones the City shall reduce the hazard potential ~~for public facilities located in the Very High Fire Hazard Severity Zone~~ by requiring the incorporation of hazard mitigation measures during planned improvements. If facilities are proposed in areas lacking existing service, service shall be expanded to such areas to provide adequate fire protection. (Source: New Policy)

#### SAF-5.2 Vegetation and Fuel Management

The City shall require that structures located in the Very High Fire Hazard Severity zone maintain the required hazardous vegetation and fuel management specified within the California Fire Code and Public Resources Code 4291. (Source: New Policy)

#### SAF-5.3 Evacuation Routes

The City shall identify and maintain adequate evacuation routes in the city to safeguard human life in the case of fire. Evacuation routes shall be analyzed for their capacity, safety, and viability under a range of emergency scenarios in accordance with Assembly Bill 747. Evacuation routes within VHFHSZs shall be developed in accordance with SRA Fire Safe Regulations (Title 14, Division 1.5), and residential development in VHFHSZs that do not have at least two emergency evacuation routes shall also be identified in accordance with Senate Bill 99. The City shall also work with the County to update the Mendocino Evacuation Plan accordingly. (Source: New Policy)

#### SAF-5.4 Roadway Vegetation Clearance

The City shall maintain an adequate vegetation clearance on public and private roads to mitigate wildfire hazards. (Source: New Policy)

#### SAF-5.5 Fuel Breaks

The City shall prioritize increasing funding for and the maintenance of appropriate fuel breaks, reductions, and pest management in high fire hazard areas to prevent the spread of fire and limit potential damages. (Source: New Policy)

#### SAF-5.6 Water Supply Infrastructure

The City shall regularly assess the integrity of ~~existing~~ water supply infrastructure and prioritize required system for existing and proposed development to ensure adequate fire suppression needs are met. (Source: New Policy)

#### SAF-5.7 Fire Code Compliance

The City shall require that all new or significantly renovated structures and facilities within Ukiah comply with local, State, and Federal regulatory standards including the California Building and Fire



Codes as well as other applicable fire safety standards, including but not limited to, Public Resources Code 4291. (Source: New Policy)

#### SAF-5.8 Site Design Standards for Fire Hazard Reduction

The City shall prioritize the maintenance and update of stringent site design standards (such as those contained within the Hillside Overlay District) to reduce potential fire hazard risk, particularly within VHFHSZs, and ensure that new development maintains adequate access (ingress, egress). New residential development with VHFHSZs should be minimized. (Source: New Policy)

#### SAF-5.9 Adequate Water Supply Infrastructure

All new development shall have adequate fire protection resources. The City shall prioritize new development in areas with adequate water supply infrastructure. (Source: New Policy)

#### SAF-5.10 Fire Safety Education Programs

The City shall coordinate with the Ukiah Valley Fire Authority to inform property owners and residents of the most recent best practices in building and land management and fire safety measures to protect people and property from fire hazards. This shall include providing information to at-risk populations related to evacuation routes and wildfire evacuation events, defensible space, fire hazard impacts (such as structural damage, wildfire smoke, etc.), fire prevention measures, and structural hardening. (Source: Existing Policy SF-10.1, modified)



For goals and policies relating to water supply, fire protection and emergency response please refer to Section 5.1 (Water) and Section 5.6 (Emergency Services) in the Public Facilities, Services, and Infrastructure Element.

## 7.6 Emergency Planning and Awareness

The State of California requires all municipal governments to prepare and plan for potential emergencies including natural, man-made, and health-related events. Ukiah seeks to keep residents, property, and infrastructure as safe as possible in the event of a disaster through land use controls, hazard mitigation and emergency response efforts, and community programs. The City also works with Mendocino County on a number of plans and programs to coordinate preparedness efforts and resources. Emergency preparedness efforts in Ukiah include:

- Participation in the Mendocino County Multi-Hazard Mitigation Plan
- Participation in the North Coast Opportunities Disaster Preparedness Training Programs
- Training for residents in community preparedness and resilience skills
- Upgrades to structures to comply with building and fire codes
- Support for and information on creating a Family Disaster Plan for residents

~~In addition to the plans discussed in Section 7.5, *Wildfire* above, Mendocino County, as well as the City of Ukiah maintains multiple emergency planning documents to prepare for regional emergency events and hazard risks. The Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was adopted in 2020 and includes a hazard mitigation assessment and report for Ukiah. In addition to the MJHMP, Mendocino County maintains a regional Emergency Operations Plan consistent with State guidelines. A summary of these plans is provided below.~~

~~**Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City's Jurisdictional Annex (Local Hazard Mitigation Plan):** The MJHMP provides a discussion of prevalent hazards within the County, identifies risks to vulnerable assets, both people and property, and provides a mitigation strategy to achieve the greatest risk reduction based upon available resources.~~

~~The four cities within Mendocino County, including the City of Ukiah, participated in preparation of the MJHMP to individually assess hazards, explore hazard vulnerability, develop mitigation strategies, and create their own plan for each respective city (referred to as a "jurisdictional annex" to the MJHMP). The MJHMP (and the City's Jurisdictional Annex, which serves as the Local Hazard Mitigation Plan) was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. Within the City's Annex, hazards are identified and profiled, people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The City of Ukiah adopted its jurisdictional annex chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City's jurisdictional annex lists each hazard and mitigation action for City of Ukiah.~~

~~**Mendocino County Fire Vulnerability Assessment:** As discussed in Section 7.5 *Wildfire* above, wildland fires in Mendocino County have historically burned thousands of acres and engendered considerable property loss with occasional loss of life. The overall goal of the Mendocino County Fire Vulnerability Assessment (FVA), which was~~

adopted in August 2020, is to prevent loss of life, minimize property damage caused by wildfires and reduce recovery effort spending. To accomplish this, County areas and populations that are most vulnerable to fire have been identified and recommendations are made on how to improve the County's existing strategies and practices. The Mendocino County Fire Vulnerability Assessment also lists and provides addresses for all critical public facilities and infrastructure.

**Mendocino County/Operational Area Emergency Operations Plan (EOP):** The Mendocino County EOP was adopted in September, 2016, and is in the process of being updated by the County. The Mendocino County EOP addresses response to and short term recovery from disasters and emergency situations affecting the Mendocino County Operational Area, which consists of the cities, special districts and the unincorporated areas of the County. This document serves as the legal and conceptual framework for emergency management in the Mendocino County Operational Area. However, notes that there are a number of separately published documents that support the EOP.

**The Mendocino Evacuation Plan:** The Mendocino Evacuation Plan (July, 2020) is an annex to the EOP and identifies evacuation routes within the County. This Plan describes existign conditions, access concerns, and strategies for managing evacuations which exceed the day-to-day capabilities of the various public safety agencies in Mendocino County. The City of Ukiah is identified as being located within ‘Planning Area 2’ and ‘Zone 2f’ of the Evacuation Plan. A detailed disuccion of Planning Area 2, including climate, disaster history, access issues, evacuation routes, and critical infrastructure and facilities is provided within the Evacuation Plan (p.72).

**City of Ukiah Emergency Operation Plan:** The City of Ukiah Emergency Operation Plan (May, 2021) is designed to ensure continuity of operations and essential services, such as police, fire, utilities, and other day-to-day operations during and after an emergency or disaster. This plan was developed in consultation with the Ukiah Disaster Council it complies with all local ordinances, state law, and aligns with contemporary emergency planning guidance. This plan serves as the primary guide for reducing emergency and disaster risk within the City of Ukiah, and establishes roles and procdures for deployment of the City's Emergency Operations Center. A current map of evacuation zones and routes is also maintained on the City of Ukiah's Office of Emergency Management webpage.

Aditioanlly, a map of evacuation zones, and critical infrastructure such as hospitals, fire stations and law enforcement facilities is also maintained online by the County of Mendocino through their public Geographic Information System (GIS) portal. The following goals and policies address emergency planning and awareness in Ukiah. Emergency response is also further discussed in Section 5.6, *Emergency Services*, in the Public Facilities, Services, and Infrastructure Element.

## Goals and Policies

**SAF-6** *To ensure that the City is adequately prepared for emergencies of any variety through effective planning measures. (Source: New Goal)*

### SAF-6.1 Evacuation Route Coordination

The City shall coordinate with the Ukiah Valley Fire Authority to review, update, and periodically exercise emergency access, protocols, and evacuation routes and associated plans to assess their effectiveness. *(Source: New Policy)*

### SAF-6.2 Hazard Mitigation Plan

The City shall continue to participate in and implement the Mendocino County Hazard Mitigation Plan to ensure maximum preparedness for hazard events. *(Source: New Policy)*

### SAF-6.3 Locally Focused Plans

The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements. This shall include developing a plan for repopulation and redevelopment after large disaster events. *(Source: New Policy)*

## 7.7 Noise

The noise environment within a community often plays a significant role in the quality of life for residents and workers. When noise levels are excessive, they are often perceived as intrusive or irritating. Perception of noise is highly variable and can be influenced by the time of day, distance from the noise source, qualities of the noise source, and characteristics of the noise receptor. Given the range of factors that can impact noise perception, public agencies typically establish their noise standards in a manner that considers timing, receptor-types, and source-types.

Sensitive noise receptors are of critical significance to the assessment of noise within a community. Sensitive receptors are key locations or people within a community that may have increased sensitivity to noise levels. Sensitive receptors typically include, but are not limited to, schools, libraries, residences, hospitals, daycare facilities, elderly housing, and convalescent facilities. Cities and counties can protect the sensitive receptors within their communities by adopting land use policies that mandate the placement of significant noise producers away from sensitive receptors or require noise mitigation.

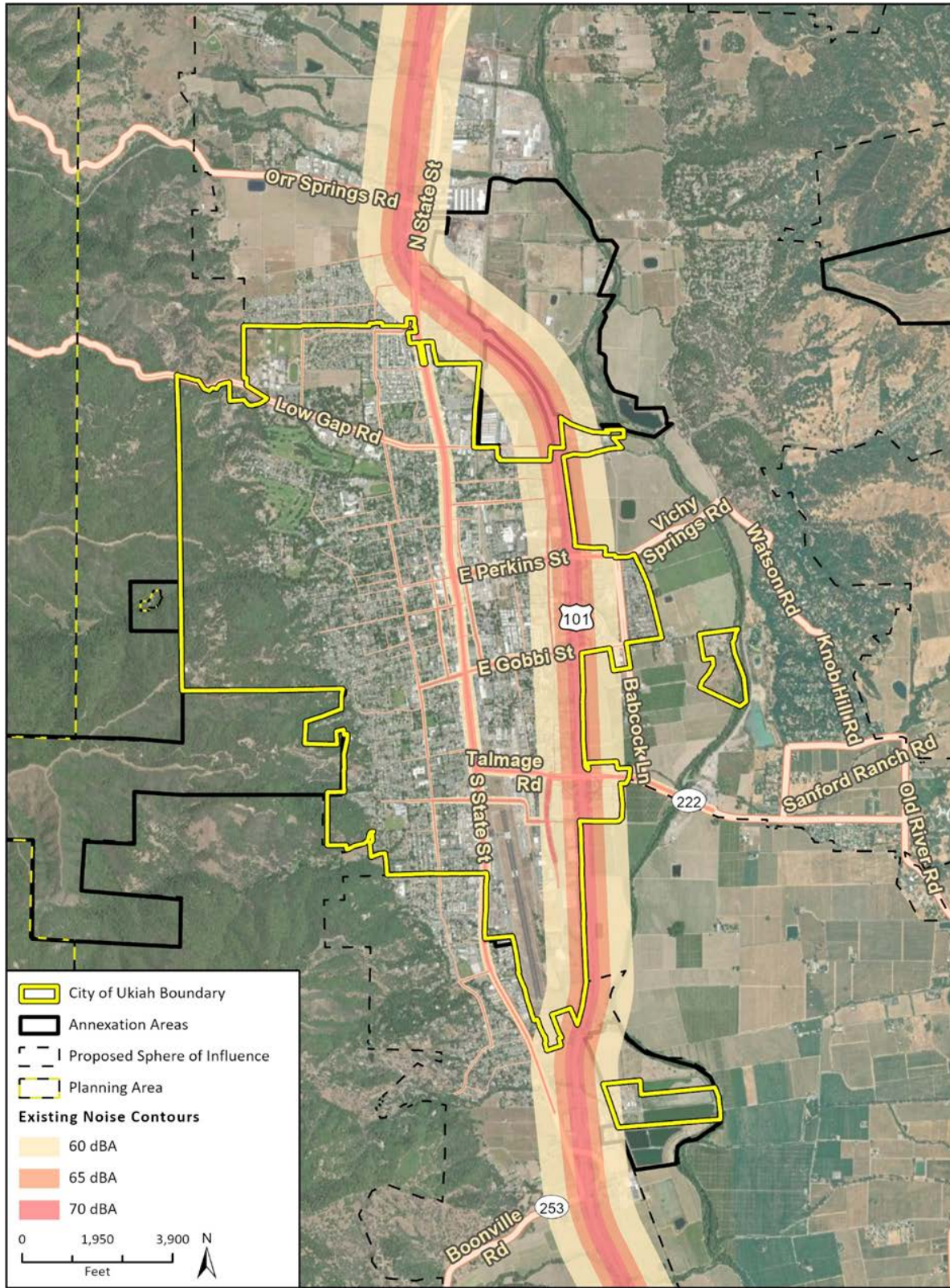
### Noise Measurement

Noise is typically described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. Noise loudness is measured in decibels (dB). Decibels (dB) are based on a logarithmic scale that condenses the range in sound pressure levels to a more usable number range. A weighted decibel (dBA) is an additional measure of sound that adjusts the sound rating scale to levels consistent with the sensitivity range of the human ear. For example, people perceive a sound 10 dBA higher than another sound as being twice as loud, and 20 dBA higher as being four times as loud, and so forth. Everyday sounds normally range from 30 dBA (very quiet) to 100 dBA (very loud).

In California, land use compatibility is primarily measured using Community Noise Equivalent Level (CNEL). The CNEL rating is the average sound level over a 24-hour period, with a penalty of 5 dB added between 7 pm and 10 pm,



Figure 7-7 Existing Traffic Noise Contours



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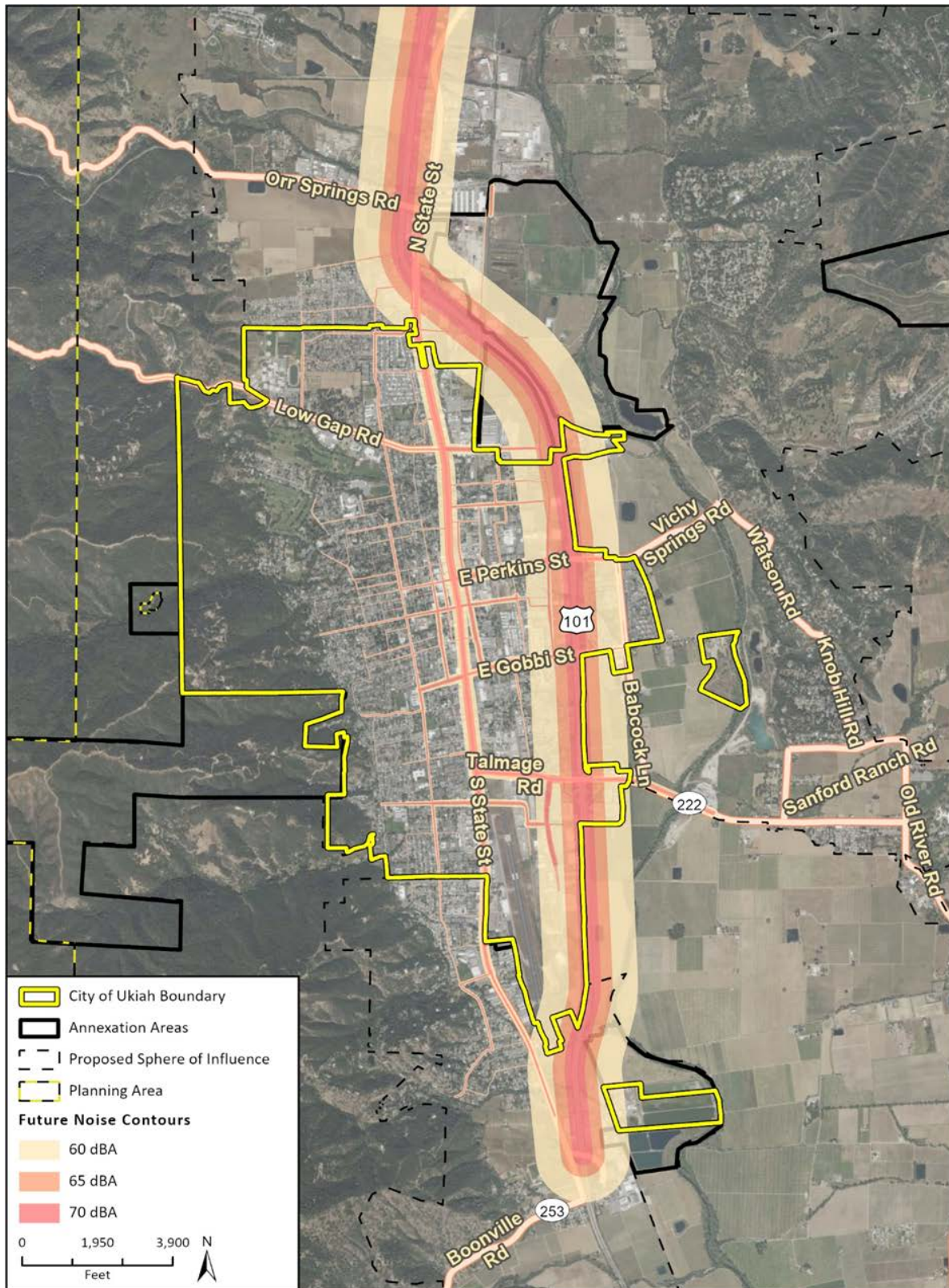
Noise Contours  
2020 Noise Contours Overview Map

## Future (2040) Noise Contours

~~{Description of changes to noise environment based on general plan buildout}~~ The future noise contours for the City of Ukiah are depicted in Figure 7-8 below. Implementation of Ukiah 2040 could result in additional buildout, which would generate new vehicle trips that could incrementally increase the exposure of land uses along roadways to traffic noise. The traffic noise increase shown in Figure 7-8 results from the difference between the projected future noise level and the existing noise levels. The following Ukiah 2040 proposed goals and polices are intended to help reduce traffic-related noise associated with future buildout.



