



CITY OF UKIAH
2040 GENERAL PLAN

DECEMBER 2022



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Table of Contents

1. Introduction..... 2

1.1 Purpose and Use of the General Plan 2

1.2 Preparing the 2040 General Plan..... 4

1.3 General Plan Vision and Guiding Principles 7

1.4 Analyses Informing the 2040 General Plan..... 8

1.5 The Ukiah Community 9

1.6 Organization of the General Plan 13

1.7 Readers' Guide 15

2. Land use Element..... 2-2

2.1 Land Use Diagram and Designations 2-3

2.2 Pattern of Development..... 2-18

2.3 Growth Management..... 2-22

2.4 Missing Middle Housing 2-23

2.5 Special Planning Areas 2-26

2.6 Community Character and Design 2-33

2.7 Environmental Justice 2-34

2.8 General Plan Use and Maintenance 2-37

2.9 Implementation Programs 2-39

3. Economic Development Element..... 3-2

3.1 Regional Economy 3-3

3.2 Economic Foundations..... 3-5

3.3 Tourism and Recreation 3-6

3.4 Business Attraction, Retention, and Expansion 3-7

3.5 Workforce Training and Education 3-8

3.6 Diversified Economy..... 3-9

3.7 Implementation Programs 3-11

4. Mobility Element..... 4-2

4.1 Statutory Requirements..... 4-3

4.2 Transportation Setting 4-5

4.3 Planned Transportation Network..... 4-7

4.4 Complete Streets..... 4-17

4.5 Vehicle Miles Traveled 4-18

4.6 Transportation Safety and Planning 4-19

4.7 Transportation and Mobility Needs 4-20

4.8 Parking 4-21

4.9 Aviation..... 4-21

4.10 Implementation Programs 4-22



5.	Public Facilities, Services, and Infrastructure Element	5-2
5.1	Water	5-3
5.2	Wastewater	5-4
5.3	Solid Waste, Composting, and Recycling	5-5
5.4	Stormwater Management	5-7
5.5	Utilities and Energy	5-7
5.6	Emergency Services	5-9
5.7	Parks and Recreation Facilities	5-11
5.8	Education and Lifelong Learning	5-13
5.9	Healthy Community	5-14
5.10	Implementation Programs	5-15
6.	Environment and Sustainability Element	6-2
6.1	Open Space	6-3
6.2	Historic-Archeological	6-6
6.3	Conservation	6-6
6.4	Biological Resources	6-8
6.5	Air Quality	6-9
6.6	Climate Change and Sustainability	6-10
6.7	Implementation Programs	6-12
7.	Safety Element	7-2
7.1	Regulatory Background	7-3
7.2	Geologic and Seismic Hazards	7-3
7.3	Climate Change Hazards	7-7
7.4	Flood Hazards	7-7
7.5	Wildfire	7-12
7.6	Emergency Planning and Awareness	7-12
7.7	Noise	7-22
7.8	Implementation Programs	7-30
8.	Agriculture Element	8-2
8.1	Agriculture	8-3
8.2	Ukiah Valley Agricultural Stakeholders	8-4
8.3	Implementation Programs	8-6
9.	Housing Element (2019 – 2027)	9-2
9.1	Introduction	9-3
9.2	Housing Needs Assessment	9-6
9.3	Projected Housing Needs	9-33
9.4	Sites Inventory and Analysis	9-36
9.5	Housing Constraints and Opportunities	9-51
9.6	Quantified Objectives	9-75
9.7	Housing Plan	9-75