**Figure 7-8 2040 Traffic Noise Contours**



Imagery provided by Microsoft Bing and its licensors © 2022.  
Page of

Noise Contours  
2040 Noise Contours Overview Map




## 7.8 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>A Building and Zoning Code</b></p> <p>The City shall review and update the building and zoning code upon amendments to the California Building Code, Alquist-Priolo Act, and all published regulations related to development and construction.</p> <p><i>(Source: New Implementation Program)</i></p>	<b>HSSAF – 1.1</b>	Community Development					■
<p><b>B Geotechnical Report</b></p> <p>The City shall update Municipal Code with provisions to require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application.</p> <p><i>(Source: UVAP, HSI. 1c)</i></p>	<b>HSSAF – 1.2</b>	Community Development		■			
<p><b>C Resilient Infrastructure</b></p> <p>The City shall reach out to property owners of privately owned critical facilities (e.g., hospitals, emergency shelters) and coordinate building inspections to evaluate the ability of the buildings to withstands moderate to significant earthquakes and to address any deficiencies identified.</p> <p><i>(Source: New Implementation Program)</i></p>	<b>HSSAF – 1.3</b>	Community Development					■



Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>D Resilient Infrastructure</b></p> <p>The City shall continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings and provide ongoing information regarding earthquake risks, precautions, retrofitting options, and available funding mechanisms.</p> <p><i>(Source: MJHMP, 2021, modified)</i></p>	<p><b>HSSAF – 1.4</b></p>	<p>Community Development</p>					<p style="text-align: center;">■</p>
<p><b>E Floodplain Development</b></p> <p>The City shall review and update the City Code to incorporate FEMA Flood Insurance Program standards and regulations for development within identified floodplains or areas subject to inundation by a one-hundred-year flood. The standards shall prohibit development within floodways except as permitted by Federal Emergency Management Agency Flood Insurance Program.</p> <p><i>(Source: Existing Program SF-3.1a)</i></p>	<p><b>HSSAF – 3.1</b> <b>HSSAF – 3.2</b> <b>HSSAF – 3.3</b></p>	<p>Community Development</p>		<p style="text-align: center;">■</p>			
<p><b>F Resilient Communities</b></p> <p>The City shall coordinate and collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available through handouts, outreach meetings, and online resources to persons with limited transportation, communication, and other lifeline resources and services.</p> <p><i>(Source: New Implementation Program)</i></p>	<p><b>HSSAF -2.1</b> <b>HSSAF -2.2</b></p>	<p>City Manager — Ukiah Valley Fire Authority</p>	<p style="text-align: center;">■</p>				





Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>G Storm Drain Maintenance for Flood Control</b> The City shall maintain and regularly assess the local storm drains for adequate operation to prevent flooding and debris flows. <i>(Source: New Implementation Program)</i>	<del>HSSAF – 3.1</del> <del>HSSAF – 3.3</del>	Public Works					■
<b>H Fire Protection Rating</b> Monitor the City’s fire protection rating and cooperate with the Ukiah Valley Fire Authority to correct deficiencies. <i>(Source: New Implementation Program)</i>	<del>HSSAF – 4.1</del>	City Manager — Ukiah Valley Fire Authority				■	
<b>I Insurance Services Officer (ISO)</b> The City shall work with the County, special districts, and the State to implement ISO recommendations and take steps necessary to maintain or improve the areas’ ISO Rating. <i>(Source: Existing Program SF-6. 1a)</i>	<del>HSSAF – 4.1</del>	City Manager — Community Development					■
<b>J Fire Service Funding</b> The City shall explore opportunities such as state and federal grants and partnerships with other organizations for increased funding related to fire risk mitigation. Funding opportunities for private landowners will be promoted through City communications channels. <i>(Source: New Implementation Program)</i>	<del>HSSAF – 4.2</del>	Ukiah Valley Fire Authority					■






Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>K Fire Liaison</b> Designate a Fire Safety Liaison to regularly coordinate with CAL FIRE and neighboring fire agencies on staffing, local programs, and key issues. <i>(Source: New Implementation Program)</i>	<a href="#">HSSAF – 4.3</a>	City Manager — Ukiah Valley Fire Authority					
<b>L Mutual Aid Participation</b> The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiah Valley Fire Authority. <i>(Source: New Implementation Program)</i>	<a href="#">HSSAF – 4.4</a>	City Manager — Ukiah Valley Fire Authority					
<b>M Regional Fire Protection Plans</b> The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly <a href="#">review and</a> update regional fire protection plans, <a href="#">such as the Mendocino County Wildfire Protection Plan, Mendocino County Fire Vulnerability Analysis, Mendocino County/Operational Area Emergency Operations Plan, Mendocino Evacuation Plan, etc.</a> <i>(Source: New Implementation Program)</i>	<a href="#">HSSAF – 4.5</a> <a href="#">SAF-5.3</a>	City Manager — CAL FIRE Mendocino  Mendocino County Fire Safe Council					

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>N Local Fire Protection Plans</b></p> <p>The City shall request quarterly meetings with the Ukiah Valley Fire Authority to develop and implement local fire protection planning and programs.</p> <p><u>If new residential subdivisions are proposed within the VHFHSZ a Fire Protection Plan with the following components shall be included in the proposal and reviewed by the Ukiah Valley Fire Authority:</u></p> <ul style="list-style-type: none"> <li>• <u>Risk Analysis.</u></li> <li>• <u>Fire Response Capabilities</u></li> <li>• <u>Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance.</u></li> <li>• <u>Mitigation Measures and Design Considerations for Non-Conforming Fuel Modification.</u></li> <li>• <u>Wildfire Education Maintenance and Limitations.</u></li> </ul> <p><i>(Source: New Implementation Program)</i></p>	<p><b>HSSAF – 4.6</b></p>	<p>City Manager</p> <p>—</p> <p>Ukiah Valley Fire Authority</p>					■
<p><b>O Fire Safety Standards</b></p> <p>The City shall review the Ukiah City Code every five years to confirm compliance with all applicable State regulatory standards related to fire safety and update the Code as necessary.</p> <p><i>(Source: New Implementation Program)</i></p>	<p><b>HSSAF – 5</b></p>	<p>Community Development</p>	■	■	■		

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>P Fire Hazard Zone Update</b> The City shall continue to update and adopt local fire hazard zones designations as changes to the state zoning designation occur. <i>(Source: New Implementation Program)</i>	<u>HSSAF – 5</u>	Community Development					■
<b>Q Public Facilities Hazard Mitigation</b> The City shall require the incorporation of hazard mitigation measures during planned improvements for public facilities located in the Very High Fire Hazard Severity Zone. <i>(Source: New Implementation Program)</i>	<u>HSSAF – 5.1</u>	Community Development					■
<b>R Evacuation Route Standards</b> The City shall establish minimum road widths and flammable vegetation clearances for evacuation routes in accordance with California regulatory standards. <i>(Source: New Implementation Program)</i>	<u>HSSAF – 5.2</u> <u>HSSAF – 5.3</u> <u>HSSAF – 6.1</u>	City Manager — Ukiah Valley Fire Authority  Community Development	■				
<b>S Out of Compliance Roadways</b> The City shall identify all road networks in VHFHSZs that do not meet State standards outlined in Title 14, Chapter 7 of the California Code of Regulations and prepare recommendations and a program for bringing the roadways into compliance with State standards. <i>(Source: New Implementation Program)</i>	<u>HSSAF – 5.4</u>	Public Works — Ukiah Valley Fire Authority		■			

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>T Fuel Break Assessment</b> The City shall develop a strategic Fuel Break Assessment to establish priorities for developing and maintaining fuel breaks within the city. <i>(Source: New Implementation Program)</i></p>	<p><b>HSSAF – 5.5</b></p>	<p>Community Development — Ukiah Valley Fire Authority</p>		<p>■</p>			
<p><b>U Cooperative Pest Management</b> The City shall collaborate with state and federal land management agencies on pest and fuel management activities. <i>(Source: New Implementation Program)</i></p>	<p><b>HSSAF – 5.5</b></p>	<p>Community Development — Ukiah Valley Fire Authority</p>	<p>■</p>				
<p><b>V Community Chipper Program</b> The City shall participate annually and expand the Mendocino County Fire Safe Council’s Community Chipper Program to provide a free service to chip and haul limbs and brush for residences defensible space. <i>(Source: New Implementation Program)</i></p>	<p><b>HSSAF – 5.5</b></p>	<p>Community Development — Ukiah Valley Fire Authority  Mendocino County Fire Safe Council</p>				<p>■</p>	
<p><b>W Water Supply Infrastructure</b> The City shall regularly assess the integrity of existing water supply infrastructure through water tests and inspections of water lines. <b><u>Future development will be assessed to ensure adequate water for fire suppression needs is provided.</u></b> Developments in areas with adequate water supply infrastructure <b><u>will be prioritized.</u></b> <i>(Source: New Implementation Program)</i></p>	<p><b>HSSAF – 5.6</b> <b>HSSAF – 5.9</b></p>	<p>Public Works</p>				<p>■</p>	

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>X Hillside Development Standards</b> The City shall review and update the Hillside Development Standards outlined within the Ukiah City Code by 2030 for consistency with new wildfire safety legislation. <i>(Source: New Implementation Program)</i>	<del>HSSAF – 5.7</del> <del>HSSAF – 5.8</del> <del>HSSAF – 5.10</del>	Community Development					
<b>Y Site Design Standards</b> The City shall coordinate with the Ukiah Valley Fire Authority to update site design standards in accordance with published State guidance and current conditions. <i>(Source: New Implementation Program)</i>	<del>HSSAF – 5.8</del>	Community Development — Ukiah Valley Fire Authority					
<b>Z Public Information Program</b> The City shall develop a comprehensive public information program related to fire safety to inform residents, <u>particularly those that include at-risk populations</u> , of present hazards and strategies for mitigation. <i>(Source: New Implementation Program)</i>	<del>HSSAF – 5.10</del>	City Manager — Ukiah Valley Fire Authority					
<b>AA Communities at Risk</b> The City shall identify and map existing multi-family housing, group homes, or other community housing located in VHFHSZs and require the development of adequate evacuation or shelter in place plans. <i>(Source: New Implementation Program)</i>	<del>HSSAF – 5.10</del>	City Manager — Community Development Police Department Ukiah Valley Fire Authority					

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>BB Fire Safety Education</b> The City shall coordinate with the Ukiah Valley Fire <del>Authority District</del> to schedule and host annual public meetings to review established wildfire prevention and protection measures as well as emergency response plans, especially evacuation plans and routes. <i>(Source: New Implementation Program)</i>	<del>HSSAF – 5.10</del>	City Manager — Police Department Ukiah Valley Fire Authority					
<b>CC Mendocino MJHMP</b> The City shall update city plans, regulations, and standards to implement the 2020 Mendocino County Multi-Jurisdiction Hazard Mitigation Plan. <i>(Source: New Implementation Program)</i>	<del>HSSAF – 6.2</del>	Police Department — Community Development					
<b>DD Mendocino County EOP</b> The City shall update city plans, regulations, and standards every five years to assure compatibility with the Mendocino County Emergency Operations Plan. <u>This shall include developing a plan for repopulation and redevelopment after large disaster events.</u> <i>(Source: New Implementation Program)</i>	<del>HSSAF – 6.3</del>	Police Department — City Manager Community Development					



Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>EE Sound Attenuation Regulations</b> The City shall require any new residential development located along a major transportation corridor to reduce any potential noise impacts to a less than significant level by using current best practices, including building materials, site design, barriers and berms, and other methods of noise reduction. <i>(Source: New Implementation Program)</i>	<b>HSSAF – 7.2</b>	Community Development	<div style="text-align: center;">■</div>				

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>FF Airport Disclosure</b></p> <p>The City shall prepare an ordinance requiring that the following statement be included in all property transactions or as a part of the issuance of use permits for property or projects within the airport's area of influence, both core and peripheral.</p> <ul style="list-style-type: none"> <li><i>This project/residence is in close proximity to the Ukiah Municipal Airport which is a major noise generating source. Development in this area will be subject to overflights of aircraft taking off from and landing at the airport. These aircraft include privately-owned corporate jets and firefighting air tankers from the California Department of Forestry. It is anticipated that the volume of traffic and resulting noise may increase in future years.</i> (Source: Existing Program NZ-1.5a)</li> </ul>	<p><b>HSSAF – 7.3</b></p>	<p>Planning Services</p> <p>—</p> <p>Building Services</p>	<p>■</p>	<p>■</p>			
<p><b>GG Airport Noise Attenuation</b></p> <p>The City shall update the Municipal Code to require the incorporation of sound reducing measures, as needed, in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan. (Source: New Implementation Program)</p>	<p><b>HSSAF – 7.4</b></p>	<p>Planning Services</p> <p>—</p> <p>Building Services</p>	<p>■</p>				

Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>HH</b>	<p><b>Roadway Expansion</b></p> <p>The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads where such expansion has the potential to result in a noise impact that can be feasibly mitigated. Examples include low landscaped berms, landscaping, below-grade construction, and speed control - to minimize expansion of the existing Design to Cost (DTC).</p> <p><i>(Source: New Implementation Program)</i></p>	<b>HSSAF – 7.5</b>	Public Work Department					■
<b>II</b>	<p><b>Noise Attenuation</b></p> <p>The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards, and to include a requirement for all new commercial and manufacturing uses that could produce noise that exceeds the noise limit regulations listed in Article 6 to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels.</p> <p><i>(Source: New Implementation Program)</i></p>	<p><b>HSSAF – 8.1</b></p> <p><b>HSSAF – 8.3</b></p>	<p>Planning Services</p> <p>—</p> <p>Building Services</p>	■				■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>JJ Noise Impact Analysis</b></p> <p>Where noise analysis has been required as a condition of project approval, the City shall ensure adequate analysis of noise impacts when reviewing project permits by requiring noise details and specifications as part of the submittal packet.</p> <p><i>(Source: Existing Policy NZ-2.2)</i></p>	<p><b>HSSAF – 8.2</b></p>	<p>Planning Services</p> <p>—</p> <p>Building Services</p>					<p>■</p>
<p><b>KK Acoustical Studies</b></p> <p>The City shall add provision to Municipal Code to require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures.</p> <p><i>(Source: New Implementation Program)</i></p>	<p><b>HSSAF – 8.4</b></p>	<p>Planning Services</p> <p>—</p> <p>Building Services</p>					<p>■</p>

## Links to Referenced Documents and Plans

California Geological Survey (CGS) Map Sheet 58, Susceptibility to Deep-Seated Landslides in California, 2011.

[https://www.conservation.ca.gov/cgs/Documents/Publications/Map-Sheets/MS\\_058.pdf](https://www.conservation.ca.gov/cgs/Documents/Publications/Map-Sheets/MS_058.pdf)

City of Ukiah 2040 General Plan Land Use Element (Draft)

[http://ukiah2040.com/images/docs/UKGP\\_02\\_PRD\\_LU\\_Element\\_2022\\_08\\_02\\_BG.pdf](http://ukiah2040.com/images/docs/UKGP_02_PRD_LU_Element_2022_08_02_BG.pdf)

Ukiah City Code Section 5200 (SRA Regulations adopted into City Code)

<https://www.codepublishing.com/CA/Ukiah/#!/html/Ukiah06/Ukiah0603-0100.html>

Ukiah City Code Section 9135-9139 (Hillside Overlay District)

<https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-1100.html>

CAL FIRE Mendocino Unit Strategic Fire Plan [https://osfm.fire.ca.gov/media/cisd30yl/2021\\_meu\\_fireplan.pdf](https://osfm.fire.ca.gov/media/cisd30yl/2021_meu_fireplan.pdf)

The Mendocino County Community Wildfire Protection Plan <https://firesafemendocino.org/mccwpp/>

Mendocino County Fire Vulnerability Analysis

<https://www.mendocinocog.org/files/7261d7732/FireVulnerabilityAssessment.pdf>

City of Ukiah 2040 General Plan Public Facilities, Services, and Infrastructure Element (Draft)

[http://ukiah2040.com/images/docs/UKGP\\_05\\_PRD\\_PFS\\_Element\\_2022\\_08\\_02\\_BG.pdf](http://ukiah2040.com/images/docs/UKGP_05_PRD_PFS_Element_2022_08_02_BG.pdf)

Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), Vol. 1

<https://www.mendocinocounty.org/home/showpublisheddocument/43436/637587367488300000>

MJHMP, Vol. 2

<https://www.mendocinocounty.org/home/showpublisheddocument/43438/637587367973030000>

MJHMP-City of Ukiah Jurisdictional Annex <https://cityofukiah.com/wp-content/uploads/2021/10/Mendocino-MJHMP-City-of-Ukiah.pdf>

Mendocino County/Operational Area Emergency Operations Plan

<https://www.mendocinocounty.org/home/showpublisheddocument/8211/636329380557000000>

The Mendocino Evacuation Plan

<https://www.mendocinocog.org/files/cbb6532a3/%2307c+EvacuationPlan071520.pdf>.

City of Ukiah Emergency Operation Plan <https://cityofukiah.com/wp-content/uploads/2021/10/City-of-Ukiah-Emergency-Operation-Plan.pdf>

City of Ukiah's Office of Emergency Management webpage <https://cityofukiah.com/office-of-emergency-management/>

County of Mendocino Geographic Information System (GIS) evacuation map and critical facilities

<https://gis.mendocinocounty.org/portal/apps/webappviewer/index.html?id=96e8ab92ca234a74b66a9df596108e34>



# Agriculture Element

Section	Title	Page
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8.2	Ukiah Valley Agricultural Stakeholders .....	8-5
8.3	Implementation Programs .....	8-6

## 8.1 Agriculture

Formalized agriculture within the Ukiah Valley began in the 1850s. Efforts included the raising of livestock and the growing of various grains, ~~and predominantly~~ hops. When the Northwestern Pacific Railroad was completed in 1889, prunes, potatoes, pears, and hops were sent from the Ukiah Valley to San Francisco and other regional markets. Hops, pears, prunes and grapes were the most widely planted crops in the 1950s, and today the Ukiah Valley is home to a number of productive agricultural activities, including organically produced crops and notable vineyards. The Valley's rich bottom-land, resourced by the Russian River, consists of prime, fertile soils and benchlands highly productive for grapes. Presently, agricultural land within the region is mostly comprised of vineyards and pear orchards but also includes row crops and pasturelands.

Agricultural production has been an important part of the regional economy for generations and will continue to be a foundational component for decades to come. In addition to the economic benefits, agricultural lands provide a pastoral quality that helps define the character of the Ukiah Valley. ~~To preserve this agricultural identity, the City has historically limited agricultural land under its jurisdiction to non-urban, agricultural uses. Increasingly, however, if~~ undertaken appropriately by addressing issues related to health and ~~environmental factors~~, potential nuisances (e.g., noise, odor, aesthetics), ~~as well as profitability~~, urban agriculture can improve access to healthy food, promote community development, and create jobs.<sup>1</sup>

While agricultural resources are addressed and protected by numerous State laws, this Agriculture Element is included here to implement new approaches to local agriculture and strengthen existing City policies regarding preservation and enhancement of regional working lands.

### Goals and Policies

**AG-1** *To preserve and strengthen agricultural uses in and around Ukiah that influence the regional economy. (Source: New Goal)*

#### AG-1.1 Reduce Agricultural/Urban Conflict

The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City. *(Source: New Policy)*

#### AG-1.2 Preserve Agricultural Lands

With the exception of presently proposed or approved subdivisions, the City shall discourage urban development on unincorporated land within its Sphere of Influence until annexed by the City. The City shall support County land use regulations that protect the viability of local agriculture in the Ukiah Valley. *(Source: New Policy)*

<sup>1</sup> Golden, S. (2013). *Urban Agriculture Impacts: Social, Health, and Economic: A Literature Review*. University of California Sustainable Agriculture Research and Education Program: Agricultural Sustainability Institute at UC Davis.

### AG-1.3 Plan Together

The City shall identify and involve stakeholders, as well as advisors with knowledge and expertise, to create and implement a comprehensive planning framework that preserves and strengthens agricultural uses in and around Ukiah that inform and influence the regional economy. (*Source: New Policy*)

## AG-2 *To create a healthy, equitable and resilient local-food system that further integrates agriculture into the City's identity. (Source: New Goal)*

### AG-2.4 Backyard Food

The City shall allow and encourage residents to undertake supplementary local agriculture, including backyard gardens, apiaries, poultry, and 'foodscaping'. Examples include community, school, backyard, and rooftop gardens with a purpose extending beyond home consumption and education. (*Source: New Policy*)

### AG-2.5 Buy Local, Enjoy Local

The City shall encourage additional farmer and community markets, food trucks, and farm stands to support production, distribution, and sale of locally grown foods and continue to support community-based food production and local, nutritious food by working with local landowners for the creation of additional community gardens. (*Source: New Policy*)

### AG-2.6 Support Gardeners

The City shall coordinate with the University of California Cooperative Extension (UCCE) Mendocino County Master Gardener Program, to connect city residents with backyard gardening knowledge. (*Source: Existing General Plan Policy CG-21.1*)

### AG-2.7 Farmer's Markets

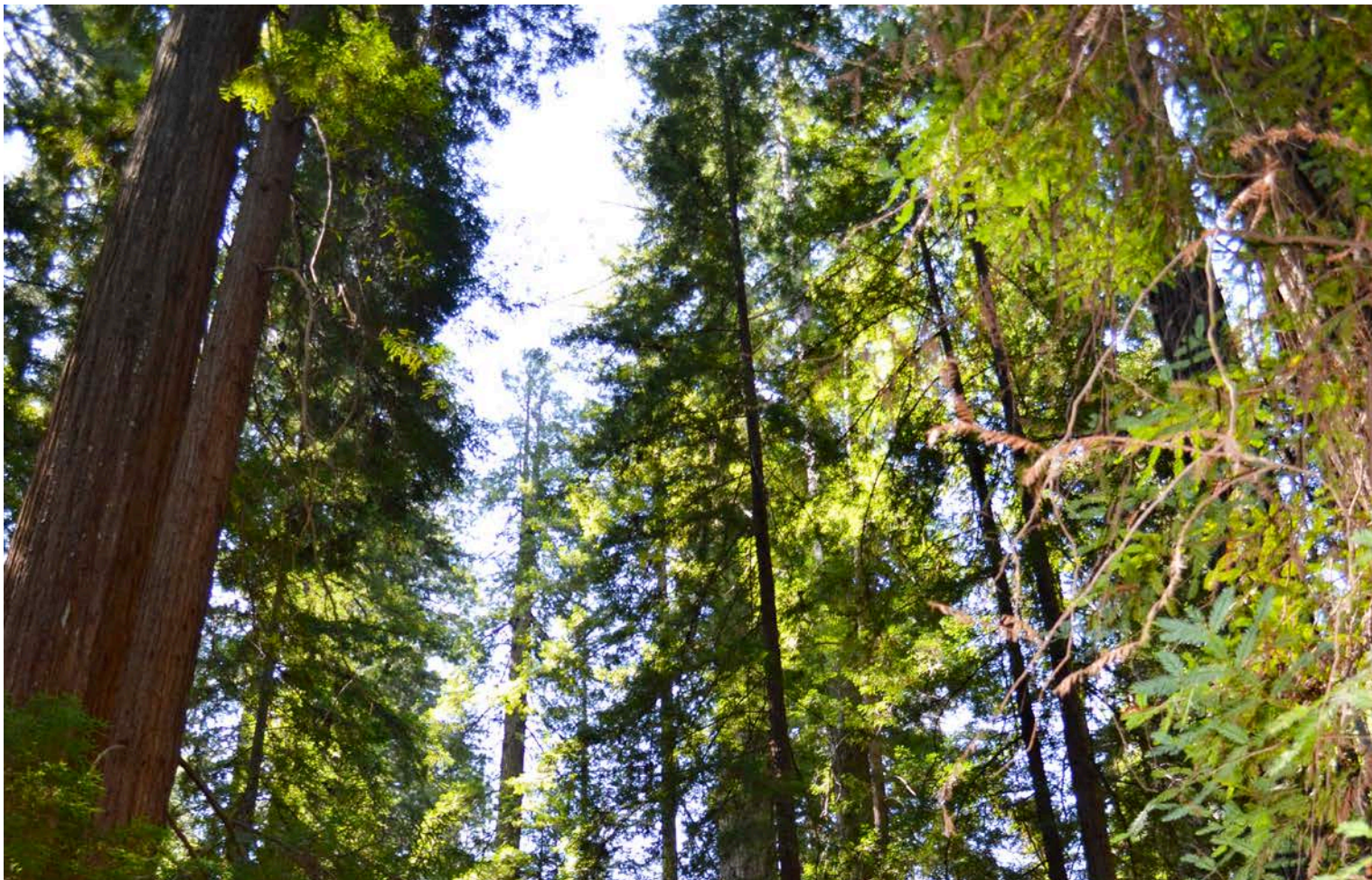
In conjunction with the Mendocino County Farmers Market Association, the City shall research and identify additional ways to support the sale of local produce and goods at farmers markets within the City of Ukiah. (*Source: New Policy*)

## AG-3 *Help existing agricultural stakeholders move 'Beyond the Farm'. (Source: New Goal)*

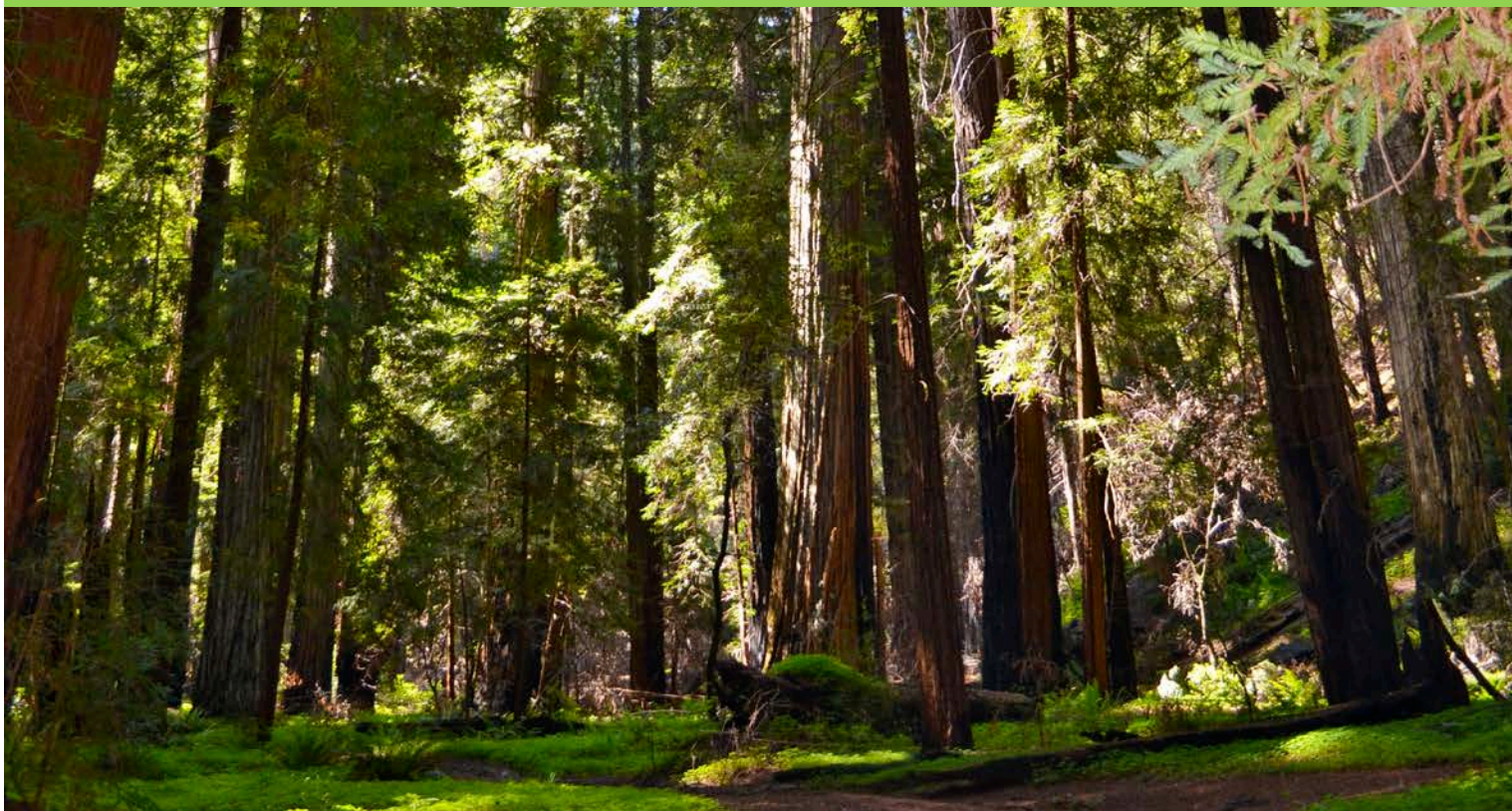
### AG-3.1 Establish Infrastructure to Grow the Agricultural Economy

The City shall support existing agriculture operators by encouraging a diverse, vibrant, and innovative agriculture economy that creates new opportunities and products from regional producers **for local consumption and export.** In conjunction with stakeholders, the City shall encourage the creation of agricultural business incubators, shared kitchens, and workforce development programs that create locations to strengthen agricultural operators within the region. (*Source: New Policy*)





# 10 Glossary





the sun's intensity or slow changes in the earth's orbit around the sun; natural processes within the climate system (e.g., changes in ocean circulation); human activities that change the atmosphere's composition (e.g., through burning fossil fuels); and the land surface (e.g., deforestation, reforestation, urbanization, desertification, etc.). (*Source: New*)

**Collector Streets.** Collector streets provide connections between neighborhoods and activity centers, and convenient access to land uses, via all modes of travel including walking, bicycling, vehicle and transit. Collectors also provide connections between arterial and local streets. (*Source: New*)

[Community Policing.](https://cops.usdoj.gov/) According to the U.S. Department of Justice's publication on community policing, titled "Community Policing Defined", which can be found online at: <https://cops.usdoj.gov/>, the term "community policing" refers to a philosophy that promotes organizational strategies that support the systematic use of partnerships and problem-solving techniques to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime.

**Community Noise Equivalent Levels CNEL.** The average A-weighted noise level during a 24-hour day, obtained after addition of five decibels to noise levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and the addition of 10 decibels to sound levels measured in the night between 10:00 p.m. and 7:00 a.m. (*Source: New*)

**Complete Streets.** Refers to a balanced, multimodal transportation network that meets the needs of all users of streets - including pedestrians, bicyclists, children, seniors, persons with disabilities, motorists, movers of commercial goods, and public transit (*Source: New*)

**Conservation.** The management of resources, including natural resources, cultural resources

(includes archaeological and historic resources), and man-made resources in a manner that avoids waste, destruction, or neglect. (*Source: Existing General Plan*)

**Critical Habitat.** A term defined and used in the Endangered Species Act. It is a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. (*Source: New*)

**Cultural Resources.** Any prehistoric or historic remains or indicators of past human activities, including artifacts, sites, structures, landscapes, and objects of importance to a culture or community for scientific, traditional, religious, or other reasons. (*Source: New*)

## D

**Day/Night Average Sound Level (Ldn).** The average A-weighted noise level equivalent sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m. (*Source: New*)

**Decibel (db).** A physical unit commonly used to describe noise. It is a unit for describing the amplitude of sound as heard by the human ear. (*Source: New*)

**Defensible Space.** An area around a building in which vegetation, debris, and other types of combustible fuels have been treated, cleared, or reduced to slow the spread of fire to and from the building. (*Source: New*)

**Density.** Residential developments are regulated by an allowed density range (minimum and maximum) measured in "dwelling units per acre." Residential density is calculated by dividing the number of



**Δ** Appendix A | Goals, Policies, and Implementation Programs



# Appendix A | Goals, Policies, and Implementation Programs

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## A.1 Land Use Element

### GOALS AND POLICIES

#### Residential

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

LU-1.1 Existing Neighborhoods. The City shall maintain and enhance the quality of existing residential neighborhoods, ensuring adequate public facilities such as parks, streets, water supply, and drainage. (Source: New Policy)

LU-1.2 Connectivity. The City shall encourage new residential development to incorporate design features that promote walking and connectivity between blocks. (New Policy)

LU-1.3 Neighborhood Infill. The City shall encourage objectively designed infill developments that enhance neighborhood quality and respond to community input in the planning and design of infill projects or non-residential, neighborhood-serving uses. (Source: New Policy)

LU-1.4 High-Density Residential Uses. The City shall encourage new high-density residential development to locate in areas close to services and transit. (Source: New Policy)

LU-1.5 Existing Neighborhoods. The City shall encourage all new multi-family residential development to comply with objective design and development standards. (Source: New Policy)

#### Mixed-Use

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

LU-2.1 Downtown Mixed-Use. The City shall encourage mixed-use development to locate within the Downtown. Such developments include housing, retail commercial, offices, open space, and other compatible uses. This development pattern should create vibrant, walkable areas, rather than non-pedestrian friendly strip retail developments along downtown corridors.

LU-2.2 Compatibility with Adjacent Uses. The City shall require new mixed-use development to be compatible with adjacent land uses, particularly residential uses, through site and architectural design techniques that establish transitions between uses and minimize negative impacts. (Source: New Policy)

LU-2.3 Mixed-Use Design. The City shall require new mixed-use development to limit the number of access driveways, minimize building setbacks, and provide public ground floor spaces adjacent to sidewalks. (Source: New Policy)

LU-2.4 Pedestrian Orientation. The City shall require new mixed-use and commercial developments with street or bike route frontage to include amenities that connect and create a comfortable environment for walking, sitting, and socializing. (Source: New Policy)

LU-2.5 Live/ Work. The City shall encourage mixed-uses in appropriate non-residential or existing mixed-use areas, facilitate the adaptive reuse of otherwise obsolete structures, and promote the growth of the arts and small business ventures in the community by allowing combined workspace and living quarters in appropriate buildings in commercial or industrial zoning districts. (Source: New Policy)

### **Downtown**

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

LU-3.1 Downtown Activities and Functions. The City shall maintain the Downtown as a center for shopping and commerce, social and cultural activities, and government and civic functions. (Source: New Policy)

LU-3.2 New Downtown Development. The City shall ensure new development in the Downtown is compatible with existing uses and enhances the character of the area. (Source: Existing Policies CD-9.2 and CD-9.3, modified)

LU-3.3 Downtown Arts Entertainment. The City shall encourage private-sector investment in Downtown to transform it into a safe, vibrant, and prosperous arts and entertainment district that offers enhanced shopping, dining, recreational, and cultural experiences and events for residents, families, and visitors. (Source: New Policy)

LU-3.4 Downtown Pedestrian Improvements. The City shall work with public agencies and private entities to create a safe, convenient, and pleasant pedestrian environment that supports the continued revitalization of the Downtown area. Improvements could include pedestrian-oriented amenities such as lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art. (Source: New Policy)

LU-3.5 Downtown Parking. The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. (Source: New Policy)

### **Commercial**

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

LU-4.1 High-Quality Building Design. The City shall encourage distinctive and high-quality commercial building design and site planning that respects the character of Ukiah. (Source: New Policy)

LU-4.2 Commercial Center Design. The City shall require new commercial centers to incorporate standards of site design, construction, buffering, and screening when located adjacent to residential neighborhoods. (Source: New Policy)

LU-4.3 Clustering Commercial Uses. The City shall encourage new commercial uses to group into clustered areas or centers containing professional offices, retail sales and services. New commercial clusters shall be located at the intersections of major thoroughfares and exclude “strip” commercial. (Source: New Policy)

LU-4.4 Commercial Property Landscaping. The City shall require that landscaping on commercial properties be well maintained and encourage those commercial properties currently without landscaping to provide landscaping. (Source: Existing Program CD-17.2a, modified)



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LU-4.5 Pedestrian Access to Commercial Uses. The City shall support convenient and direct pedestrian access to commercial uses that are located adjacent to residential areas. (Source: New Policy)

### Industrial

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

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

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

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

### Hillside Areas

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

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

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

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

### Development Pattern

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

LU-7.1 Development Pattern. The City shall ensure an orderly, contiguous development pattern that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities. (Source: New Policy)

LU-7.2 Annexations. The City shall support property owners and applications that seek to annex adjoining unincorporated land within the City's Sphere of Influence where the City determines it to be in residents' interests to do so, to promote orderly development, to implement General Plan goals, and if the annexation would improve the fiscal health of the City, provide a more efficient delivery of municipal services to the area, and/or create a more logical City boundary. The City shall consider annexation of lands outside of the SOI but within the Planning Area if the City and all local agencies with relevant jurisdiction, arrive at an agreement ensuring adequately compensated

for the costs it will incur due to development in its Planning Area (Source: New Policy; City Staff; City Council Annexation Policies).

LU-7.3 Annexation Considerations. The City shall consider the following factors when reviewing annexation proposals:

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

LU-7.4 Required Public Facilities and Services. The City will support annexation of land for new development only if public services and facilities meeting City standards are available or plans are in place demonstrating their availability in the near future. (Source: New Policy)

LU-7.5 Agriculture and Annexation. The City shall discourage urban development of unincorporated land in the City's Sphere of Influence until such lands are annexed by the City. The City shall support County land use regulations that require minimum lot sizes to protect the viability of local agriculture and to prevent the development of incompatible or undesirable land use patterns prior to eventual annexation and urbanization. (Source: New Policy)

LU-7.6 Fair Share Housing Needs Reduction. The City shall amend the Housing Element as a condition of annexation of residential lands from the County, to increase the City's housing fair share by the number of needed housing units the County is surrendering. (Source: Existing Program LU-4.1a, modified)

LU-7.7 County Housing Needs. The City shall give consideration to the County's regional "fair share" housing needs when reviewing applications for new development within the City's Planning Area. (Source: Existing Program LU-4.1b, modified)

LU-7.8 Legal Non-conforming Uses. The City shall allow the continued use of legally existing non-conforming land uses in conformance with approved permits. (Source: Existing Policy LU-1.1, modified)

## Growth Management

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

LU-8.1 Contiguous Development. The City shall strongly discourage new development that is not contiguous with existing urban development. (Source: New Policy)



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LU-8.2 Protection of Agricultural Areas. The City shall support the long-term economic viability of agriculture and agri-tourism and encourage landowners with land in agricultural production to undertake succession planning or agricultural preservation, as appropriate. (Source: New Policy)

LU-8.3 Infill Development. The City shall encourage population and employment growth toward infill development sites within the city. (Source: New Policy)

LU-8.4 Reuse of Underutilized Property. The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth. (Source: New Policy)

LU-8.5 Historic Preservation. The City shall strive to preserve residential and commercial structures of historic value to the community. (Source: New Policy).

LU-8.6 Historic Resource Maintenance. The City shall encourage property owners to maintain these structures in accordance with local, state and federal standards. (Source: New Policy).

### Missing Middle Housing

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

LU-9.1 Mixed Residential Neighborhoods. The City shall encourage creation of mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Ukiah households and expand housing choices in all neighborhoods. These housing types include, but are not limited to, single dwelling units, multi-family dwelling units, accessory dwelling units, small and micro units, use of pre-fabricated homes, and clustered housing/cottage housing. (Source: New Policy)

LU-9.2 Housing Types and Designs. The City shall support housing types and designs that increase density while remaining consistent with the building scale and character present in existing neighborhoods. This includes multi-family units or clustered residential buildings that provide relatively smaller, less expensive units within existing neighborhoods. (Source: New Policy)

LU-9.3 Adaptation of Existing Residential Units. The City shall encourage the adaptation of existing residential units to support multi-family use. (Source: New Policy)

### Special Planning Areas

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

LU-10.1 Downtown Zoning Code. The City shall update the Downtown Zoning Code to assure consistency with the General Plan goals, policies, and land use designations. (Source: New Policy)

LU-10.2 Ukiah Valley Community. The City shall recognize that the Ukiah Valley is one community and foster collaborative decision-making between the City, county, and other public agencies. (Source: UVAP Goal LU-7, modified)

LU-10.3 Ukiah Valley Area Plan. The City shall coordinate with Mendocino County to assure consistency with the Ukiah Valley Area Plan goals and policies. (Source: New Policy)

LU-10.4 Ukiah Airport Master Plan. The City shall periodically update the Ukiah Airport Master Plan to reflect changing airport needs, aircraft type and use, and new noise and safety standards. (Source: New Policy)

LU-10.5 Ukiah Municipal Airport Land Use Compatibility Plan. The City shall require new development within each airport zone that conforms to the height, use and intensity specified in the land use compatibility table of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). (Source: UVAP Policy LU 2.1b, modified)

LU-10.6 Mendocino County Airport Land Use Commission. As required within the UKIALUCP, the City shall refer new development projects in the Ukiah Airport area of influence to the Mendocino ALUC for review and comment. (Source: New Policy)

### Community Character and Design

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

LU-11.1 Commercial Character. The City shall update and maintain objective commercial design standards for all commercial land use designations, to enhance community character and encourage economic development. (Source: Existing Policy CD-1.1)

LU-11.2 Gateways. The City shall establish key gateways to Ukiah through landscape design, appropriately-scaled signage, and building form, and historic themes to create a unique sense of place. (New Policy)

LU-11.3 Neighborhood Character. The City shall ensure that Zoning Code standards and design guidelines are reflective of neighborhood character and land use intensity, complement views from US 101. (Source: Existing Programs CD-1.1a, -3.1a, and 5.3a, modified)

LU-11.4 Public Buildings and Spaces. The City shall ensure that all new public buildings and places are consistent with City design review guidelines and standards, designed to be attractive, safe, and serve the neighborhood needs, and conform to standards similar to those applied to private development. (Source: Existing Programs CD-16.1a, -16.1b, 16.2a, and 16.2b, modified)

LU-11.5 Public Street Furniture. The Public Works Department shall establish public design standards for street furniture and landscaping that enhance the streetscape and general fabric of the City. (Source: Existing Program CD-12.1a)

LU-11.6 Public Art. The City shall encourage the installation of public art and identify permanent funding mechanisms to support new installations and maintenance. (New Policy)

LU-11.7 Sign Regulations. The City shall update the Zoning Code sign provisions to incorporate a consistent program for new signs to simplify the signage process. (Source: Existing Program CD-13.1c, modified)