9.8 Implementation Programs 9-80

10. Glossary 10-2

Appendix A | Goals, Policies and Implementation Programs A-1

Appendix B | Housing Element (2019-2027) Appendcies B-1

Appendix C | SB244 Analysis Report..... C-1



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1 Introduction





Introduction

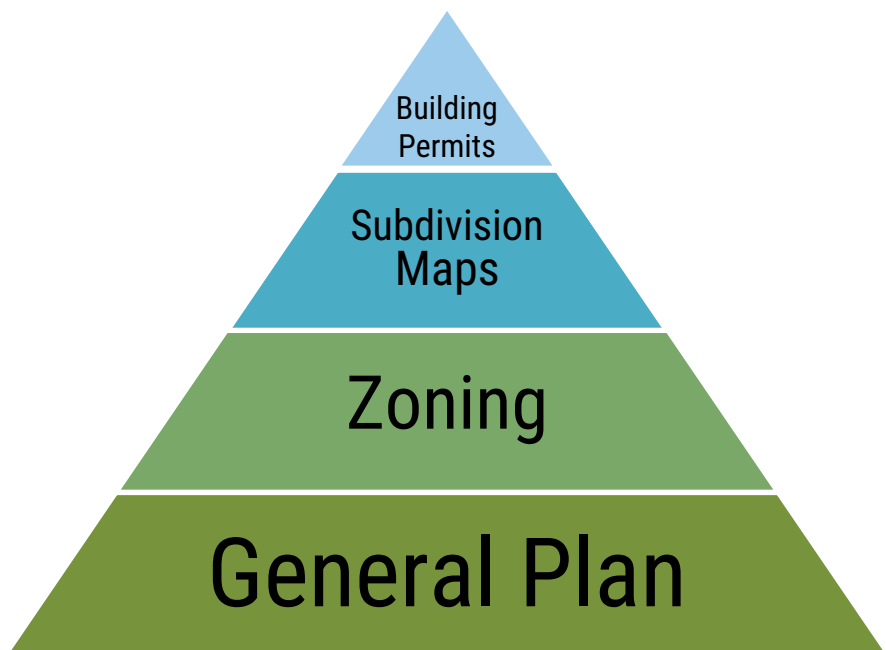
1.1 Purpose and Use of the General Plan

What is a General Plan?

Every city and county in California must have a General Plan, which is the local government’s long-term framework or “constitution” for future growth and development. The General Plan is prepared with extensive community engagement to create a plan that expresses the community’s vision for its future. Typically, a General Plan is designed to address the issues facing the jurisdiction for the next 20 years. A General Plan typically has four defining features:

- **General.** A General Plan provides general policy guidance that will be used to direct future land use and resource decisions.
- **Comprehensive.** A General Plan is comprehensive, covering topics such as land use; housing; economic development; environmental justice; sustainability and resiliency; mobility; public safety; recreation; natural resources; and much more.
- **Long-Range.** A General Plan provides guidance on reaching a future envisioned in 20 or more years. To achieve the vision, a General Plan includes goals, policies, and implementation programs that address both immediate and long-term needs.
- **Integrated and Coherent.** The goals, policies, and implementation programs in a General Plan present a comprehensive, unified program for development, resource conservation, and other issues that impact the community. A General Plan uses assumptions and projections to assess future demands for housing, employment, and public facilities (e.g., infrastructure). A General Plan has goals, policies, and implementation programs that enable citizens to understand the vision of the General Plan, and landowners, businesses, and industry to be more certain about how the Plan will be implemented.

A General Plan is made up of “elements” that cover mandatory topics as well as topics important to the community. Eight elements are required to be included in the General Plan by the State. These are: land use, circulation, housing, conservation, open space, noise, safety, and environmental justice. Though the required topics must be addressed in the General Plan, communities can organize their General Plan anyway they choose. Communities may also include other optional elements that address issues of local interest, such as Agriculture and Economic Development for Ukiah.



The General Plan is not to be confused with zoning. Although both the General Plan and the zoning code designate how land may be developed, they do so in different ways. The General Plan has a long-term outlook. It identifies the types of development that will be allowed, the spatial relationships among land uses, and the general pattern of future development. Zoning regulates development through specific development standards such as lot size, building setbacks, and allowable uses. However, the land uses shown on the General Plan diagram will typically be reflected in the local zoning maps as well, as they are required to be consistent per State law. Development must not only meet the specific requirements of the zoning code, but also the broader policies set forth in the General Plan. Put simply, the General Plan guides the zoning code, but the zoning code does not guide the General Plan.

The Ukiah 2040 General Plan meets the requirements of State law by including the required elements and two optional elements as described in more detail later in this chapter under “Organization of the General Plan.” Some of the required elements address additional issues of local interest. Each element contains goals and policies that will guide future decisions within the City. They each also identify implementation programs that will be used to ensure the goals and policies in the General Plan are carried out.

Using the General Plan

The General Plan is used by the City Council, Planning Commission, and City staff to make recommendations and decisions with direct or indirect land use implications. It also provides a framework for inter-jurisdictional coordination of planning efforts among officials and staff of the City and other Federal, State, and local agencies. City residents, property owners, and businesses use the General Plan for guidance on City policies for particular geographic areas or for particular subjects of interest.

The General Plan is the basis for a variety of regulatory measures and administrative procedures. California planning law requires consistency between the General Plan and its implementing programs, such as zoning and subdivision ordinances, capital improvement programs, specific plans, environmental impact procedures, and building and housing codes. The specific roles of the City Council, Planning Commission, and City Departments with respect to the approval and use of the General Plan are described below.

City Council

The City Council is the political body which formulates and implements policies in Ukiah. It is the City Council, through its decision-making authority, that affirms the policy direction and priorities contained within this General Plan. The City Council is responsible for adoption of the General Plan, as well as the regulations, capital improvement programs, and financing mechanisms that implement the General Plan.

Planning Commission

The Planning Commission is responsible for conducting public hearings on the General Plan and Zoning Code modifications, considering the input of the public, and making recommendations to the City Council on these matters. After the General Plan is adopted, the Planning Commission must ensure that all subsequent land use ordinances, policies, guidelines, and development applications are consistent with the goals, objectives, and policies in the General Plan.