LU-11.8 Tree Preservation. The City shall encourage the preservation of trees on public and private property. Priority should be given to the preservation of trees considered significant due to their size, history, unusual species or unique quality. (Source: Existing Program CD-4.3b, modified)

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LU-11.9 Historic Preservation and Restoration. The City shall encourage restorative maintenance to deteriorated buildings, particularly in Downtown, and restrict the demolition of historically and/or architecturally significant buildings to accommodate new development. The City shall encourage adaptive re-use of historic structures to maintain their historic character while supporting economic development. (Source: New Policy)

LU-11.10 Water Efficient Landscaping. The City shall ensure that Zoning Code landscape standards and design guidelines reflect the most current water efficient landscape standards that include native, adaptive, and drought resistant vegetation, as well as provisions for street canopies and streetscape enhancement. (Source: Existing Programs CD-4.2a and -4.3a)

## Environmental Justice

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

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

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

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

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

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

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

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

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

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

LU-14.2 Clean and Safe Drinking Water. The City shall ensure access to clean and safe drinking water for all community members. (Source: New Policy)

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

LU-15.1 Community Input. The City shall continue to facilitate opportunities for disadvantaged community residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process. (Source: New Policy)

LU-15.2 Communication Channels. The City shall continue to improve communication channels and methods for meaningful dialogue between community members and decision-makers. The City shall also continue to share public information across a variety of media, technological, and traditional platforms, and languages based upon the demographics of the community. (Source: New Policy)

LU-15.3 Public Engagement. The City shall hold special meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for disadvantaged community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome. (Source: New Policy)

LU-15.4 Translation Services. The City will continue to evaluate the need for the provision of translation services, to the extent feasible, in conveying important information to the community. (Source: New Policy)

**General Plan Use and Maintenance**

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

LU-16.1 Land Use Map. The City shall maintain and implement a Land Use Map describing the types of allowed land uses by geographic location and the density of allowed uses within each designation. (Source: New Policy)

LU-16.2 Land Use Designations. The City shall apply the land use designation specific parcels of land as designated on the General Land Use Map (Figure 2-1), even if a parcel does not meet other criteria specified in the General Plan. (Source: New Policy)

LU-16.3 Zoning Designations. The City shall ensure that zoning designations are consistent with the General Land Use Map (Figure 2-1). (Source: New Policy)

LU-16.4 Five-year General Plan Review. The City shall conduct a technical review of the General Plan every five years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>A Downtown Pedestrian Improvements</b></p> <p>The City shall, in collaboration with interested public agencies and downtown businesses, prepare a study of potential sidewalk and streetscape improvements, including lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art, to create a safe, convenient, and pleasant pedestrian environment Downtown.</p> <p>(Source: Existing Program CD-9.3a, modified)</p>	<p>LU– 3.4</p> <p>LU– 7.7</p>	<p>Public Works</p> <p>—</p>		<p>■</p>			
<p><b>B Downtown Parking Plan</b></p> <p>The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. The City will collaborate with other public agencies, Downtown businesses, and the Chamber of Commerce to identify parking deficiencies, consider alternatives, and prepare a comprehensive parking strategy.</p> <p>(Source: New Implementation Program)</p>	<p>LU– 3.5</p>	<p>Public Works</p> <p>—</p> <p>Community Development</p>		<p>■</p>			



Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>C Housing Element Amendments to Address Annexation-related RHNA Changes</b></p> <p>The City shall amend the Housing Element in conjunction upon the annexation of any County land designated for residential uses and identified in the Mendocino County Housing Element as satisfying a portion of the County’s RHNA. The City Housing element amendment will increase the City’s RHNA by a commensurate amount. The City shall coordinate any proposed amendment in advance with the Mendocino Council of Governments and the California Department of Housing and Community Development to assure the amendment is acceptable to both agencies.</p> <p>(Source: New Implementation Program)</p>	LU– 7.6	Community Development					■
<p><b>D City Gateway Design Standards</b></p> <p>The City shall prepare gateway design standards for all City gateways, The standards will address landscape design and materials, signage, building form, and historic themes that create a unique sense of place.</p> <p>(Source: New Implementation Policy)</p>	LU– 9.2	Community Development — Public Works	■				

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>E Zoning Code Amendments</b></p> <p>The City shall amend the Zoning Code to address the following topics:</p> <ul style="list-style-type: none"> <li>• Downtown Zoning Code and Design Guidelines;</li> <li>• Commercial Design standards that address neighborhood character and compatibility, including materials, siting, scale, and landscaping;</li> <li>• Sign regulations;</li> <li>• Water efficient landscape standards;</li> <li>• Historic Structure Preservation; and</li> <li>• Zoning districts and map consistency with the 2040 Land Use Diagram. (Source: Existing Program CD4.1a, 4.2a, modified and expanded)</li> </ul>	<p>LU– 10.1 LU– 11 LU– 11.4 LU– 11.8</p>	<p>Community Development</p>	<p>■</p>				
<p><b>F Ukiah Municipal Airport Land Use Compatibility Plan</b></p> <p>The City shall review every five years and update as necessary the Ukiah Municipal Airport Land Use Compatibility Plan. The review and potential update shall consider changing airport facility and aviation needs, new aircraft types, and new noise and safety standards. (Source: New Implementation Program)</p>	<p>LU– 10.4 LU– 10.5 LU– 10.6</p>	<p>Airport</p>		<p>■</p>	<p>■</p>		<p>■</p>
<p><b>G Design Standards</b></p> <p>The City shall update the Commercial Design Guidelines to establish design standards for street furniture and streetscape landscaping. (Source: Existing Program CD4.3a)</p>	<p>LU– 11.6</p>	<p>Community Development</p>	<p>■</p>				



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

## A.2 Economic Development Element

### GOALS AND POLICIES

**ED-1 To be a key partner with other agencies and organizations to achieve the City’s and the region’s economic goals. (Source: New Goal)**

ED-1.1 Interagency Coordination. Coordinate with local agencies, jurisdictions, and tribes; and other groups and organizations working to promote Ukiah’s economic development. (Source: New Policy)

ED-1.2 Economic Initiatives. The City shall support regional economic initiatives and marketing activities by actively participating in economic development programs. (Source: New Policy)

ED-1.3 Public /Private Partnerships. The City shall support and encourage public/private partnerships and other efforts to implement key development projects that meet the City’s economic development goals. (Source: New Policy)

ED-1.4 Economic Development Strategy. The City shall prepare and periodically update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals, policies, and programs of the General Plan. (Source: New Policy)

**ED-2 To promote a strong local economy by improving critical infrastructure, including water, transportation, and renewable energy. (Source: New Goal)**



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ED-2.1 City Investment Priorities. During review and updates of public facility master plans and the Capital Improvement Program, the City shall prioritize investment in infrastructure, services, and other assets that are critical to future economic vitality, including public safety, water supply and quality, transportation, energy, and environmental resources, to support job growth and economic development. (Source: New Policy)

ED-2.2 Energy Infrastructure. The City shall work to improve energy infrastructure to increase availability, reliability, sustainability, and use of renewable energy sources. (Source: New Policy)

**ED-3 To provide opportunities for expansion of businesses by ensuring the availability of suitable sites, appropriate zoning, and access to infrastructure and amenities. (Source: New Goal)**

ED-3.1 Land Supply Inventory . The City shall maintain and/or annex an adequate land supply to meet projected commercial and industrial land demand. (Source: New Policy)

ED-3.2 Infill Sites. The City shall coordinate with interested developers and relevant public agencies to develop infill sites consistent with the Land Use Diagram. (Source: New Policy)

ED-3.3 Airport Industrial Park. The City shall develop adequate linkage from the Airport Industrial Park to the east side of the airport. (Source: New Policy)

**ED-4 To attract visitors and provide them with the amenities and services to make their stay in Ukiah enjoyable. (Source: New Goal)**

ED-4.1 Supporting Tourism. The City shall encourage and support the development of sustainable and innovative visitor-serving attractions that expand on the tourism market in Ukiah and Mendocino County and add to the quality of life for residents. (Source: New Policy)

ED-4.2 Downtown. The City shall reinforce the Downtown as the civic and cultural heart of Ukiah by supporting public arts, cultural and entertainment programs, restoration of aging structures, lodging, and a robust mix of residential, retail, and service uses. (Source: New Policy)

ED-4.3 Boutique Hotel. The City shall encourage and support the development of a boutique hotel in Downtown to provide an opportunity for overnight stays in the heart of Downtown and for visitors to enjoy and explore Ukiah's local business, restaurants, and nightlife. (Source: New Policy)

ED-4.4 Public Art. The City shall reduce barriers for private efforts that create art in public places (e.g., murals, sculptures), and support development of a Public Art Master Plan with appropriate funding mechanisms to support and maintain public art installations. (Source: New Policy)

ED-4.5 Tourism-Supporting Services. The City shall support the local dining, lodging, and retail sectors to ensure visitors enjoy Ukiah to the fullest. (Source: New Policy)

**ED-5 To ensure Ukiah's long-term economic success and sustainability by diversifying and expanding tourist attractions. (Source: New Goal)**

ED-5.1 Outdoor Recreation. The City shall maintain existing and promote new outdoor recreation opportunities and facilities at a high level to solidify Ukiah's position as a leader in outdoor recreation. (Source: New Policy)

ED-5.2 Bicycle Tourism. The City shall support efforts to promote and expand the local and regional bicycle trail network to attract visitors seeking a quality outdoor recreation experience. (Source: New Policy)

ED-5.3 Great Redwood Trail. The City shall continue to support the expansion of the Great Redwood Trail linking Marin, Sonoma, and Humboldt counties and enhancing trail access in Ukiah. (Source: New Policy)

ED-5.4 Special Events. The City shall support special events that benefit local businesses and contribute to the City's overall economic success. (Source: New Policy)

ED-5.5 Agricultural Tourism. The City shall strive to attract tourism centered on the agriculture industry throughout the Mendocino County region, including wineries, cannabis farm tours, farm stays, tasting rooms, and beverage production tours. (Source: New Policy)

**ED-6 To maintain a supportive business climate and a healthy economy that leads to the expansion of existing businesses and the attraction of new ones. (Source: New Goal)**

ED-6.1 Regulatory Environment. The City shall promote business-friendliness in the regulatory and permitting process through collaboration, innovation, exchange of ideas and best practices, and the improvement in clarity and efficiency in the permitting process to take advantage of opportunities for streamlining in the development permit process. (Source: New Policy)

**ED-7 To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses. (Source: New Goal)**

ED-7.1 Attract Skilled Workers. The City shall support, maintain, and enhance the social and cultural amenities of the city (such as attractive public spaces, public art displays, museum(s), historic venues and sites, and recreational facilities and programs). (Source: New Policy)

**ED-8 To cultivate a culture of entrepreneurship to encourage and support local business start-ups. (Source: New Goal)**

ED-8.1 Business Incubators. The City shall encourage and support the establishment of local business incubators and programs designed to support the successful development of entrepreneurial companies through an array of business support resources and services. (Source: New Policy)

ED-8.2 Home-Based Businesses. The City shall support and expand the opportunities for establishment and operation of home-based businesses that are compatible with surrounding neighborhoods. (Source: New Policy).

**ED-9 To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of evolving business needs. (Source: New Goal)**

ED-9.1 Interagency Workforce Collaboration. The City shall work with Mendocino College, Ukiah Unified School District, and Mendocino County to support innovation and the development, retraining, and retention of a skilled workforce. (Source: New Policy)

ED-9.2 Local Graduate Retention. The City shall actively support efforts to keep local high school and college graduates in the local workforce. (Source: New Policy)

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ED-9.3 City Hiring Practices. The City shall pursue best practices aimed at maximizing local hiring in coordination with education and training providers. (Source: New Policy)

**ED-10 To foster a robust and diversified local economy that provides quality employment and attracts stable businesses. (Source: New Goal)**

ED-10.1 Value-Added Agriculture. The City shall encourage and support the expansion of value-added agricultural products (e.g., processing, packaging, product development) with an emphasis on local distribution and consumption. (Source: New Policy)

ED-10.2 Agricultural Support Services. The City shall encourage agricultural support services, such as vineyard and harvest management, to be based in Ukiah. (Source: New Policy)

ED-10.3 Airport-Related Businesses. The City shall encourage and promote the development of airport-related businesses at the Ukiah Municipal Airport. (Source: New Policy)

ED-10.4 Local-Serving Retail. The City shall encourage the establishment and expansion of commercial businesses that increase local spending within Ukiah and provide needed goods and services to residents and businesses. (Source: New Policy)

ED-10.5 Culturally Diverse Businesses. The City shall review and amend its policies and procedures to ensure equity of opportunity to encourage and support a diverse business community. (Source: New Policy)

**ED-11 To diversify the economic base of Ukiah through the development and expansion of environmental, creative, and innovative businesses, including the non-profit sector. (Source: New Goal)**

ED-11.1 Creative Economy. The City shall encourage the expansion of the local creative economy, including arts businesses, creative and performing arts, and non-profit organizations, as well as professional service sectors built around the creative arts. (Source: New Policy)

ED-11.2 Green Economy. The City shall support the development and reduce local regulatory barriers for industries and businesses that promote and enhance environmental sustainability, greenhouse gas reductions, decarbonization, climate change adaptation, resiliency, and renewable energy generation, storage, and transmission, including solar power and other appropriate renewable sources. (Source: New Policy)

ED-11.3 Support Green Businesses. The County shall promote the efforts of existing businesses that meet green business criteria; job training in green building techniques and regenerative farming; and strive to build green technologies into and decarbonize existing public facilities. (Source: New Policy)

ED-11.4 Sustainable Business Development. The City shall encourage the development and expansion of businesses that advance social equity, environmental quality, and economic sustainability, as well as capitalize on key industry strengths. Economic sustainability includes planning and preparation for disaster response and long-term resiliency of businesses and economic assets in the city. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>A Economic Development Strategy</b></p> <p>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. The strategy should address business attraction, retention, and expansion, infrastructure priorities, tourism, intergovernmental coordination and cooperation, economic diversification, and workforce development. The Economic Development Strategy should be prepared in coordination with the local business community, Economic Development and Financing Corporation, Greater Ukiah Chamber of Commerce, West Business Development Center, Mendocino Private Industry Council, Mendocino County, and other groups and organizations working to promote Ukiah’s economic development. Following completion of the Economic Development Strategy, the City shall review and update the Strategy every five years.</p> <p>(Source: New Implementation Program)</p>	ED– 1.4	City Manager — Community Development	■				

### A.3 Mobility Element

#### GOALS AND POLICIES

**MOB-1** To provide a citywide network of complete streets that meet the needs of all users, including pedestrians, bicyclists, motorists, transit, movers of commercial goods, children, seniors, and persons with disabilities.

(Source: New Goal)

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MOB-1.1 Complete Streets. The City shall design streets holistically, using a complete streets approach, which considers pedestrians, bicyclists, motorists, transit users, and other modes together to adequately serve future land uses. (New Policy)

MOB-1.2 Multi-modal Access. The City shall require that all new development and redevelopment projects include provisions for multi-modal access provisions such as pedestrian and bicycle facilities, and vehicle and transit where relevant. (Existing Policy CT-3.1, modified)

MOB-1.3 Reallocate Space for Complete Streets. The City shall reallocate roadway space to allow complete streets improvements on streets with excess traffic capacity. (New Policy)

MOB-1.4 Block Length. The City shall limit block lengths to 600 feet wherever feasible to enhance multi-modal circulation and connectivity. (New Policy)

MOB-1.5 Balance Transportation Spending. The City will provide funding for transportation improvements for each of the key travel modes to support the long-term viability and safety of each mode, as well as required maintenance. (New Policy)

MOB-1.6 Roundabouts. The City shall consider the installation of roundabouts to enhance safety at intersections, and as a key component of Ukiah's sustainability strategy. (New Policy)

MOB-1.7 Land Use and Street Classification Compatibility. The City shall ensure that General Plan land use density and intensity standards are compatible with the classification of streets from which the land uses are accessed. (Source: Existing Program CT-1.1a, modified)

MOB-1.8 New Development and Complete Streets. The City shall require all new development to provide adequate access for pedestrians, bicyclists, motorists, transit users, and persons with disabilities, as well as facilities necessary to support the City's goal of maintaining a complete street network. (Source: Existing Program CT-1.1b, modified)

MOB-1.9 Bikeway Network . The City shall strive to complete the citywide bicycle network to create a full network of bicycle facilities throughout Ukiah, including bicycle lanes on all arterial and collector street segments where feasible. (New Policy)

MOB-1.10 Bicycle Parking Standards. The City shall maintain efficient and updated parking standards for bicycle parking to ensure development provides adequate bicycle parking, while reducing reliance on automobiles. (New Policy)

MOB-1.11 Pedestrian Barriers & Utility Relocation. The City shall support elimination of barriers to pedestrian travel on sidewalks and walking paths including requiring the relocation or undergrounding of utilities where appropriate. (New Policy)

## Vehicle Miles Traveled

**MOB-2 To reduce vehicle miles traveled (VMT) to and from residences, jobs and commercial uses in Ukiah.**

**(Source: New Goal)**

MOB-2.1 Vehicle Miles Traveled (VMT) Reduction. The City shall support development and transportation improvements that help reduce VMT below regional averages on a “residential per capita” and “per employee” basis. (New Policy)

MOB-2.2 Transportation Demand Management. The City shall support programs to reduce vehicle trips, including measures such as reduced parking requirements that aim to increase transit use, car-pooling, bicycling and walking. (New Policy)

MOB-2.3 Pedestrian Facilities . The City shall encourage new development and redevelopment that increases connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping and employment destinations throughout the City. (New Policy)

MOB-2.4 Transit Facility Design. The City shall require new development to include facilities designed to make public transportation convenient. (Source: Existing Policy CT-9.1, modified)

MOB-2.5 Transit Ridership. The City shall support funding and incentives to increase transit ridership opportunities. (Source: Existing Policy CT-9.2, modified)

MOB-2.6 Downtown Transit Center. The City shall support creation of a Transit Center. (Source: Existing Policy CT-10.5)

MOB-2.7 Bicycle Accessible Transit. The City shall encourage the MTA and other public transportation providers to make bus routes connecting Ukiah with other areas bicycle accessible. (Source: Existing Program CT-8.1e, modified)

## Transportation Safety and Planning

**MOB-3 To provide a safe transportation system that eliminates traffic-related fatalities and reduces non-fatal injury collisions. (Source: New Goal)**

MOB-3.1 Safety Improvements. The City shall provide safety improvements along high-injury and fatality streets and intersections. (Source: New Policy)

MOB-3.2 Safe Routes to Schools . The City shall promote Safe Routes to Schools programs for all schools serving the City. (Source: New Policy)

MOB-3.3 Safety and Traffic Calming. The City shall use traffic calming methods within residential and mixed-use areas, where necessary, to create a pedestrian-friendly circulation system. (Source: New Policy)

MOB-3.4 Safety Considerations. The City shall ensure that planned non- transportation capital improvement projects, on or near a roadway, consider safety for all travel modes during construction and upon completion. (Source: New Policy) [SO]

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MOB-3.5 Community Engagement . The City shall engage the community in promoting safe walking and bicycling through education and outreach. (Source: New Policy)

MOB-3.6 Emergency Access. The City shall work with the Ukiah Valley Fire Authority to address street design and the accessibility required for emergency vehicles. (Source: New Policy)

MOB-3.7 Video Enforcement. The City shall consider the use of video surveillance for traffic enforcement. (Source: New Policy)

MOB-3.8 Truck Traffic in Residential Areas. The City shall discourage truck traffic on local residential streets to increase safety and reduce noise (Source: New Policy)

### Transportation and Mobility Needs

**MOB-4 To maintain an ongoing periodic evaluation process to inventory transportation and mobility needs. (Source: Existing GP Goal CT-5)**

MOB-4.1 Multi-modal Transportation Studies. The City shall conduct multi-modal transportation studies in association with required updates to the Regional Transportation Plan to update the General Plan and appropriately update and amend the Mobility Element. (Source: Existing Policy CT-5.1, modified)

MOB-4.2 Transportation Performance Measures .The City shall evaluate transportation performance holistically, taking into consideration multi-modal system performance measures that emphasize the efficient movement of people. (Source: New Policy)

MOB-4.3 Safety Monitoring . The City shall monitor high-priority corridors and intersections to better understand the potential for safety improvements. (Source: New Policy)

MOB-4.4 Level of Service. The City shall use peak-hour traffic level of service (LOS) to consider whether a street or intersection has adequate remaining capacity to service the traffic generated by a proposed project, except that meeting traffic LOS goals should not occur in a manner that would limit travel by other modes or result in increased VMT. (Source: New Policy)

MOB-4.5 Peak Hour Traffic LOS Goals. The City shall adopt the following intersection peak hour traffic Level of Service (LOS) goals to guide street network planning (but not to be used for assessing CEQA impacts):

- a) At intersections with signals, roundabouts or four-way stop signs: operation at LOS D, except where pedestrian volumes are high in which case LOS E may be acceptable.
- b) At intersections with stop signs on side streets only: operation at LOS E, except where side streets have very low traffic volumes, in which case LOS F conditions may be acceptable. (Source: Existing Program CT-16.4e, modified)

MOB-4.6 Alternate Access Routes. The City shall explore the feasibility of establishing alternate north/south and east/west access routes. (Source: Existing Goal CT-19, modified)

MOB-4.7 Meet Future Travel Demand. The City shall extend existing streets or construct new streets as needed to meet existing and future travel demands. (Source: Existing Policies CT-19.1, CT-19.2, modified)



## Parking

**MOB-5 To promote a balance of multi-modal options, to be reflected in flexible parking regulations. (Source: Existing GP Goal CT 14)**

MOB-5.1. Incentives for Travel Alternatives. The City shall work with downtown businesses and employers reduce the need for and expenses of off-street parking by supporting and encouraging alternatives to single-occupant vehicles such as incentives and priority parking for carpools and vanpools, secure bicycle parking, and free bus passes. (Source: Existing Policy CT-14.2, modified)

MOB-5.2 Support for Charging Stations. The City shall support the provision of charging stations for electric vehicles, as well as other types of vehicles, as new technologies emerge. (Source: New Policy)

## Aviation

**MOB-6 To promote the Ukiah Municipal Airport for the Community's benefit and provide for the airport's long-term viability, including ensuring future development considered by the 2040 Ukiah General Plan is consistent with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). (Source: combines Existing GP Goals AE 1 to AE-4)**

MOB-6.1 Airport Promotion. The City shall ensure that the airport is a key part of the City's economic development strategy and promotional efforts. (Source: Existing Program AE-1.1a, modified)

MOB-6.2 Uniform Airport Area Development Regulations. The City shall coordinate with the County to develop a similar or duplicate implementing code for development in and around the airport. (Source: Existing Policy AE-3.1)

MOB-6.3 Infill Policy for Compatibility Zones. The City shall work collaboratively with the County to develop an In-fill Policy within the Municipal Airport Compatibility Zones. (Source: New Policy)

Implementation Programs	Implements Which Policy(is)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>A Street Design Standards</b>                      The City shall update street design standards and street classifications every five years to support provision of a citywide network of complete streets, based on the National Association of City Transportation Officials (NACTO) Urban Street Design Guide.                      (Source: New Implementation Program)</p>	<p>MOB – 1.1                      MOB – 1.3                      MOB – 1.4                      MOB – 1.6</p>	<p>Public Works</p>	<p>■</p>	<p>■</p>	<p>■</p>		



Implementation Programs	Implements Which Policy(is)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>B Transportation Impact Fees</b> The City shall reevaluate and update its transportation impact fees every five years to ensure fees are adequate and fairly apportion to new development. (Source: Existing Program CT-1.3a, modified)</p>	MOB – 1.5	Public Works — Community Development	■	■	■		
<p><b>C Right-of-Way Needs</b> The City shall revise and update the projected street right-of-way needs for completion of the City’s future mobility network to ensure provision of complete streets and completion of the planned citywide bicycle and pedestrian networks. (Source: Existing Programs CT-5.1c and 5.2a, modified)</p>	MOB – 1.1 MOB – 1.3 MOB – 2.5 MOB – 3.6 MOB – 4.2	Public Works — Community Development	■				
<p><b>D Vehicle Miles Traveled (VMT) Performance Measures</b> The City shall adopt criteria for assessing significant transportation impacts based on vehicle miles traveled (VMT) consistent with State CEQA Guidelines, incorporating best practices including guidance provided by the Governor’s Office of Planning &amp; Research (OPR). (Source: New Implementation Program)</p>	MOB – 2.1 MOB – 2.2	Community Development — Public Works	■				
<p><b>E VMT Modeling</b> The City shall develop a model for assessing VMT for new development consistent with new VMT performance measures. (Source: New Implementation Program)</p>	MOB – 2.1 MOB – 2.2	Community Development — Public Works	■				

Implementation Programs	Implements Which Policy(is)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>F TDM Program</b> The City shall, in coordination with Caltrans and the Mendocino Transit Authority, amend the Development Code to include a menu of options to facilitate and encourage alternate modes of travel and transportation. (Source: Existing Program CT-3.1a, modified)</p>	<p>MOB – 2.2 MOB – 2.3 MOB – 2.5 MOB – 2.6</p>	<p>Community Development — Public Works</p>	<p>■</p>				
<p><b>G Transit Center</b> The City shall, in coordination with MTA and other agencies and organizations seek funding for and conduct a feasibility study to develop a downtown transit center, located as close to retail and services as feasible. (Source: Existing Program CT-10.5a, modified)</p>	<p>MOB – 2.7</p>	<p>Public Works — Community Development</p>		<p>■</p>			
<p><b>H Net Zero</b> The City shall develop and implement a “net zero” strategy aimed at achieving zero fatalities due to collisions on Ukiah’s street network. (Source: New Implementation Program)</p>	<p>MOB – 3.1 MOB – 3.2 MOB – 3.3 MOB – 3.4 MOB – 4.3</p>	<p>Public Works — Community Development</p>		<p>■</p>			<p>■</p>

Implementation Programs	Implements Which Policy(is)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>I Regional Transportation Plan Updates</b> The city shall conduct transportation studies every five years in association with required updates to the Regional Transportation Plan. The transportation studies shall, at a minimum, assess the need to provide additional future mobility facilities based on the long-term projected traffic, transit, bicycle paths, and pedestrian access needs. (Source: Existing Programs CT-5.1a and CT-5.2b, modified)</p>	<p>MOB – 4.1 MOB – 4.2</p>	<p>Public Works — Community Development</p>		■	■		■
<p><b>J Short-term Transportation Study</b> The City shall complete a transportation study to make recommendations for the purpose of increasing the provision of multi-modal transportation facilities, enhancing safety, lowering the rate of collisions and reducing travel delays. (Source: Existing Program CT-2.1a, modified)</p>	<p>MOB – 4.2</p>	<p>Public Works — Community Development</p>	■				
<p><b>K North/South and East/West Access Routes</b> The City shall prepare a study to explore the feasibility of establishing alternate north/south and east/west access routes, as well as the extension of existing streets or construction new streets meet existing and future travel demands. (Source: Existing Goal CT-19, modified, Existing Policies CT-19.1, CT-19.2, modified)</p>	<p>MOB – 4.6 MOB – 4.7</p>	<p>Public Works — Community Development</p>	■				



Implementation Programs	Implements Which Policy(is)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>L Airport Parcels</b>                      The City shall prepare a study to identify parcels on which new development could benefit the airport and supports annexation of those parcels.                      (Source: Existing Program AE-2.1a, modified)</p>	<p>MOB – 6.1                      MOB – 6.2                      MOB – 6.3</p>	<p>Community Development</p>	<p>■</p>				

## A.4 Public Facilities, Services, and Infrastructure Element

### GOALS AND POLICIES

#### Water

**PFS-1 To maintain a safe and adequate water system to meet the needs of existing and future development.**  
 (Source: Existing GP Goal CF-1, modified)

PFS-1.1 Water Service Annexation Impacts. The City shall ensure newly annexed areas within the city do not negatively affect water services to existing customers. (Source: New Policy)

PFS-1.2 Russian River Water Rights. The City shall protect and confirm all Russian River tributary water rights to which the Ukiah Valley and City may be entitled. (Source: Existing Policy CF-1.1, modified)

PFS-1.3 Consolidation of Water Districts . The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery. (Source: New Policy)

PFS-1.4 Water Storage. The City shall encourage the protection and expansion of existing sources and methods of water storage for future development. (Source: Existing Policy CF-1.2. modified)

PFS-1.5 Recycled Water Project. The City shall explore the potential expansion of the Recycled Water Project to provide non-potable water to areas of large-scale urban irrigation, such as Todd Grove Park and the golf course. (Source: New Policy)

PFS-1.6 Reduce Reliance on the Russian River. The City shall continue to support the reduction on the reliance of surface water from the Russian River as a water source to serve the community. (Source: New Policy)

PFS-1.7 Groundwater Recharge. The City shall enhance groundwater supply by looking to expand its capacity to recharge by developing storm ponding and retention basins where feasible. In some areas these ponds or basins can be incorporated into a recreational area, used as wildlife habitat area, or may be required by new development to offset impacts associated with new nonpermeable surfaces. (Source: New Policy)

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## Wastewater

**PFS-2 To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development. (Source: Existing GP Goal CF-6, modified)**

PFS-2.1 Level of Service. The City shall maintain an adequate level of service in the City's wastewater collection, treatment, and disposal system to meet the needs of existing and projected development and all State and Federal regulations. (Source: Existing Policy CF-6.1)

PFS-2.2 Wastewater System Funding. The City shall ensure that the wastewater collection, treatment, and disposal system has adequate funds and programs for maintenance, upgrades when required, and day-to-day operations. (Source: Existing Program CF-6.1(a), modified)

PFS-2.3 Wastewater Service Coordination. The City shall coordinate with the Ukiah Valley Sanitation District to ensure ongoing wastewater treatment capacity within the wastewater treatment plant for future development. (Source: New Policy)

PFS-2.4 Ukiah Valley Sanitation District . The City should collaborate with Ukiah Valley Sanitation District to ensure adequate wastewater collection and treatment is provided to properties within City limits and their jurisdictional boundaries. (Source: New Policy)

PFS-2.5 Out of Area Service Agreements. The City shall require out of service area agreements in rural areas where the Ukiah Valley Sanitation District cannot feasibly provide wastewater services. (Source: Existing Program CF-7.1(b), modified)

PFS-2.6 Wastewater Service Capacity. The City shall ensure there is adequate wastewater service capacity prior to annexation of additional land. (Source: New Policy)

PFS-2.7 Protect Groundwater Quality . The City shall preserve and protect groundwater quality through the implementation of best practices and innovative methods for modern wastewater disposal. (Source: Existing GP Goal CF-7, modified)

## Solid Waste, Composting and Recycling

**PFS-3 To ensure adequate solid waste, recycling, and composting services and maximize waste diversion from landfills. (Source: New Goal)**

PFS-3.1 Solid Waste Diversion Targets. The City shall encourage increased community participation in recycling and composting programs and weekly collection of recyclables and organic waste to achieve 85 percent diversion for community waste and municipal operations by 2030. (Source: New Policy aligning with the Ukiah Climate Action Plan, Strategy/ Objective SW.1.2 which was not adopted.)

PFS-3.2 Waste Management Services. The City shall continue waste management service contracts to provide quality and cost-effective solid waste removal throughout the city and require all residents and businesses to comply with solid waste collection and recycling service requirements. (Source: New Policy)

PFS-3.3 Construction and Demolition Waste. The City shall require all new development to comply with the current CALGreen requirements for construction and demolition waste diversion. (Source: New Policy)

**PFS-3.4 Recycling Receptacles and Biodegradable/ Recycled-Materials Products.** The City shall require the availability of recycling and composting receptacles and use biodegradable or recycled-material products instead of single-use plastic products at all City facilities and City-sponsored events. (Source: New Policy)

**PFS-3.5 Sustainable Purchasing Policy.** The City shall prioritize purchasing products that are environmentally friendly; made with postconsumer recycled content; are recyclable, compostable, or reusable; are less toxic than conventional goods; are manufactured locally; and are fairly traded. (Source: New Policy based on the Ukiah Climate Action Plan, Action SW.1.2(C), which was not adopted)

**PFS-3.6 Waste Reduction Education.** The City shall collaborate and partner with local organizations to provide waste reduction education programs to residents and businesses. (Source: New Policy)

**PFS-4 To enforce Citywide codes and ordinances, with special attention regarding private property maintenance, abandoned vehicles, rubbish/weeds, and public nuisances. (Source: New Goal)**

**PFS-4.1 Solid Waste Diversion Targets.** The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible. (Source: New Policy aligning with the Ukiah Climate Action Plan, Strategy/Objective SW.1.2 which was not adopted.)

### Stormwater Management

**PFS-5 To maintain an adequate stormwater management system to accommodate runoff and improve environmental quality. (Source: New Goal)**

**PFS-5.1 Low Impact Development .** The City shall require new developments to install green infrastructure consistent with Stormwater Low Impact Development Technical Design Manual and the sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID). (Source: New Policy)

**PFS-5.2 Pollutants Discharge Reduction.** The City shall provide non-point source pollution control programs to reduce and control the discharge of pollutants into the storm drain system and Russian River. (Source: New Policy)

### Utilities and Energy

**PFS-6 Improve the efficiency and quality of utility services in the city. (Source: New Goal)**

**PFS-6.1 New Initiatives.** The City shall support innovative, sustainable, and alternative practices and technologies for delivering energy and utility services to the community. (Source: New Policy)

**PFS-6.2 Undergrounding Utilities .** The City shall encourage the conversion of overhead transmission and distribution lines to underground as economically feasible. (Source: New Policy)

**PFS-6.3 Energy Efficiency Education .** The City shall support education for residents and businesses on the importance of energy efficiency. (Source: Existing GP Goal, EG-7, modified)

**PFS-6.4 Energy Efficient Municipal Buildings.** The City shall require municipal and public buildings to operate at the highest energy efficiency level economically and operationally feasible. (Source: Existing GP Policy, EG-6.2)

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PFS-6.5 Privately-Owned Building Retrofits . The City shall promote retrofitting of privately-owned buildings to increase energy efficiency. (Source: Existing GP Policy, EG-6.3, modified)

PFS-6.6 Local Power Generation. The City shall support local power generation and production that is economically and operationally feasible. (Source: New Policy)

**PFS-7 To ensure a safe and resilient utility and infrastructure system. (Source: New Goal)**

PFS-7.1 Resilient Electric Grid. The City shall explore options for hardening the electric grid to continue to provide ongoing service to the community without disruption caused by natural (seismic events, flooding, wildfires, extreme wind events) or man-made hazards. (Source: New Policy)

PFS-7.2 Vegetation Clearance. The City shall require vegetation clearance and tree trimming adjacent to transmission and distribution lines and other critical electrical infrastructure. (Source: New Policy) [RDR]

PFS-7.3 Electric Infrastructure Upgrades. The City shall implement electrical infrastructure upgrades as outlined in the Ukiah Wildfire Mitigation Plan to reduce the risk of wildfires. (Source: New Policy)

**PFS-8 To transition to sustainable and renewable energy. (Source: New Goal)**

PFS-8.1 Utility Sustainability. The City shall continue to expand alternative, sustainable electric energy use. (Source: New Policy)

PFS-8.2 Sustainable Design and Energy Efficiency . The City shall encourage the site planning and design of new buildings to maximize energy efficiency. (Source: Existing Policy EG-6.1, modified)

PFS-8.3 Solar Photovoltaic Use. The City shall encourage solar photovoltaic systems for existing residential uses to reduce the reliance on the energy grid. (Source: New Policy)

PFS-8.4 Residential Electric Appliances. The City shall encourage the use of electric appliances and utility hook-ups in all new residential development. (Source: New Policy)

PFS-8.5 LEED Certification. The City shall encourage new construction, including municipal building construction, to achieve third-party green building certifications, such as LEED rating system, or an equivalent. (Source: New Policy)

PFS-8.6 Incentivize Energy Efficiency . The City shall consider providing incentives, such as prioritizing plan review, permit processing, and field inspection services, for energy efficient building projects. (Source: New Policy)

**Fire Protection and Emergency Response**

**PFS-9 To maintain effective, fast, and dependable fire protection and emergency medical response in Ukiah. (Source: Existing GP Goal CF-8, modified)**

PFS-9.1 Emergency Medical Services. The City shall coordinate emergency medical services between agencies servicing the city. (Source: Existing Policy CF-8.1, modified)

PFS-9.2 Fire Prevention . The City shall require all new development to include provisions for onsite fire suppression measures and/or management of surrounding vegetation to provide minimum clearance between structures and vegetation. (Source: New Policy)



PFS-9.3 Interagency Coordination . The City shall coordinate with Cal Fire and the Ukiah Valley Fire Authority regarding the fire protection and wildfire safety standards. (Source: New Policy)

### Law Enforcement

**PFS-10 To provide high-quality public safety and crime reduction services to maintain a safe and secure community. (Source: New Goal)**

PFS-10.1 Police Staffing. The City shall prioritize the maintenance of Police Department staffing levels in line with community needs. (Source: New Policy)

PFS-10.2 Interagency Coordination. The City shall coordinate with the Mendocino County Sherriff's Office on joint operations and services. (Source: New Policy)

PFS-10.3 Community Policing Strategies. The City shall promote community policing strategies that strengthen trust and collaboration with the residents of Ukiah, including those of all races, ethnicities, and cultural backgrounds, economic status, sexual orientation, and disabilities, and ensure public safety through meaningful cooperation and problem-solving techniques. (Source: New Policy) [MPSP]

PFS-10.4 School Safety. The City shall collaborate with the Ukiah Unified School District to enhance school security and student, teacher, and administrator safety. (Source: New Policy)

PFS-10.5 Public Safety Communications. The City shall use a variety of communication methods (e.g., social media, text messaging, television and radio alerts, website postings) to communicate and inform residents and businesses about crimes, investigations, and emergencies. (Source: New Policy)

### Community Facilities

**PFS-11 To ensure adequate community facilities. (Source: Existing GP Goal CF-10, modified) .**

PFS-11.1 Adequate Community Facilities . The City shall develop or identify adequate and appropriate community facilities for public meetings and cultural activities. (Source: Existing Policy CF-10.1, modified) [SQ]

PFS-11.2 Joint-Use Facilities . The City shall partner with Mendocino County and the Ukiah Unified School District to provide joint-use facilities. (Source: Existing Policy CF-10.1, modified) [IGC]

### Parks and Recreation

**PFS-12 To provide parks, recreational facilities, and trails for residents and visitors. (Source: New Goal)**

PFS-12.1 Connected Park System. The City shall provide an interconnected park system that creates an urban greenbelt and links all trail systems within the City. (Source: New Policy)

PFS-12.2 Expansion of Recreational Amenities and Programs. The City shall expand amenities and recreational programs in parks and recreational facilities that accommodate a variety of ages and address the needs of families. (Source: New Policy)

PFS-12.3 Equitable Access to Parks and Recreation Facilities . The City shall establish new parks and recreation facilities to ensure all residents have access within a one-mile radius of their place of residence regardless of socio-economic status. (Source: New Policy)



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PFS-12.4 Access for Persons with Disabilities. The City shall design all parks and recreation facilities to have adequate access for those with accessibility issues. (Source: New Policy)

PFS-12.5 Park Visibility. The City shall assure that all parks are visible from the public right-of-way when possible and remain clear of visual obstructions that reduce visual connections for safety concerns. (Source: New Policy)

PFS-12.6 Park Safety. The City Police Department shall patrol and secure parks and recreational facilities from potential crime and misuse. (Source: Existing Policy PR-2.4, modified)

PFS-12.7 Great Redwood Trail – Ukiah. The City shall support the continued phased development of the Great Redwood Trail through and beyond the city limits, to connect adjoining regional trail networks. (Source: New Policy)

PFS-12.8 Collaborative Partnerships for Improved Services. The City shall work with Mendocino County, Ukiah schools, and other large land or facility owners to establish and maintain partnerships to improve access and maintenance to parks and recreation. (Source: New Policy)

### Education

**PFS-13 To ensure high-quality educational institutions for all community members that foster diversity and educational attainment. (Source: New Goal)**

PFS-13.1 Consideration of Impacts. The City shall consider potential impacts on the Ukiah Unified School District during the review of new development projects. (Source: Existing Policy CF-11.2, modified)

PFS-13.2 Planning for Future Growth. The City shall collaborate with Ukiah Unified School District in its long-range planning efforts to ensure the adequacy of school facilities to serve new development. (Source: New Policy)

PFS-13.3 School Siting Coordination. The City shall coordinate with Ukiah Unified School District on the future location of schools in relation to transportation and land use plans and seek to avoid traffic impacts and facilitate joint use of community parks and other public facilities by schools. (Source: Existing GP Program CF-11.3(b), modified)

### Lifelong Learning

**PFS-14 To enhance the educational support system serving the City to the benefit of all residents, regardless of age and location within the community. (Source: New Goal)**

PFS-14.1 Implementing Continuing Education. The City should encourage Mendocino College, local vocational schools, and technical training institutes to maintain and improve continuing education courses and certificate programs, including opportunities for on-line learning. (Source: New Policy)

### Healthy Community

**PFS-15 To ensure all residents have access to healthy lifestyle options. (Source: New Goal)**

PFS-15.1 Alcohol and Tobacco Sales. The City shall study the feasibility of establishing zoning code provisions limiting the location and concentration of businesses selling alcohol and tobacco near sensitive land uses.