City Departments

All City Departments use the General Plan for policy guidance as it pertains to their operations, service delivery, and planning for future capital projects and potential service level changes. The City’s planning staff ensure that the General Plan is implemented on a day-to-day basis so that appropriate land uses are proposed in the proper locations, appropriate levels of service are provided, proposed land uses conform to development regulations, and



the environment has been adequately protected. The General Plan is a resource for all City services and provides an internally consistent checkpoint for assessing alternatives for the City's future.

Maintaining the General Plan

Over time, the City's population will likely increase, its goals will evolve, and the physical environment in which its residents live and work will change. For the General Plan to be a useful document, it must be monitored and periodically revised to respond to and reflect changing conditions and needs over time.

The General Plan should be reviewed annually, with a more comprehensive and thorough review and revision done every ten years to reflect changes in local conditions, new local priorities, or State law. Though not required, many cities and counties will undertake a technical review of their general plan five years after adoption. State law permits the General Plan to be amended up to four times in any calendar year unless special conditions apply as defined by Government Code Sections 65358(c) and (d). Each amendment may contain more than one change to the General Plan.

General Plan Amendments can be initiated by the City or at the request of a property owner. Each General Plan Amendment goes through a public review process, including hearings with the Planning Commission and City Council. Each Amendment is also subject to review under the California Environmental Quality Act (CEQA).

1.2 Preparing the 2040 General Plan

In 2019, the Ukiah City Council initiated a General Plan update looking forward to the year 2040. The update process involved multiple opportunities for the public to engage in the development of the Plan (see Community Engagement section below).

The 2040 General Plan reflects the City's strong commitment to environmental sustainability, community health, and social equity. During the preparation of the 2040 General Plan, the community requested that the General Plan address climate change and resiliency, environmental justice, and economic development.

Community Engagement

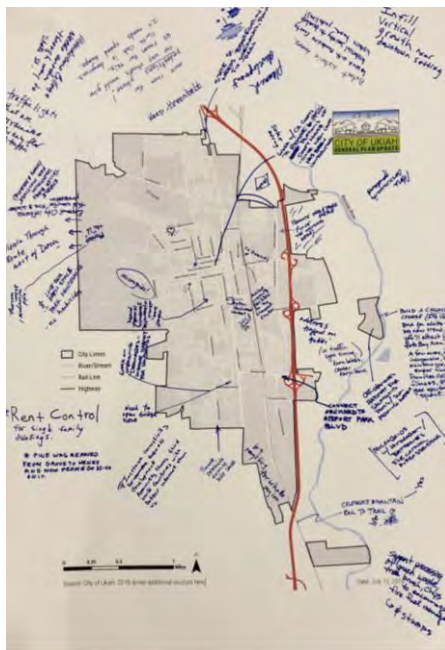
The 2040 General Plan was shaped through robust public engagement program that provided an opportunity for all community members to be involved in the General Plan update process. The City gathered community input through the following methods:

1. In-person and virtual community workshops;
2. General Plan Update website – www.ukiah2040.com; and
3. Planning Commission and City Council meetings, study sessions, and public hearings.

Community Workshops

The City hosted three community workshops for residents and stakeholders to share their ideas on how to shape the future of Ukiah.

- On **September 24, 2019**, at the Ukiah Valley Conference Center, the City held a community workshop to familiarize the community with the Update process, introduce the City staff planning team and the Advanced Planning Specialists assisting City staff through the process, as well as gather initial feedback that would inform the upcoming phases of the Update. Workshop #1 also included a series of interactive stations pertaining to existing conditions and trends, identification of issues and opportunities, and visioning. The stations were created to allow community members regardless of language and age to participate and provide feedback about the future of Ukiah.



- On **October 19, 2019**, at the Alex R. Thomas Plaza, the City hosted a General Plan pop-up booth as part of the annual Pumpkin Fest. Participants were able to view existing conditions posters as well as mark-up a map of the City where they feel change should occur. The map feedback helped inform the Alternatives Process of the General Plan update. As part of the pop-up booth participants were provided with a survey (in both English and Spanish) to complete that included two exercises relating to a vision for Ukiah in 2040 and issues that should be addressed as part of the update.



- On **December 7 and 8, 2020**, the City hosted (via zoom) the third community workshop on the General Plan update to solicit community input on the topic of land use alternatives. During these virtual workshops, the General Plan Team asked for input on the City’s future, especially future land use choices (alternatives). The input received during the workshops, combined with information on existing conditions and trends, was used to prepare a draft set of land use alternatives for presentation to the Planning Commission and City Council. The outcome of this work was the identification of a preferred land use alternative to help guide development of the General Plan.



General Plan Update Website

To help expand the outreach efforts of the General Plan update, a dedicated website (<https://ukiah2040.com/>) provided information on the process including information on the General Plan, meeting dates and locations, and related documents. The City maintained the website throughout the update process to keep community members informed, involved, and engaged.

eBlasts

Throughout the update process, the City sent timely eBlasts to the General Plan contact list, which included elected and appointed officials, stakeholders, and engaged community members. People could join the contact list through a link on the project website by signing-in at a General Plan community workshop or public meeting, or by directly contacting the City of Ukiah.

Planning Commission and City Council Meetings

The City held various Planning Commission and City Council meetings throughout the update process to inform decision-makers and the public, discuss key milestones, and provide direction for the next steps.

1.3 General Plan Vision and Guiding Principles

After community discussions through the first two community workshops and with input from the Planning Commission, the Ukiah City Council approved a Vision Statement and Guiding Principles for the Ukiah 2040 General Plan on March 3, 2021. The Vision Statement is written in the present tense to describe the City in the year 2040.

Vision

The City of Ukiah is a diverse, family-oriented, and friendly community connected to the beautiful, surrounding natural open space areas that give the community its unique sense of place. Ukiah is a safe and resilient community that is fiscally responsible, environmentally conscious, and inclusive. The city offers a great place for people of all ages, incomes, and ethnicities to live, work, and visit.

Guiding Principles

- **Community Vitality**

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.



- **Neighborhood Identity**

Ensure development in all neighborhoods is compatible with the unique characteristics and land use patterns and fosters a sense of place.



- **Sustainability**

Promote resilient and sustainable facilities and infrastructure to ensure delivery of high-quality services.

- **Economic Development**

Promote a diverse, local, business-friendly economy that fosters new job growth and is adaptable to changes in consumer habits and market trends.



- **Mobility**

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.



- **Open Space Accessibility**

Preserve existing open space resources while enhancing accessibility to parks and recreational amenities.

- **Environmental Care**

Manage, conserve, and preserve the existing natural environment to ensure sustainable longevity for present and future generations.

- **Promote Public Safety**

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.



- **Maintain the Regional Airport**

Preserve Ukiah Regional Airport as a vital economic driver and transportation system and maintain consistency with the criteria and policies of the Ukiah Municipal Airport Master Plan.

- **Inclusivity**

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.

1.4 Analyses Informing the 2040 General Plan

As part of the City of Ukiah General Plan update process, the City prepared the following supporting documents:

- **Existing Conditions and Trends Workbook.** The Existing Conditions and Trends Workbook tells the story of Ukiah – where it has been, where it is today, and the trends that will shape its future and focuses on providing the foundational information about the physical, natural, cultural, and economic conditions and trends that set the stage for updating the General Plan.
- **Alternatives Memorandum.** The Alternatives Memorandum describes several land use concepts for future growth within the City over the next 20 years. City staff and the advanced planning specialists prepared the land use concepts based on community input from Community Workshops #1-3 and technical analysis.
- **Environmental Impact Report.** The Environmental Impact Report (EIR) responds to the requirements of the CEQA as set forth in Sections 15126, 15175, and 15176 of the CEQA Guidelines Act. The Planning Commission and City Council will use the EIR during the General Plan update process to consider potential environmental implications associated with implementing the General Plan and to identify feasible mitigation measures for significant impacts. The General Plan EIR may also be used in the environmental evaluation of future projects. Future projects may be able to build (or tier) their environmental review on the General Plan EIR if they are consistent with the General Plan.

1.5 The Ukiah Community

Ukiah is located at the base of the Ukiah valley and approximately 100 miles north of San Francisco. The natural landscape includes redwood covered hillsides, the Russian river, and valley flatlands. The Pomo lived in much of what is now Mendocino County and primarily lived in small groups which relied on hunting, fishing, and foraging. In 1859, Ukiah was designated the seat of Mendocino County and was incorporated in 1876. The name “Ukiah” draws from the history of the Pomo people as Ukiah is an anglicized version of the Pomo word yokaya, meaning “deep valley.”

Ukiah’s prime soils and climate supported farming and agricultural opportunities, which became a dominant economic driver during the early settlement period of the city. The dominant crop grown during this time were hops. The City experience rapid growth post 1920, especially after World War II. The population growth coincided with the growth of the logging industry in California’s northern coasts. This further increased growth in the region and created additional employment opportunities.



In 2020, Ukiah is still the county seat and largest city in Mendocino County with approximately 16,296 residents. With both City of Ukiah and County administrative offices within the city, Ukiah boasts many public sector employment opportunities, particularly in education and social services. Outside the public sector, the city is known for strong retail and service industries and a bustling tourism industry catering to travelers and adventurers looking to explore the Valley.

Regional Setting

The Ukiah Valley is approximately nine miles long, running north to south, comprising more than 40,000 acres along U.S. Route 101. The Russian River follows the valley, winding through agricultural lands just outside of Ukiah to the east. The valley is approximately 630 feet in elevation, with the hills of the Mendocino and Mayacamas ranges that flank the valley reaching up to 3,000 feet in elevation.

Located 45 miles north of Healdsburg and 155 miles south of Eureka, the City of Ukiah spans more than 3,000 acres (4.6 square miles). It functions as a center for commerce, recreation, medical and social services, and cultural events. Figure I-1 shows Ukiah’s location in the region.