PFS-15.2 Healthy Food Options. The City shall support programs that guide healthy food options in the community. (Source: New Policy)

PFS-15.3 Support Government-Issued Vouchers. The City shall support the acceptance of Government-issued food vouchers (such as WIC and Cal FRESH) via an Electronic Benefit Transfer (EBT) card at food retailers and farmers markets. (Source: New Policy)

PFS-15.4 Vending Machine Options. The City shall support healthy food options for vending machines in City-owned and leased locations. (Source: New Policy)

PFS-15.5 Healthy Food at Government-sponsored Events. The City shall support the provision of healthy foods at City-sponsored meetings and events when food is provided. (Source: New Policy)

PFS-15.6 Healthy Homes. The City shall promote green building practices that support “healthy homes,” such as low VOC materials, environmental tobacco smoke control, and indoor air quality construction pollution prevention techniques. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>A Wastewater Annual Review</b>                      The City shall annually review the wastewater collection, treatment, and disposal system to ensure the financing structure and viability of the system. (Source: New Implementation Program)</p>	PFS – 2.2 PFS – 2.3 PFS – 2.6	Public Works				■	
<p><b>B Parks Gap Analysis</b>                      The City shall prepare a parks gap analysis identifying areas of the city underserved by parks and recreation facilities access. The analysis shall, at a minimum, establish equitable access standards, including the minimum distance between parks every residence, and potential funding mechanisms. (Source: New Implementation Program)</p>	PFS – 12.1 PFS – 12.3	Community Services	■				

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>C Park Maintenance and Security Program</b> The City shall establish a comprehensive maintenance and security program for all recreational facilities, parks, and trails in the Ukiah area. (Source: Existing Policy PR-2.1)</p>	<p>PFS – 12.1 PFS – 12.5 PFS – 12.6</p>	<p>Community Services</p>		<p>■</p>			
<p><b>D Alcohol and Tobacco Ordinance</b> The City shall prepare a feasibility analysis studying the establishment of establishing zoning code provisions related to the location and number of businesses selling alcohol and tobacco near sensitive land uses. (Source: New Implementation Program)</p>	<p>PFS- 15.1</p>	<p>Community Development</p>		<p>■</p>			
<p><b>E Solid Waste Reduction</b> The City shall review existing programs, and study the feasibility of new or expanded programs related to waste reduction. These efforts should be coordinated with preparation of the City’s Climate Action Plan and incorporated where necessary (Source: New Implementation Program)</p>	<p>PFS-3.1 PFS-3.2 PFS-3.3 PFS-3.4 PFS-3.5 PFS-3.6</p>	<p>Public Works  Community Development</p>	<p>■</p>				

## A.5 Environment and Sustainability Element

### GOALS AND POLICIES

#### Open Space

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

ENV-1.1 Landscaping Compatibility. The City shall require landscaping in new development to be compatible with preservation and restoration goals of open space management and native vegetation. (Source: Existing Policy OC-1.3, modified)

ENV-1.2 Open Space Management. The City shall manage and maintain City-owned open spaces to preserve the integrity of these public spaces. (Source: New Policy)

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

**ENV-2 To maintain and enhance the urban forest to create a sense of urban space and cohesiveness with the surrounding natural environment. (Source: Existing GP Goal OC-29, modified)**

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

ENV-2.2 Protect Healthy Trees. The City shall review new construction and landscaping site plans to ensure that healthy trees are not removed unnecessarily. (Source: Existing Program OC-29.1b, 22-1a)

ENV-2.3 Accommodation of Trees along Roadways. The City shall ensure future roadway plans accommodate existing and new trees without compromising sidewalk accessibility. (Source: New Policy)

ENV-2.4 Tree Trimming for Fire Prevention. The City shall encourage private tree trimming as a fire hazard mitigation. (Source: New Policy).

#### Historic-Archeological

**ENV-3 To preserve and protect historic and archaeological resources in Ukiah. (Source: New Goal)**

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

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

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

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

ENV-3.5 Educational Outreach. The City shall coordinate with the museum to provide education to the public on how to protect sites and structures. (Source: Existing Policy HA-8.1, modified)

ENV-3.6 City-owned Historic Sites and Structures. The City shall maintain, preserve, and improve City-owned historic structures and sites in an architecturally and environmentally sensitive manner. (Source: Existing Policy HA-5.1, modified)

ENV-3.7 Adaptive Reuse. The City shall encourage appropriate adaptive reuse of historic resources. (Source: Existing Policy HA7.3)

### Conservation

**ENV-4 To conserve and protect the city's natural woodlands and water resources for future generations. (Source: New Goal)**

ENV-4.1 Habitat Preservation. The City shall require new development to preserve and enhance natural areas that serve, or may potentially serve, as habitat for special-status species. Where preservation is not feasible, the City shall require appropriate mitigation. (Source: New Policy)

ENV-4.2 Trail Connectivity. The City shall identify appropriate areas for trails along the ridge line that can be connected to trails in the valley. (Source: Existing Policy OC-10.3)

ENV-4.3 Interconnected Greenways. The City shall encourage new development to incorporate and facilitate interconnected greenways that support wildlife conservation and recreational purposes. (Source: Existing Policy OC-11.2, modified)

ENV-4.4 River and Creek Preservation. The City shall work cooperatively with the County and private landowners to develop pedestrian access along creeks flowing through the City where safe and feasible to do so and where it will not cause adverse impacts. (Source: Existing Program OC-9.4a)

ENV-4.5 Recycled Water. The City shall support efforts to increase recycle water use. (Source: New Policy)

ENV-4.6 Groundwater Protection. The City shall require, for new development that could result in a significant reduction in groundwater recharge area or water quantity, an analysis, prepared by a licensed hydrologist, of the project impacts on groundwater recharge and quality. (Source: Existing Program OC-12.1a)

ENV-4.7 Water Capturing Permits. The City shall encourage and support residents to have an on-site water capturing system for landscaping and household use. (Source: New Policy)

ENV-4.8 Mitigate Water Resource Pollutants. The City shall protect water quality from adverse impacts of urban and agricultural runoff. (Source: Existing Policy CC-15.1, modified)

### Biological Resources

**ENV-5 To ensure the health and viability of the Russian River fisheries and tributaries. (Source: Existing GP Goals CC-7 and CC-26, modified)**

ENV-5.1 Local Collaboratives. The City shall participate in local collaborative efforts to restore and preserve the health of the Russian River as a habitat for riparian species. (Source: New Policy)

ENV-5.2 Community Education. The City shall work with schools' education providers, and non-profit community groups, to organize educational trips, cleanup days, and similar activities that promote involvement with and knowledge of the Russian River habitat. (Source: New Policy)

ENV-5.3 Russian River Riparian Area. The City shall support the County in maintaining the Russian River as a natural riparian corridor. (Source: Existing Policy CC-7.5, modified)

**ENV-6 To preserve and restore creeks, streams, riparian areas, and wetlands. (Source: New Goal)**

ENV-6.1 Restoration Master Plans The City shall establish a Creek and Stream Restoration Master Plan for each creek flowing through the City limits. (Source: Existing Policy CC-9.1, modified)

ENV-6.2 Contamination and Sedimentation Prevention. The City shall require new development to use site preparation, grading, and construction techniques that prevent contamination and sedimentation of creeks and streams. (Source: New Policy)

ENV-6.3 Waterway Restoration. The City shall encourage and provide resources to landowners in the city to remove invasive species, plant native plant species, and prevent pollution from entering local creeks and waterways. (Source: New Policy)

ENV-6.4 Waterway Channelization. The City shall actively support the use of natural waterways within the city by avoiding any new waterway channelization within the city and collaborating with local and regional agencies to restore channelized waterways where feasible. (Source: New Policy)

ENV-6.5 Creek Protection. The City shall require new development located adjacent to stream corridors to include appropriate measures for creek bank stabilization, erosion and sedimentation prevention, and natural creek channel and riparian vegetation preservation. (Source: Existing Programs CC-7.5(a), CC-9.2d, CC-9.2e, modified)

ENV-6.6 Erosion Control Plans. The City shall require new development that requires significant grading near creeks, streams, wetlands, and riparian areas to prepare erosion control plans that address grading practices that prevent soil erosion, loss of topsoil, and drainageway scour, consistent with biological and aesthetic values. (Source: New Policy)

ENV-6.7 Public Open Space. The City shall work with Mendocino County and the Public Spaces Commission to identify and select appropriate locations along creek channels, hillsides, and ridgelines that would be appropriate for future acquisition and development as trails, pocket parks, wildlife preserves, or other public open space. (Source: Existing Programs CC-9.4b, -10.3a, -10.3b, -27.1a modified)

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ENV-6.8 Research and Educational Access. The City shall work with public and private landowners adjacent to creeks to allow public access to creeks, streams, waterways, and riparian areas for educational and research programs. (Source: New Policy)

### Air Quality

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

ENV-7.1 Transit Oriented Development. The City shall encourage concentration of new development near areas served by transit access and reduce single-occupancy vehicle dependency. (Source: Existing Policy OC-31.1, modified)

ENV-7.2 Active Transportation. The City shall prioritize pedestrian and bicycle access, infrastructure, and education to encourage increased use of alternative modes of transportation as a means to reduce direct and indirect air contaminant emissions. (Source: New Policy)

ENV-7.3 Implement Clean Air Plan. The City shall cooperate with Mendocino County Air Quality Management District (MCAQMD) to implement the Clean Air Plan required by the Clean Air Act, reduce non-attainment pollutants, including PM10, PM2.5, and ozone, and enforce air quality standards as required by State and Federal statutes. (Source: New Policy)

ENV-7.4 Public Outreach. The City shall cooperate with the MCAQMD and Mendocino County Public Health to create public awareness and education programs about air quality issues and safety measures during hazardous air events. (Source: Existing Policy OC-36.1, modified)

ENV-7.5 Construction and Operations. The City shall require that development projects incorporate feasible measures that reduce construction and operational emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM10 and PM2.5). (Source: Existing Program CC-37.2b, modified)

ENV-7.6 Wood Burning Fireplace Replacement. The City shall promote the replacement of non-EPA certified fireplaces and woodstoves and encourage city residents to participate in MCAQMD and NSCAPCD programs, such as the Wood Stove Rebate Program. (Source: Existing Program CC-38.1a, CC-38.1e, modified)

ENV-7.7 City Vehicle and Equipment Fleet. The City shall continue to purchase low-emission vehicles and use clean alternative fuels as part of their fleet. When possible, the City will replace gas and hybrid vehicles with electric vehicles. (Source: New Policy)

ENV-7.8 Residential EV Charging Stations. The City shall encourage new development to install EV charging stations in homes to increase the potential for the public to use zero-emission vehicles, lessening the impacts to air quality through pollution. (Source: New Policy)

ENV-7.9 Public EV Charging Stations. The City shall install public charging stations in its commercial areas to provide additional charging options for city visitors. (Source: New Policy)



## Climate Change and Sustainability

### **ENV-8 To achieve carbon neutrality by or before the year 2045. (Source: New Goal)**

ENV-8.1 Carbon Neutrality Resolution. The City shall adopt a Carbon Neutrality Resolution that provides a foundation for all subsequent climate actions. (Source: New Policy)

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

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

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

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

### **ENV-9 To become a zero-waste community through responsible procurement, waste diversion, and innovative strategies. (Source: New Goal)**

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

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



Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>A Hillside Ordinance</b></p> <p>The City shall update its Hillside Ordinance periodically to provide regulations and provisions that balance hillside development and preservation. At a minimum the Hillside Ordinance shall:</p> <ul style="list-style-type: none"> <li>• Protect of natural terrain and hillside areas on the west side of Ukiah;</li> <li>• Promote habitat connectivity and scenic viewsheds;</li> <li>• Include development standards for grading, road and trail improvements, density, structure design and placement, clustering, erosion and sediment control, habitat preservation; and</li> <li>• Promote wildfire safety standards and site development regulations.</li> </ul> <p>(Source: OC-11.2a, modified)</p>	<p>ENV– 1.1 ENV– 1.2</p>	<p>Community Development</p>	<p>■</p>				<p>■</p>
<p><b>B Landscaping Standards</b></p> <p>The City shall update the Zoning Code to include landscaping standards to require drought-resistant and native plants.</p> <p>(Source: Existing Program OC-23.1b, modified)</p>	<p>ENV– 1.1 ENV– 4.7</p>	<p>Community Development</p>	<p>■</p>				
<p><b>C Open Space Management</b></p> <p>Revise the Zoning Code to include standards for maintaining open space and green areas within new developments.</p> <p>(Source: Existing Program OC-2.1a)</p>	<p>ENV– 1.2</p>	<p>Community Development</p>	<p>■</p>				

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>D Updated Undeveloped Land Inventory</b> The City shall annually update the undeveloped lands inventory. (Source: Existing Program OC-1.1a)</p>	ENV – 1.2	Community Development				■	
<p><b>E Prepare an Urban Forest Master Plan</b> The City shall prepare an Urban Forest Master Plan that includes the types of trees appropriate for Ukiah and locations where the city would receive the greatest benefits of new trees. This plan should include trees within commercial and residential areas, as well as those at city parks and facilities. This plan shall be updated every five years. (Source: New Implementation Program)</p>	ENV – 2.1	Community Development — Public Works  Community Services			■		
<p><b>F Tree Protection Ordinance</b> The City shall review its Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance. (Source: New Implementation Program)</p>	ENV – 2.1 ENV – 2.2	Community Development			■		
<p><b>G Historic Structure Preservation Policy and Architectural Inventory</b> The City shall update the Historic Structure Preservation policy and architectural resource inventory in collaboration with the Mendocino County Historical Society to focus on preservation of identified historic and architectural resources, while also streamlining development/demolition of older, non-resource structures. (Source: New Implementation Program)</p>	ENV – 3.1	Community Development		■			

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>H Cultural and Historic Registry</b>            The City shall update the list of cultural and historic resources worthy of nomination to state or national preservation lists.            (Source: Existing Program HA-2.1a)</p>	ENV – 3.1	Community Development	■				
<p><b>I Historic Preservation Ordinance</b>            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.            (Source: Existing Programs HA-2.2a, 5.1b, 6.1a, 7.2b, 7.4b, HA-7.4c)</p>	ENV – 3.1 ENV – 3.5 ENV – 3.6 ENV – 3.7	Community Development		■			
<p><b>J Water Conservation Guidelines</b>            The City shall prepare guidelines for drought period water conservation strategies for residential zones.            (Source: New Implementation Program)</p>	ENV – 4.5 ENV – 4.6 ENV – 4.7	Community Development — Public Works	■				



Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>K Creek and Stream Protection Zone Establishment for New Development</b></p> <p>The City shall establish creek and stream protection zones for waterways that extend a minimum of 30 feet (measured from the top of a bank and a strip of land extending laterally outward from the top of each bank), with wider buffers where significant habitat areas or high potential wetlands exist. The City shall prohibit development within a creek and stream protection zones, except as part of greenway enhancement, including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping). City approval is required for the following activities within the creek and stream protection zones.</p> <ol style="list-style-type: none"> <li>1. Construction, alteration, or removal of any structure;</li> <li>2. Excavation, filling, or grading;</li> <li>3. Removal or planting of vegetation (except for removal of invasive plant species); or</li> <li>4. Alteration of any embankment.</li> </ol> <p>(Source: New Implementation Program)</p>	ENV – 6.1	Community Development — Public Works		■			

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>L Erosion Prevention Program</b></p> <p>The City shall revise the Zoning Code to include design standards for new development that require riparian habitat integration into project design as a means of avoiding potential impacts of river sedimentation and lessening the effects of erosion.</p> <p>(Source: Existing Program OC-7.5a, modified)</p>	<p>ENV– 6.1 ENV– 6.2 ENV– 6.4 ENV– 6.5 ENV– 6.6</p>	<p>Community Development</p>		<p>■</p>			
<p><b>M Adopt a Municipal Climate Action Plan (CAP)</b></p> <p>The City shall adopt a municipal Climate Action Plan to achieve carbon neutrality for all municipal operations and meet State and City GHG emission reduction goals.</p> <p>(Source: New Implementation Program)</p>	<p>ENV – 8 ENV – 8.1 ENV – 8.3 ENV – 9.1</p>	<p>Community Development</p>	<p>■</p>				

## A.6 Safety Element

### GOALS AND POLICIES

#### Geologic and Seismic Hazards

**SAF-1 Minimize risk to people and property resulting from geologic and seismic hazards through effective development regulation (Source: UVAP Policy HS1.1)**

SAF-1.1 Building Code Requirements. The City shall mitigate the potential impact for harm associated with geologic hazards by adopting and implementing the requirements outlined within the California Building Code and State seismic design guidelines. (Source: New Policy).