The nearest major city to Ukiah is Santa Rosa, a city of 175,000, which is located approximately 60 miles to the south. Larger urban centers including San Francisco and Sacramento are approximately 100 miles to the south and southeast. Ukiah’s relative isolation from major population centers increases its importance as a regional center. Closer to Ukiah, there are several small unincorporated communities in the Ukiah Valley, as well as in the neighboring Redwood Valley to the north.

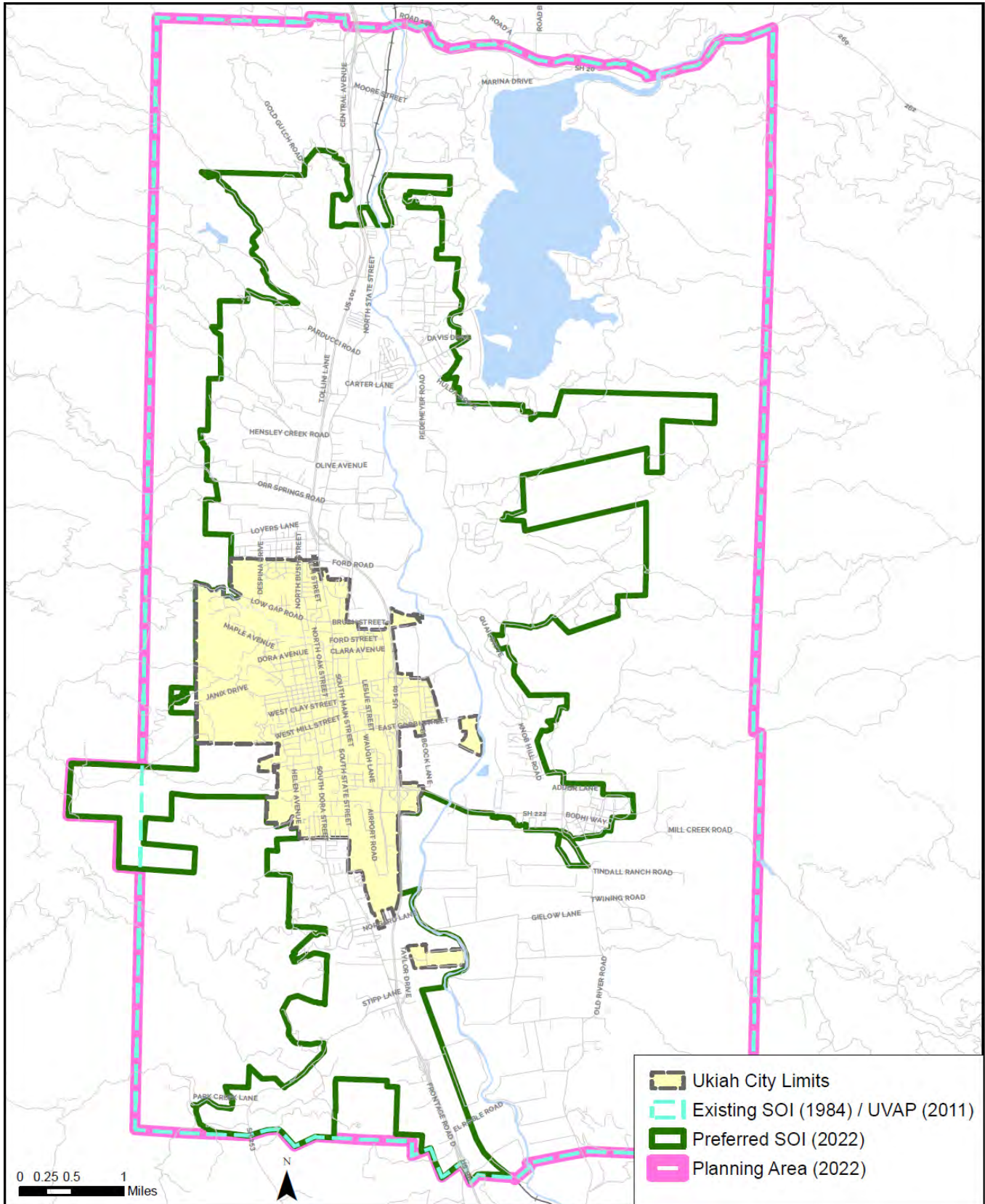


Ukiah Planning Boundaries

The General Plan uses several terms to describe the City and planning boundaries, as shown on Figure I-2.

- **City Limits.** The boundary that includes all land that has been incorporated into a city. Ukiah has land use authority over all land within its city limits. Ukiah encompasses approximately 3,071 acres.
- **Sphere of Influence.** The Mendocino County Local Agency Formation Commission (LAFCo) establishes the Sphere of Influence (SOI), which defines the probable physical boundary and service area of a local agency. An SOI typically includes both incorporated and unincorporated areas within which the City will have primary responsibility for the provision of public facilities and services. The City’s existing SOI is coterminous with the Ukiah Valley Area Plan (UVAP) Boundary which extends further north, south, and east of the city limits. In 2020, at the direction of the City Council, a newly proposed SOI was proposed and included in the 2040 General Plan Update. This revised SOI boundary is significantly smaller than the existing SOI. The City intends to update its SOI to the proposed SOI shown on Figure I-2.
- **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 UVAP boundary.

Figure I-2 Planning Boundaries



1.6 Organization of the General Plan

Table I-1 shows how the elements of the Ukiah 2040 General Plan are organized to meet the requirements of State law.

Table I-1 Elements of the Ukiah 2040 General Plan

Ukiah Elements	State Mandated								Optional Elements
	Land Use	Circulation	Housing	Conservation	Noise	Open Space	Safety	Environmental Justice	
Land Use	■		■		■				
Economic Development	■								■
Mobility		■							
Public Facilities, Services, and Infrastructure	■	■		■		■	■		
Environment and Sustainability Element				■	■	■			
Safety					■		■	■	
Housing	■		■					■	
Agriculture									■

The 2040 General Plan is organized into 11 chapters (an introductory chapter, eight elements, acknowledgements, and a glossary), allowing users to find topics or sections that interest them. The policies throughout all elements work together and users must consider them comprehensively when making planning decisions. The chapters of the General Plan are as follows.

1. Introduction

The Introduction chapter provides an overview of the General Plan, its use and maintenance, the process used to develop the 2040 General Plan, and the Vision and Guiding Principles. This chapter also includes a Reader's Guide that provides useful information on how to read and use the goals, policies, and implementation programs presented in each element.

2. Land Use Element

The Land Use Element provides a framework to guide and shape the future physical development of Ukiah. The element includes policies establishing land use designations that identify the type and intensity of uses permissible in the Planning Area. This element includes goals and policies identifying the City's philosophy for future change and development. This element addresses a broad range of topics related to the physical structure and appearance of the city's-built environment and establish the image and character of the city. This



serves as the primary policy guidance for ensuring that new land uses are logically organized and developed in a way that are sustainable and enhance Ukiah's unique identity.

3. Economic Development Element

The Economic Development Element guides the City to develop and attract businesses to Ukiah. The increased amount of business and markets would mean increased high paying jobs for residents. The element includes goals and policies intended to foster a business-friendly environment, encourage additional local employment opportunities, cultivate economic diversification, and expand tourism.

4. Mobility Element

The Mobility Element is designed to address all aspect of movement of people and goods. The element uses a holistic approach to sustainable transportation methods that focuses on strategies for reducing vehicle miles traveled, enhancing a multimodal transportation system, and enhancing infrastructure for bicyclists, pedestrians, and transit riders. The Mobility Element also addresses the typical aspects of a transportation network including, roadways, parking, and goods movement (i.e., truck traffic).

5. Public Facilities, Services, and Infrastructure Element

The Public Facilities, Services, and Infrastructure Element guides decision-making pertaining to the broad areas of City services, infrastructure, and resources. Through an effective Public Facilities, Services, and Infrastructure Element, the City is positioned to plan for needed capital improvements and deliver high quality services to enhance social well-being consistent with the overall vision of Ukiah.

6. Environment and Sustainability Element

The Environment and Sustainability Element is concerned with protecting the local environment and habitats, conserving natural resources, reducing waste, and addressing climate change. The element promotes resource sustainability to protect the City's built and natural ecologies for current and future generations.

7. Safety Element

The Safety Element evaluates natural and urban safety hazards in Ukiah, both existing and potential. It establishes policies and actions to avoid and reduce these hazards, including an emphasis on climate resiliency and adaptation, to protect the Ukiah community. Additionally, this element guides the City when participating in resolving safety issues that are regional in character, or beyond the immediate control of the City.

8. Agriculture Element

The Agriculture Element evaluates opportunities to preserve and enhance agricultural activities within the City and its Planning Area. This element recognizes the agricultural economy and its contribution to the City and Ukiah Valley as a whole. This Element also provides policies that address agricultural preservation, collaborative regional relationships, capitalizing on innovate agricultural practices, and integrating agricultural oriented activities within residential developments.

9. Housing Element

The Housing Element, one of the seven State-mandated elements of the General Plan that sets forth the City's plan for housing in the community, was last update in 2019 for the 2019-2027 Planning Cycle. To be responsive to the policy changes at the State level brought about by the 2017 Housing Bills package and to address the local Ukiah community's focus on housing, the Housing Element has undergone substantive changes in format and content. The Element was prepared by the City of Ukiah Community Development Department, with assistance from the State Department of Housing and Community Development.

10. Glossary

This chapter provides a definition of the key terms used in the General Plan.

1.7 Readers' Guide

Goals and Policies

Each element contains the goals and policies to guide future land use, development, resource management, and environmental protection decisions in Ukiah. The goals and policies in the General Plan are presented in a standard format.

Goal

A goal is a statement that describes, in general terms, a desired future condition or "end" state. Goals describe ideal future conditions for a topic and are intentionally general and broad.