SAF-1.2 Geotechnical Report. Where projects are proposed within designated risk zones, require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application. (Source: UVAP, HS1.1c)

SAF-1.3 Resilient Infrastructure – Gathering Places. Encourage privately owned critical facilities (e.g. churches, hotels, other gathering facilities) to evaluate the ability of the buildings to withstand earthquakes and to address any deficiencies identified. (Source: MJHMP, 2021)

SAF-1.4 Resilient Infrastructure – Unreinforced Masonry. Continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings to understand earthquake risks and precautions and, for owners, to understand retrofitting options and available funding mechanisms. (Source: MJHMP, 2021)

### Climate Change Hazards

**SAF-2 To create a more resilient community that is prepared for, responsive to, and recoverable from hazards created or made worse by climate change. (Source: CAVA).**

SAF-2.1 Community Service Organization Coordination. The City shall collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available to persons with limited transportation, communication, and other lifeline resources and services (Source: New Policy)

SAF-2.2 Vulnerable Populations Coordination. The City shall coordinate with the Mendocino County Homeless Services Continuum of Care and other existing programs to ensure that emergency shelters are available during extreme heat events, severe weather and flooding events, and other highly hazardous conditions. (Source: New Policy)

### Flood Hazards

**SAF-3 Minimize adverse impacts related to flooding through flood mitigation components and ongoing flood management practices. (Source: New Goal)**

SAF-3.1 Flood Control Regulation. The City shall coordinate with FEMA to ensure that the City's regulations related to flood control are in compliance with Federal, State, and local guidelines. (Source: New Policy)

SAF-3.2 Flood Plain Management Ordinance. The City shall maintain an updated Flood Plain Management Ordinance specifying proper construction methods in identified flood hazard areas. (Source: New Policy)

SAF-3.3 National Flood Insurance Program. The City shall maintain compliance with the provisions of FEMA's National Flood Insurance Program (NFIP). (Source: New Policy)

### Wildfire

**SAF-4 To maintain adequate and effective fire protection services for Ukiah. (Source: New Goal)**

SAF-4.1 Fire Service Rating. The City shall optimize the ISO ratings of the Ukiah Valley Fire Authority to Class 1 by prioritizing agency needs and balancing cost/ quality trade-offs. (Source: New Policy)

SAF-4.2 Fire Service Funding. The City shall explore opportunities for increased funding for the Ukiah Valley Fire Authority in order to expand services appropriately. (Source: New Policy)

SAF-4.3 Fire Protection Resources. The City shall foster cooperative working relationships with public fire agencies, including CAL FIRE, to optimize fire protection resources within Ukiah. (Source: New Policy)

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SAF-4.4 Mutual Aid Participation. The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiah Valley Fire Authority. (Source: New Policy)

SAF-4.5 Regional Fire Protection Plans. The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly update regional fire protection plans. (Source: New Policy)

SAF-4.6 Local Fire Protection Plans. The City shall coordinate with the Ukiah Valley Fire Authority to continue developing local fire protection planning and programs particularly for new development in VHFHSZs. (Source: New Policy)

**SAF-5 To minimize wildland fire risk to protect life and property. (Source: Existing GP Goal SF-7, modified)**

SAF-5.1 Public Facilities Hazard Mitigation. The City shall to the extent possible, ensure that future public facilities are not located in Very High Fire Hazard Severity Zones or in an area lacking service. If facilities are located within Very High Fire Hazard Severity Zones the City shall reduce the hazard potential by requiring the incorporation of hazard mitigation measures during planned improvements. If facilities are proposed in areas lacking existing service, service shall be expanded to such areas to provide adequate fire protection. (Source: New Policy)

SAF-5.2 Vegetation and Fuel Management. The City shall require that structures located in the Very High Fire Hazard Severity zone maintain the required hazardous vegetation and fuel management specified within the California Fire Code and Public Resources Code 4291. (Source: New Policy)

SAF-5.3 Evacuation Routes. The City shall identify and maintain adequate evacuation routes in the city to safeguard human life in the case of fire. Evacuation routes shall be analyzed for their capacity, safety, and viability under a range of emergency scenarios in accordance with Assembly Bill 747. Evacuation routes within VHFHSZs shall be developed in accordance with SRA Fire Safe Regulations (Title 14, Division 1.5), and residential development in VHFHSZs that do not have at least two emergency evacuation routes shall also be identified in accordance with Senate Bill 99. (Source: New Policy)

SAF-5.4 Roadway Vegetation Clearance. The City shall maintain an adequate vegetation clearance on public and private roads to mitigate wildfire hazards. (Source: New Policy)

SAF-5.5 Fuel Breaks. The City shall prioritize increasing funding for and the maintenance of appropriate fuel breaks, reductions, and pest management in high fire hazard areas to prevent the spread of fire and limit potential damages. (Source: New Policy)

SAF-5.6 Water Supply Infrastructure. The City shall regularly assess the integrity of for existing and proposed development to ensure adequate fire suppression needs are met. (Source: New Policy)

SAF-5.7 Local Fire Ordinance. The City shall adopt and maintain a local fire ordinance in compliance with the Statewide SRA Fire Safety Regulations, including but not limited to, Public Resources Code 4291. (Source: New Policy)

SAF-5.8 Site Design Standards for Fire Hazard Reduction. The City shall prioritize the maintenance and update of stringent site design standards (such as those contained within the Hillside Overlay District) to reduce potential fire hazard risk, particularly within VHFHSZs, and ensure that new development maintains adequate access (ingress, egress). New residential development with VHFHSZs should be minimized. (Source: New Policy).

SAF-5.9 Site Design Standards for Fire Hazard Reduction. The City shall prioritize the maintenance and update of stringent site design standards to reduce potential fire hazard risk. (Source: New Policy)

SAF-5.10 Adequate Water Supply Infrastructure. All new development shall have adequate fire protection resources. The City shall prioritize new development in areas with adequate water supply infrastructure. This shall include providing information to at-risk populations related to evacuation routes and wildfire evacuation events, defensible space, fire hazard impacts (such as structural damage, wildfire smoke, etc.), fire prevention measures, and structural hardening. (Source: New Policy)

SAF-5.11 Fire Safety Education Programs. The City shall coordinate with the Ukiah Valley Fire Authority to inform property owners and residents of the most recent best practices in building and land management and fire safety measures to protect people and property from fire hazards. (Source: Existing Policy SF-10.1, modified)

**SAF-6 To ensure that the City is adequately prepared for emergencies of any variety through effective planning measures. (Source: New Goal)**

SAF-6.1 Evacuation Routes. The City shall coordinate with the Ukiah Valley Fire Authority to review, update, and periodically exercise emergency access, protocols, and evacuation routes to assess their effectiveness. (Source: New Policy)

SAF-6.2 Hazard Mitigation Plan. The City shall continue to participate in and implement the Mendocino County Hazard Mitigation Plan to ensure maximum preparedness for hazard events. (Source: New Policy)

SAF-6.3 Locally Focused Plans. The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements. This shall include developing a plan for repopulation and redevelopment after large disaster events. (Source: New Policy)

## Noise

**SAF-7 To stabilize or reduce transportation noise impacts on residential uses. (Source: Existing GP Goal NZ-1)**

SAF-7.1 Noise Inventory. The City shall inventory noise contours for major traffic corridors and the airport. (Source: Existing Policy NZ-1.1)

SAF-7.2 Sound Attenuation Strategies. The City shall require all new residential development located along major transportation corridors to incorporate sound attenuation strategies to mitigate noise levels to acceptable levels. (Source: New Policy)

SAF-7.3 Airport Noise Disclosure. The City shall require disclosure of potential airport noise impacts for property transactions located within the 55 to 65 decibel airport noise contours. (Source: Existing Policy NZ-1.5- Modified)

SAF-7.4 Airport Noise Attenuation. The City shall require the incorporation of sound reducing measures in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan. (Source: New Policy)

SAF-7.5 Roadway Expansion. The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads examples include low landscaped berms, landscaping, below-grade



construction, and speed control - to minimize expansion of the existing Design to Cost (DTC). (Source: Existing Program NZ-1.2c, modified)

SAF-7.6 Noise Equipment. The City shall require that commercial passenger service aircraft comply with the best available noise equipment standards to reduce noise impacts on the ground. (Source: Existing Program NZ-1.4c)

**SAF-8 To reduce noise impacts through the enforcement of appropriate building and land use codes. (Source: Existing GP Goal NZ-2- Modified)**

SAF-8.1 Update Noise Attenuation Standards. The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards. (Source: New Policy)




SAF-8.2 Noise Impact Analysis. The City shall ensure adequate analysis of noise impacts when reviewing project permits. (Source: Existing Policy NZ-2.2)

SAF-8.3 Noise Attenuation Requirements. The City shall require all new commercial and manufacturing uses that could produce excessive noise to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels. (Source: New Policy)

SAF-8.4 Acoustical Studies. The City shall require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>A Building and Zoning Code</b>                      The City shall review and update the building and zoning code upon amendments to the California Building Code, Alquist-Priolo Act, and all published regulations related to development and construction.                      (Source: New Implementation Program)</p>	SAF– 1.1	Community Development					■

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>B Geotechnical Report</b></p> <p>The City shall update Municipal Code with provisions to require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application.</p> <p>(Source: UVAP, HS1.1c)</p>	SAF – 1.2	Community Development		■			
<p><b>C Resilient Infrastructure</b></p> <p>The City shall reach out to property owners of privately owned critical facilities (e.g., hospitals, emergency shelters) and coordinate building inspections to evaluate the ability of the buildings to withstand moderate to significant earthquakes and to address any deficiencies identified.</p> <p>(Source: New Implementation Program)</p>	SAF – 1.3	Community Development					■
<p><b>D Resilient Infrastructure</b></p> <p>The City shall continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings and provide ongoing information regarding earthquake risks, precautions, retrofitting options, and available funding mechanisms.</p> <p>(Source: MJ HMP, 2021, modified)</p>	SAF – 1.4	Community Development					■

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>E Floodplain Development</b></p> <p>The City shall review and update the City Code to incorporate FEMA Flood Insurance Program standards and regulations for development within identified floodplains or areas subject to inundation by a one-hundred-year flood. The standards shall prohibit development within floodways except as permitted by Federal Emergency Management Agency Flood Insurance Program.</p> <p>(Source: Existing Program SF-3.1a)</p>	<p>SAF – 3.1 SAF – 3.2 SAF – 3.3</p>	<p>Community Development</p>					
<p><b>F Resilient Communities</b></p> <p>The City shall coordinate and collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available through handouts, outreach meetings, and online resources to persons with limited transportation, communication, and other lifeline resources and services.</p> <p>(Source: New Implementation Program)</p>	<p>SAF-2.1 SAF-2.2</p>	<p>City Manager — Ukiah Valley Fire Authority</p>					
<p><b>G Storm Drain Maintenance for Flood Control</b></p> <p>The City shall maintain and regularly assess the local storm drains for adequate operation to prevent flooding and debris flows.</p> <p>(Source: New Implementation Program)</p>	<p>SAF – 3.1 SAF – 3.3</p>	<p>Public Works</p>					

Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>H</b>	<b>Fire Protection Rating</b> Monitor the City’s fire protection rating and cooperate with the Ukiah Valley Fire Authority to correct deficiencies. (Source: New Implementation Program)	SAF – 4.1	City Manager — Ukiah Valley Fire Authority				■	
<b>I</b>	<b>Insurance Services Officer (ISO)</b> The City shall work with the County, special districts, and the State to implement ISO recommendations and take steps necessary to maintain or improve the areas’ ISO Rating. (Source: Existing Program SF-6.1a)	SAF – 4.1	City Manager — Community Development					■
<b>J</b>	<b>Fire Service Funding</b> The City shall explore opportunities such as state and federal grants and partnerships with other organizations for increased funding related to fire risk mitigation. Funding opportunities for private landowners will be promoted through City communications channels. (Source: New Implementation Program)	SAF – 4.2	Ukiah Valley Fire Authority					■
<b>K</b>	<b>Fire Liaison</b> Designate a Fire Safety Liaison to regularly coordinate with CAL FIRE and neighboring fire agencies on staffing, local programs, and key issues. (Source: New Implementation Program)	SAF – 4.3	City Manager — Ukiah Valley Fire Authority					■
<b>L</b>	<b>Mutual Aid Participation</b> The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiah Valley Fire Authority. (Source: New Implementation Program)	SAF – 4.4	City Manager — Ukiah Valley Fire Authority					■

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>M Regional Fire Protection Plans</b> The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly update regional fire protection plans (Source: New Implementation Program)</p>	SAF – 4.5	City Manager — CAL FIRE Mendocino  Mendocino County Fire Safe Council					■
<p><b>N Local Fire Protection Plans</b> The City shall request quarterly meetings with the Ukiah Valley Fire Authority to develop and implement local fire protection planning and programs. If new residential subdivisions are proposed within the VHFHSZ a Fire Protection Plan with the following components shall be included in the proposal and reviewed by the Ukiah Valley Fire Authority:</p> <ul style="list-style-type: none"> <li>• Risk Analysis.</li> <li>• Fire Response Capabilities.</li> <li>• Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance.</li> <li>• Mitigation Measures and Design Considerations for Non-Conforming Fuel Modification.</li> <li>• Wildfire Education Maintenance and Limitations</li> </ul> <p>(Source: New Implementation Program)</p>	SAF – 4.6	City Manager — Ukiah Valley Fire Authority					■



Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>O Fire Safety Standards</b>                      The City shall review the Ukiah City Code every five years to confirm compliance with all applicable State regulatory standards related to fire safety and update the Code as necessary.                      (Source: New Implementation Program)</p>	SAF – 5	Community Development	■	■	■		
<p><b>P Fire Hazard Zone Update</b>                      The City shall continue to update and adopt local fire hazard zones designations as changes to the state zoning designation occur.                      (Source: New Implementation Program)</p>	SAF – 5	Community Development					■
<p><b>Q Public Facilities Hazard Mitigation</b>                      The City shall require the incorporation of hazard mitigation measures during planned improvements for public facilities located in the Very High Fire Hazard Severity Zone.                      (Source: New Implementation Program)</p>	SAF – 5.1	Community Development					■
<p><b>R Evacuation Route Standards</b>                      The City shall establish minimum road widths and flammable vegetation clearances for evacuation routes in accordance with California regulatory standards.                      (Source: New Implementation Program)</p>	SAF – 5.2 SAF – 5.3 SAF – 6.1	City Manager — Ukiah Valley Fire Authority  Community Development	■				

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>S Out of Compliance Roadways</b> The City shall identify all road networks in VHFHSZs that do not meet State standards outlined in Title 14, Chapter 7 of the California Code of Regulations and prepare recommendations and a program for bringing the roadways into compliance with State standards. (Source: New Implementation Program)</p>	SAF – 5.4	Public Works — Ukiah Valley Fire Authority		■			
<p><b>T Fuel Break Assessment</b> The City shall develop a strategic Fuel Break Assessment to establish priorities for developing and maintaining fuel breaks within the city. (Source: New Implementation Program)</p>	SAF – 5.5	Community Development — Ukiah Valley Fire Authority		■			
<p><b>U Cooperative Pest Management</b> The City shall collaborate with state and federal land management agencies on pest and fuel management activities. (Source: New Implementation Program)</p>	SAF – 5.5	Community Development — Ukiah Valley Fire Authority	■				
<p><b>V Community Chipper Program</b> The City shall participate annually and expand the Mendocino County Fire Safe Council’s Community Chipper Program to provide a free service to chip and haul limbs and brush for residences defensible space. (Source: New Implementation Program)</p>	SAF – 5.5	Community Development — Ukiah Valley Fire Authority  Mendocino County Fire Safe Council				■	



Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>W</b>	<p><b>Water Supply Infrastructure</b></p> <p>The City shall regularly assess the integrity of existing water supply infrastructure through water tests and inspections of water lines and prioritize developments in areas with adequate water supply infrastructure. (Source: New Implementation Program)</p>	SAF – 5.6 SAF – 5.9	Public Works				■	
<b>X</b>	<p><b>Hillside Development Standards</b></p> <p>The City shall review and update the Hillside Development Standards outlined within the Ukiah City Code by 2030 for consistency with new wildfire safety legislation. (Source: New Implementation Program)</p>	SAF – 5.7 SAF – 5.8 SAF – 5.10	Community Development	■				
<b>Y</b>	<p><b>Site Design Standards</b></p> <p>The City shall coordinate with the Ukiah Valley Fire Authority to update site design standards in accordance with published State guidance and current conditions. (Source: New Implementation Program)</p>	SAF – 5.8	Community Development — Ukiah Valley Fire Authority				■	
<b>Z</b>	<p><b>Public Information Program</b></p> <p>The City shall develop a comprehensive public information program related to fire safety to inform residents of present hazards and strategies for mitigation. (Source: New Implementation Program)</p>	SAF – 5.10	City Manager — Ukiah Valley Fire Authority			■		



Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>AA</b>	<b>Communities at Risk</b> The City shall identify and map existing multi-family housing, group homes, or other community housing located in VHHSZs and require the development of adequate evacuation or shelter in place plans. (Source: New Implementation Program)	SAF – 5.10	City Manager — Community Development  Police Department  Ukiah Valley Fire Authority	■				
<b>BB</b>	<b>Fire Safety Education</b> The City shall coordinate with the Ukiah Valley Fire District to schedule and host annual public meetings to review established wildfire prevention and protection measures as well as emergency response plans, especially evacuation plans and routes. (Source: New Implementation Program)	SAF – 5.10	City Manager — Police Department				■	
<b>CC</b>	<b>Mendocino MJHMP</b> The City shall update city plans, regulations, and standards to implement the 2020 Mendocino County Multi-Jurisdiction Hazard Mitigation Plan. (Source: New Implementation Program)	SAF – 6.2	Police Department — Community Development	■				
<b>DD</b>	<b>Mendocino County EOP</b> The City shall update city plans, regulations, and standards every five years to assure compatibility with the Mendocino County Emergency Operations Plan. (Source: New Implementation Program)	SAF – 6.3	Police Department — City Manager  Community Development	■	■	■		



Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>EE Sound Attenuation Regulations</b></p> <p>The City shall require any new residential development located along a major transportation corridor to reduce any potential noise impacts to a less than significant level by using current best practices, including building materials, site design, barriers and berms, and other methods of noise reduction.</p> <p>(Source: New Implementation Program)</p>	SAF – 7.2	Community Development	■				

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>FF Airport Disclosure</b></p> <p>The City shall prepare an ordinance requiring that the following statement be included in all property transactions or as a part of the issuance of use permits for property or projects within the airport's area of influence, both core and peripheral.</p> <ul style="list-style-type: none"> <li>This project/residence is in close proximity to the Ukiah Municipal Airport which is a major noise generating source. Development in this area will be subject to overflights of aircraft taking off from and landing at the airport. These aircraft include privately-owned corporate jets and firefighting air tankers from the California Department of Forestry. It is anticipated that the volume of traffic and resulting noise may increase in future years." (Source: Existing Program NZ-1.5a)</li> </ul>	SAF – 7.3	Planning Services Building Services	■				
<p><b>GG Airport Noise Attenuation</b></p> <p>The City shall update the Municipal Code to require the incorporation of sound reducing measures, as needed, in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan. (Source: New Implementation Program)</p>	SAF – 7.4	Planning Services Building Services	■				



Implementation Programs		Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>HH</b>	<p><b>Roadway Expansion</b></p> <p>The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads where such expansion has the potential to result in a noise impact that can be feasibly mitigated. Examples include low landscaped berms, landscaping, below-grade construction, and speed control - to minimize expansion of the existing Design to Cost (DTC). (Source: New Implementation Program)</p>	SAF – 7.5	Public Work Department					■
<b>II</b>	<p><b>Noise Attenuation</b></p> <p>The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards, and to include a requirement for all new commercial and manufacturing uses that could produce noise that exceeds the noise limit regulations listed in Article 6 to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels. (Source: New Implementation Program)</p>	SAF – 8.1 SAF – 8.3	Planning Services — Building Services	■				■

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<b>JJ</b>	<p><b>Noise Impact Analysis</b></p> <p>Where noise analysis has been required as a condition of project approval, the City shall ensure adequate analysis of noise impacts when reviewing project permits by requiring noise details and specifications as part of the submittal packet.</p> <p>(Source: Existing Policy NZ-2.2)</p>	SAF – 8.2	<p>Planning Services</p> <p>—</p> <p>Building Services</p>					■
<b>KK</b>	<p><b>Acoustical Studies</b></p> <p>The City shall add provision to Municipal Code to require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures.</p> <p>(Source: New Implementation Program)</p>	SAF – 8.4	<p>Planning Services</p> <p>—</p> <p>Building Services</p>					■

## A.7 Agriculture Element

### GOALS AND POLICIES

**AG-1 To preserve and strengthen agricultural uses in and around Ukiah that influence the regional economy. (Source: New Goal)**

AG-1.1 Reduce Agricultural/Urban Conflict . The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City (Source: New Policy).

AG-1.2 Preserve Agricultural Lands. With the exception of presently proposed or approved subdivisions, the City shall discourage urban development on unincorporated land within its Sphere of Influence until annexed by the City. The City shall support County land use regulations that protect the viability of local agriculture in the Ukiah Valley. (Source: New Policy)

AG-1.3 Plan Together. The City shall identify and involve stakeholders, as well as advisors with knowledge and expertise, to create and implement a comprehensive planning framework that preserves and strengthens agricultural uses in and around Ukiah that inform and influence the regional economy. (Source: New Policy).