Policy

A policy is a statement that guides a specific course of action for decision-makers to achieve a desired goal.

"Shall" vs. "Should"

Policies and implementation measures throughout the General Plan use terms such as "shall" and "should" to define the intentions of the City relative to these components. These modifiers are used as follows in the General Plan:

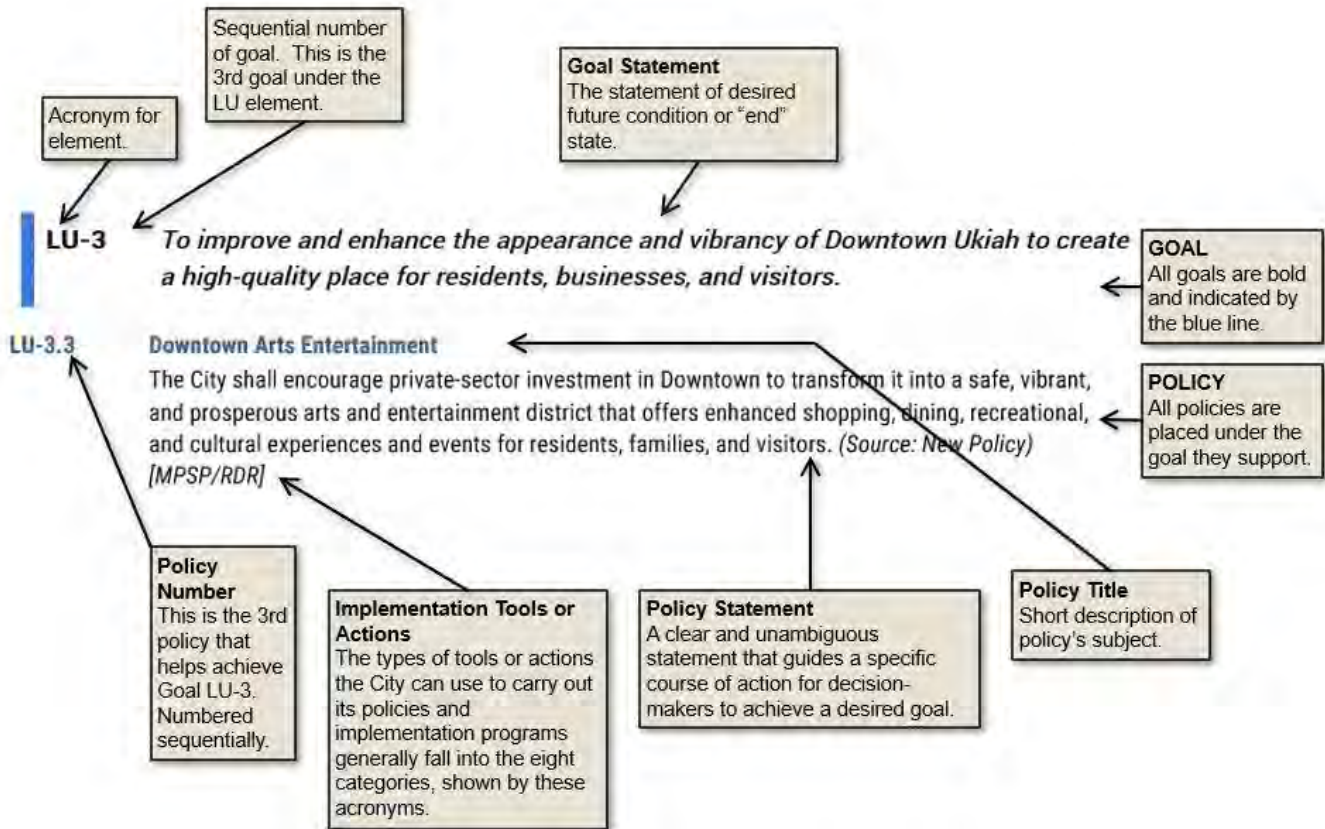
"Must" or "shall" or "required" are used to signify a mandatory requirement that the City will follow.

For example, Policy ED-3.2 says: "The City shall coordinate with interested developers and relevant public agencies to develop infill sites consistent with the Land Use Diagram." Words such as "should" or "may" are used to signify a less rigid directive, that will be honored in the absence of compelling or contravening considerations.

For example, Policy PFS-14.1 says: "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.." This provides flexibility in addressing the policy in the context of the project or proposal.

Figure I-3 shows an example goal and policy that illustrates this standard presentation format.