**AG-2 To create a healthy, equitable and resilient local-food system that further integrates agriculture into the City's identity. (Source: New Goal)**

AG-2.4 Backyard Food The City shall allow and encourage residents to undertake supplementary local agriculture, including backyard gardens, apiaries, poultry, and 'foodscaping'. Examples include community, school, backyard, and rooftop gardens with a purpose extending beyond home consumption and education. (Source: New Policy)

AG-2.5 Buy Local, Enjoy Local. The City shall encourage additional farmer and community markets, food trucks, and farm stands to support production, distribution, and sale of locally grown foods and continue to support community-based food production and local, nutritious food by working with local landowners for the creation of additional community gardens. (Source: New Policy)

AG-2.6 Support Gardeners. The City shall coordinate with the University of California Cooperative Extension (UCCE) Mendocino County Master Gardener Program, to connect city residents with backyard gardening knowledge. (Source: Existing General Plan Policy CG-21.1)

AG-2.7 Farmer's Markets. In conjunction with the Mendocino County Farmers Market Association, the City shall research and identify additional ways to support the sale of local produce and goods at farmers markets within the City of Ukiah. (Source: New Policy)

**AG-3 Help existing agricultural stakeholders move 'Beyond the Farm'. (Source: New Goal)**

AG-3.1 Establish Infrastructure to Grow the Agricultural Economy. The City shall support existing agriculture operators by encouraging a diverse, vibrant, and innovative agriculture economy that creates new opportunities and products from regional producers. In conjunction with stakeholders, the City shall encourage the creation of agricultural business incubators, shared kitchens, and workforce development programs that create locations to strengthen agricultural operators within the region. (Source: New Policy)

AG-3.2 Agritourism. The City shall support expansion of the agricultural tourism industry by assessing utilization use of tourism facilities (e.g., hospitality, restaurants, etc.), as well as supporting efforts to plan and integrate the Great Redwood Trail into the agricultural economy. (Source: New Policy)

AG-3.3 University Research. The City shall encourage research, particularly at the University of California Cooperative Extension, pertinent to the Ukiah Valley to identify new potential uses and enhancement for existing agricultural industries, especially pomology, 'forestry, livestock, 'and viticulture. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>A Agricultural Buffer</b></p> <p>The City shall work with Mendocino County to establish setback or buffers for new non-agricultural development adjacent to agricultural lands to reduce hazardous exposures and conflict between incompatible land uses. (Source: OC-20.1(b))</p>	AG– 5.1	Community Development	■				
<p><b>B Right to Farm</b></p> <p>The City shall adopt a right-to-farm ordinance to ensure appropriate disclosure of agricultural activities both within and adjacent to the City of Ukiah. (Source: OC-17.3)</p>	AG– 5.1	Community Development	■				
<p><b>C Align Agricultural Standards</b></p> <p>The City shall revise agricultural standards and use terminology to be consistent with adjacent jurisdictions within the Ukiah Valley for the support of future annexation efforts. (Source: New Implementation Program)</p>	AG– 5.1	Community Development		■			
<p><b>D Williamson Act</b></p> <p>In coordination with the County Assessor, the City shall establish a Williamson Act program that aligns with ongoing efforts to preserve agricultural lands across Mendocino County. (Source: New Implementation Program)</p>	AG– 5.1	Community Development — City Manager	■				

Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>E Reduce Regulation – Local Agriculture</b></p> <p>The City shall revise the Zoning code to allow low-intensity agricultural activities on residential parcels, including but not limited to back yard beehives, chickens and gardens. The revision will include objective use, development, and environments standards, and minimal permit fee requirements. (Source: New Implementation Program)</p>	AG– 5.4	Community Development — City Attorney	■				
<p><b>F Foodscaping</b></p> <p>The City shall revise the City’s objective development and design standards for multi-family housing projects to include the definition of and provisions for ‘foodscaping’. (Source: New Implementation Program)</p>	AG– 5.4	Community Development	■				
<p><b>G “No Mow May”</b></p> <p>To encourage additional pollinators, the City shall prepare a pilot program for a “No Mow May” to encourage more ecologically beneficial lawns within the City of Ukiah. (Source: New Implementation Program)</p>	AG– 5.4 AG– 5.5	Community Development — City Manager		■			
<p><b>H Urban Agricultural Definitions</b></p> <p>The City shall revise the City Zoning Code definitions, standards, and limitations for “Urban Agriculture”, including rooftop gardens, aquaculture, hydroponics, etc. (Source: New Implementation Program)</p>	AG– 5.5 AG– 5.8	Community Development		■			



Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>I Support Community Gardens</b></p> <p>The City shall revise the Zoning code to streamline the regulatory permitting process to support the creation of additional community gardens within the City. (Source: Existing Implementation Program OC-30.2(b))</p>	AG– 5.5 AG– 5.6	Community Development — City Manager	■				
<p><b>J Urban Agricultural Incentive Zone</b></p> <p>The City shall research and consider implementation of an Urban Agricultural Incentive Zone (AB 551). “The Urban Agriculture Incentive Zones Act authorizes a city.. and a landowner to enter into a contract to restrict the use of vacant, unimproved, or otherwise blighted lands for small-scale production of agricultural crops and animal husbandry.” (Source: New Implementation Program)</p>	AG– 5.5	Community Development — City Manager		■			
<p><b>K Local Food: Food Trucks &amp; Farm Stands</b></p> <p>The City shall revise the Zoning Code to support the distribution and sale of locally-grown food via Food Trucks, Farm Stands, and farmer/community markets. (Source: New Implementation Program)</p>	AG– 5.6	Community Development — Public Works	■				
<p><b>L Farmers Markets</b></p> <p>In conjunction with the Mendocino County Farmers Market Association, the City shall research and identify additional ways to support the sale of local produce and goods at farmers markets within the City of Ukiah. (Source: New Implementation Program)</p>	AG– 5.6	Community Development — Public Works					■



Implementation Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p><b>M Local Purchasing</b></p> <p>The City shall research and prepare a local preference purchasing policy for future adoption to promote and support local preference purchasing policies for the City of Ukiah, local school districts and other institutions as a means to foster awareness and build relationships across the regional economy. In conjunction, (Source: New Implementation Program)</p>	AG– 5.6	Community Development — City Manager		■			

## A.8 Housing Element (2019-2027)

### GOALS AND POLICIES

**Goal H-1 Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.**

Policy 1-1: Encourage the rehabilitation of existing residential units.

Policy 1-2: Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in rehabilitated housing and new housing construction; and reduce greenhouse gas emissions.

Policy 1-3: Preserve at-risk housing units.

Policy 1-4: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

Policy 1-5: Continue to implement effective crime prevention activities.

**Goal H-2 Expand housing opportunities for all economic segments of the community, including special needs populations.**

Policy 2-1: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.

Policy 2-2: Encourage the development of a variety of different types of housing.

Policy 2-3: Ensure that adequate residentially designated land is available to accommodate the City’s share of the Regional Housing Need. In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

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Policy 2-4: Pursue State and Federal funding for very low, low, and moderate income housing developments.

Policy 2-5: Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.

Policy 2-6: Expand affordable housing opportunities for first time homebuyers.

**Goal H-3 Remove governmental constraints to infill housing development.**

Policy 3-1: Improve building and planning permit processing for residential construction.

Policy 3-2: Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.

Policy 3-3: Encourage the development of mixed residential and commercial uses in the commercial zoning districts where the viability of the commercial activities would not be adversely affected.

**Goal H-4 Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.**

Policy 4-1: Promote fair housing practices in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability/medical conditions, sex, age, marital status, familial status, source of income, sexual orientation/gender identify, or any other arbitrary factors.

Policy 4-2: Promote and facilitate community awareness of the City of Ukiah's goals, tools, available resources and programs for lower income households.

**Goal H-5 Provide support for future housing needs.**

Policy 5-1: Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.

Policy 5-2: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.

Policy 5-3: Assume a leadership role in the development of all types of housing in the community.



Implementing Programs	Responsible Department(s)	Schedule
<p>1a <b>Implement a residential rehabilitation program.</b></p> <p>Emphasize rehabilitation of mobile homes, detached single-family dwelling units, and lower-income multifamily housing projects. Prioritize funding for health and safety repairs, energy efficiency improvements, and ADA accommodations. Assist in completing the rehabilitation of at least 25 lower income housing units in the planning period.</p> <p>Funding: CDBG, HOME, and/or other local, state or federal sources</p>	<p>Community Development Department, Housing Services Division</p>	<p>Ongoing, as funding is available</p>
<p>1b <b>Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs.</b></p> <p>Funding: Energy efficiency and renewable energy rebate program funds</p>	<p>Electric Utility Department</p>	<p>Ongoing, as funding is available</p>
<p>1c <b>Support funding or other applications that would preserve/conserv e existing mobile home parks.</b> This might include programs such as the Mobile Home Park Rehabilitation and Resident Ownership Program.</p> <p>Funding: N/A– application support through technical assistance.</p>	<p>Community Development Department, Housing Services Division.</p>	<p>Ongoing, as funding is available</p>
<p>1d <b>Continue providing informational materials to the public through the Green Building Information Center and at the public counter.</b></p> <p>Provide updated information regarding sustainable and green building practices and materials and provide information on the maintenance of residential units.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Building Services Division</p>	<p>Ongoing, as funding is available</p>

Implementing Programs	Responsible Department(s)	Schedule
<p>1e <b>Develop standards and design guidelines for residential development in the Medium Density Residential (R-2) and High Density Residential (R-3), Community Commercial (C-1) and Heavy Commercial (C-2) zoning districts.</b></p> <p>Given the significant increase in the City's RHNA over the next eight years, the City proposes to create development standards and design guidelines that would both facilitate development at the allowable densities and provide guidance and certainty in design standards to ensure quality housing is developed in the community.</p> <p>Funding: General Funds and/or other funding if available.</p>	<p>Community Development Department, Planning Services Division</p>	<p>Establish development standards and design guidelines by the end of calendar year 2020.</p>
<p>1f <b>Develop an At-Risk Units Program.</b></p> <p>Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units.</p> <p>Funding: Ukiah Housing Trust Fund, CDBG, HOME, and/or other funding sources as available and as needed</p>	<p>Community Development Department, Housing Services Division</p>	<p>Develop At-Risk Program by the end of calendar year 2020.</p>
<p>1g <b>Tenant Education and Assistance for Tenants of At-Risk Projects.</b></p> <p>Require property owners to give notice to tenants of their intent to opt out of low-income use restrictions. Provide tenants of at-risk units with education regarding tenant rights and conversion procedures.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Housing Services Division</p>	<p>Develop education program and notification procedures by June 30, 2020; implement program on an ongoing basis throughout the 2019-2027 planning period.</p>



Implementing Programs	Responsible Department(s)	Schedule
<p>2a <b>Update the inventory of vacant and underutilized parcels.</b></p> <p>Make copies of the inventory available on the City’s website and at the public counter for distribution.</p> <p>Funding: Departmental budget.</p>	<p>Community Development Department, Planning Services Division</p>	<p>Updated annually, by June 30 of each year; posted on the City’s website and at the public counter.</p>
<p>2b <b>Monitor the rate of conversion of primary residences to short-term rental units.</b></p> <p>Research ordinances limiting short-term rentals and present report to City Council.</p> <p>Funding: General Funds.</p>	<p>Community Development Department, Planning Services Division; City Council.</p>	<p>Develop monitoring program by June 30, 2020; annually track number of short-term rentals and present information along with annual progress report to City Council each year; short-term rental ordinance research report due June 30, 2025</p>
<p>2c <b>Monitor the conversion of single-family residential homes to commercial uses.</b></p> <p>If conversions continue and the City’s vacancy rate for homeownership is greater than three percent citywide, the City will design an ordinance that restricts the conversion of single-family residences to commercial uses.</p> <p>Funding: Departmental budget.</p>	<p>Community Development Department, Planning Services Division.</p>	<p>Gather data and report findings to City Council by June 30, 2021.</p>

Implementing Programs	Responsible Department(s)	Schedule
<p>2d <b>Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing.</b></p> <p>Utilize funding to develop and support affordable housing programs and projects, providing financial assistance to private developers and nonprofit agencies, principally for the benefit of extremely low-income, very low-income, and low-income households. Prepare and/or support the preparation of at least eight applications for additional funding within the 2019-2027 planning period.</p> <p>Funding: Low- and Moderate-Income Housing Asset Fund; other local, State, and Federal funding sources as they become available.</p>	<p>Community Development Department, Housing Services Division.</p>	<p>Ongoing.</p>
<p>2e <b>Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community.</b></p> <p>This effort is designed to build long-term development partnerships and gain insight into specialized funding sources, particularly in identifying the range of local resources and assistance needed to facilitate the development of housing for extremely low-income (ELI) households and households with special needs, including persons with disabilities and persons with developmental disabilities. This policy is also designed to encourage the production of a variety of housing types, including multi-family supportive, single room occupancy, shared housing, and housing for the “missing middle.”</p> <p>Funding: Departmental budget.</p>	<p>Community Development Department, Housing Services Division; City Manager’s Office-Economic Development Section</p>	<p>Ongoing community and stakeholder outreach, occurring at least on a quarterly basis and continuing throughout the 2019-2027 planning period.</p>



Implementing Programs	Responsible Department(s)	Schedule
<p>2f <b>Amend the zoning code as follows:</b></p> <p><b>Emergency Shelters.</b> The City will amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code.</p> <p><b>Transitional/Supportive Housing.</b> Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing in all zones that allow residential uses and supportive and transitional housing is to be only subject to those restrictions applicable to other residential dwellings of the same type in the same zone (note: this is not limited to residential zones). The City will amend the Zoning Code to specifically define transitional/ supportive housing as defined in Government Code.</p> <p><b>Single-Room Occupancy Housing.</b> The City will amend the Zoning Code to allow Single-Room Occupancy (SRO) units in the medium density residential (R-2) and high density residential (R-3) zoning districts for the purpose of increasing the number of units affordable to extremely low, very low, and low-income persons.</p> <p><b>Manufactured/Factory-Built Homes.</b> The City will amend the Zoning Code to define and allow manufactured and factory-built homes in the same manner and use as all other types of residential dwellings in all zoning districts.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Housing Services Division</p>	<p>Complete draft Zoning Code amendments by December 30, 2020; secure adoption by June 30, 2021.</p>
<p>2g <b>Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.</b></p> <p>Research and present a report on possible lot consolidation incentives to the Planning Commission and City Council.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division</p>	<p>Present report to Planning Commission and City Council, with recommendations, by June 30, 2026.</p>



Implementing Programs	Responsible Department(s)	Schedule
<p>2h <b>Ensure capacity of adequate sites for meeting RHNA.</b> The City of Ukiah has been assigned a Regional Housing Needs Allocation (RHNA) of 239 units for the 2019-2027 Housing Element. To accomplish this mandate by the State, the City will:</p> <p><b>Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards.</b> Units allowed by-right will include multifamily, SRCs, duplexes, triplexes, and fourplexes. 92 2019-2027 City of Ukiah Housing Element Adopted October 23, 2019</p> <p><b>Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre.</b></p> <p><b>Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2.</b></p> <p><b>By-right housing program for select parcels.</b> Specific to APNs 00304077, 00304078, and 00304079, rezone these parcels at the default density of 15 du/ac. Also rezone these parcels to allow residential use by-right for developments with at least 20% of the units affordable to lower income households.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division</p>	<p>Ongoing, with annual reports to HCD and the City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863, by June 30, 2021.</p>
<p>2i <b>Monitor residential capacity (no net loss).</b></p> <p>Proactively monitor the consumption of residential acreage to ensure an adequate inventory is maintained for the City’s RHNA obligations. Implement a project evaluation procedure pursuant to Government Code 65863. Should residential capacity fall below the remaining need for lower income housing, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division</p>	<p>Ongoing, with annual reports to HCD and the City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863, by June 30, 2021.</p>



Implementing Programs	Responsible Department(s)	Schedule
<p>2j <b>First Time Homebuyer Assistance.</b></p> <p>The City of Ukiah offers assistance to eligible first-time homebuyers to purchase new or existing single-family or condominium units in the City. The program utilizes a combination of HOME, CalHome, CDBG, and/or other resources as they become available- through the Ukiah Housing Trust Fund. Restrictions apply and funds are available on a first-come, first-served basis.</p> <p>Funding: CDBG, HOME, Low- and Moderate-Income Housing Assets Funds, CalHome, and/or other funding sources as available</p>	<p>Community Development Department, Housing Services Division</p>	<p>Ongoing</p>
<p>2k <b>Collaborate with local service providers on addressing homelessness.</b></p> <p>Continue participation in the Mendocino County Continuum of Care.</p> <p>Funding: N/A</p>	<p>City Manager's Office</p>	<p>Ongoing</p>
<p>2l <b>Review existing City processes for compliance with AB 2162.</b></p> <p>Revise zoning codes/processes to allow supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division</p>	<p>Complete review of existing City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020</p>
<p>2m <b>Housing Units Replacement Program.</b></p> <p>The City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to 1) non-vacant sites; and 2) vacant sites with previous residential uses that have been vacated or demolished.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division</p>	<p>The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.</p>

Implementing Programs	Responsible Department(s)	Schedule
<p>2n <b>Homeless Shelter Overlay District Evaluation.</b></p> <p>Evaluate the Homeless Shelter Overlay District to determine suitability for accommodating the identified number of homeless persons. At the minimum, this evaluation will include an analysis of environmental conditions, physical features, location, and capacity of the zone to accommodate the identified number of homeless persons. Depending on the results of this evaluation, the City will consider options including possible amendment of the District to maintain compliance with SB 2.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division</p>	<p>Complete evaluation of overlay district on a bi-annual basis, with the first report due to Planning Commission by June 30, 2020. Depending on results of evaluation(s), make recommendations to Planning Commission and/or City Council for options including possible amendment of the District within 6 months of the date the report is due.</p>
<p>3a <b>Research, review and amend the development standards in the zoning code for opportunities to maximize housing development. Specific areas of research and amendments may include the following:</b></p> <p><b>Increasing maximum allowable height for new residential buildings.</b></p> <p><b>Increasing density.</b></p> <p><b>Reducing yard setbacks.</b></p> <p><b>Reducing minimum site area.</b></p> <p><b>Upzoning R-1 (Single-family Residential) and R-1-H (Single-family-Residential Hillside Combining) zoning districts to allow by-right and/or permit other residential building types and densities.</b></p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division; Planning Commission; City Council</p>	<p>Complete draft Zoning Code amendments by December 30, 2021; secure adoption by June 30, 2022</p>



Implementing Programs	Responsible Department(s)	Schedule
<p>3b <b>Develop flexible parking policies for new residential development.</b></p> <p>The intent of this policy is to reduce parking requirements, especially in zoning districts that allow for lower-income housing developments.</p> <p>Funding: Departmental budget and other funding sources as available</p>	<p>Community Development Department, Planning Services Division; Planning Commission; City Council</p>	<p>Complete draft policy by June 30, 2020</p>
<p>3c <b>Explore other policies and regulations that facilitate new infill housing development.</b></p> <p>Produce report with recommendations and present to Planning Commission and City Council. Possible areas of research include, but are not limited to, the following:</p> <p>Temporary housing options.</p> <p>Low Impact Development offsite mitigation.</p> <p>Community benefit zoning.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division; Planning Commission; City Council</p>	<p>Complete draft report by June 30, 2026</p>
<p>3d <b>Facilitate improvements to permit processing to streamline housing development.</b></p> <p>Continue to work on improving processing procedures and by June 30, 2021 develop a brochure to guide developers through City processes.</p> <p>Continue to offer a pre-application conference with project applicants to identify issues and concerns prior to application submittal.</p> <p>Funding: Departmental Funding</p>	<p>Community Development Department, Planning Services Division, Building Services Division</p>	<p>Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021</p>

Implementing Programs	Responsible Department(s)	Schedule
<p>3e <b>Continue to apply the CEQA infill exemption to streamline environmental review.</b></p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division</p>	<p>Ongoing</p>
<p>3f <b>Review Site Development Permit and Use Permit Processes.</b></p> <p>Produce report for City Council analyzing processes and making recommendations for how to revise processes and/or Ukiah City Code such that project approval process is accelerated.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division</p>	<p>Report due to City Council by December 31, 2020; process and/or code improvements to be implemented immediately thereafter.</p>
<p>4a <b>Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe.</b></p> <p>Support the Crime Prevention through Environmental Design standards through continued referral of residential new construction projects to the Ukiah Police Department.</p> <p>Funding: General Funds</p>	<p>Community Development Department, Planning Services Division, Building Services Division; and Ukiah Police Department</p>	<p>Ongoing</p>
<p>4b <b>Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).</b></p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Housing Services Division</p>	<p>Ongoing</p>



Implementing Programs	Responsible Department(s)	Schedule
<p>4c <b>Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment.</b></p> <p>Revise the planning permit application form to include this step of referral.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division</p>	<p>Develop referral procedure and revise planning permit application form by December 31, 2019; implement on January 1, 2020.</p>
<p>5a <b>Maintain a housing resources webpage.</b></p> <p>Included on the webpage are resources such as funding sources and programs, affordable housing developers, and a list of publicly assisted housing providers.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Housing Services Division</p>	<p>Updated regularly, as new and relevant information is available.</p>
<p>5b <b>Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan. Include an annexation policy.</b></p> <p>Funding: Departmental budget, other funding as available</p>	<p>2020- Sphere of Influence and Municipal Service Review; 2021- Ukiah 2040 General Plan.</p>	<p>Community Development Department, Planning Services Division</p>
<p>5c <b>Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints, and update the housing plan accordingly.</b></p> <p>Funding: Departmental budget, other funding as available</p>	<p>Community Development Department, in conjunction with stakeholder jurisdictions.</p>	<p>Ongoing, at least on an annual basis.</p>