Figure I-3 How to Read Goals and Policies



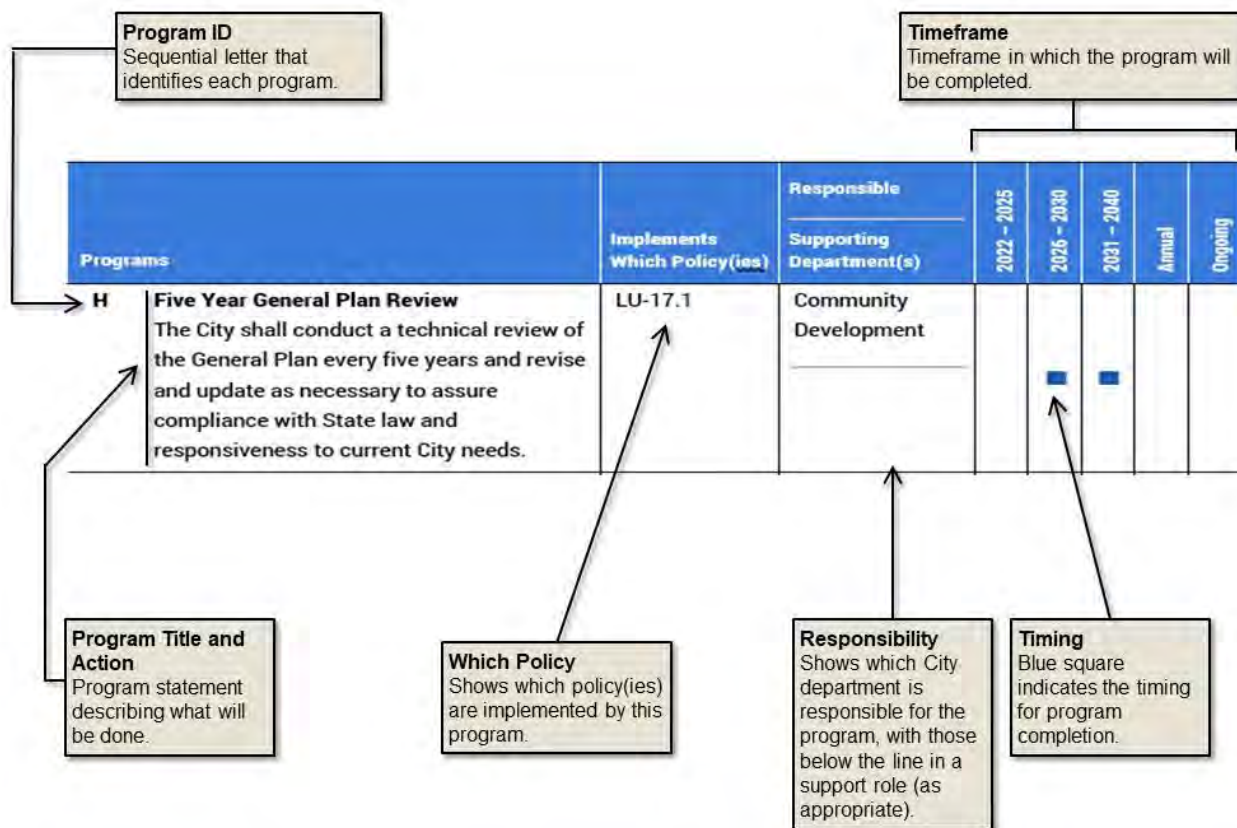
Implementation Programs

While many policies can be implemented as part of standard City operations, some policies require specific implementation programs to ensure their implementation. The last section of each element includes a table of implementation programs in a format illustrated on Figure I-4. Similar to policies, implementation programs that address one or more of the cross-cutting topics described earlier include an icon to highlight the implementation program's relationship to these topics, as applicable.

To ensure all policies can be implemented, the General Plan contains a wide range of implementation programs. While the City intends to pursue the implementation programs included in the General Plan, the City will need to evaluate each program in light of City resources. This includes resources such as financial, staffing, and technology. Over the 20-year planning period, the City Council and staff will need to prioritize various implementation programs based on the resources available, and some implementation programs may not be completed as planned.

Figure I-4 shows an example implementation program that illustrates this standard presentation format.

Figure I-4 How to Read Implementation Programs





Contents

Introduction 2

1.1	Purpose and Use of the General Plan.....	2
1.2	Preparing the 2040 General Plan	4
1.3	General Plan Vision and Guiding Principles	7
1.4	Analyses Informing the 2040 General Plan.....	8
1.5	The Ukiah Community	9
1.6	Organization of the General Plan	13
1.7	Readers' Guide	15



2 Land Use Element





Land Use Element

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

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

2.1 Land Use Diagram and Designations

The 2040 General Plan designates land uses defining the type of development planned to occur throughout the city through the planning horizon year of 2040 (approximately 20 years).

Development projections for the General Plan were determined by analyzing vacant and underutilized parcels within the city and the realistic level of development potential based on what is allowed under the applicable land use designation factoring for known physical constraints and/or regulatory requirements, such as

provisions in Division 9, Chapter 2 - Zoning of the Ukiah City Code. The development projections include the development potential of the land within the City limits as well as areas identified for future annexation. The core of the Land Use Element is the land use diagram and description of land use designations that classify and distinguish the various land uses in the City. Corresponding levels of intensity, density, and allowable uses are defined in this section, as required by Government Code Section 65302(a).

Important Note

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

Land Use Diagram

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

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

Land Use Designations

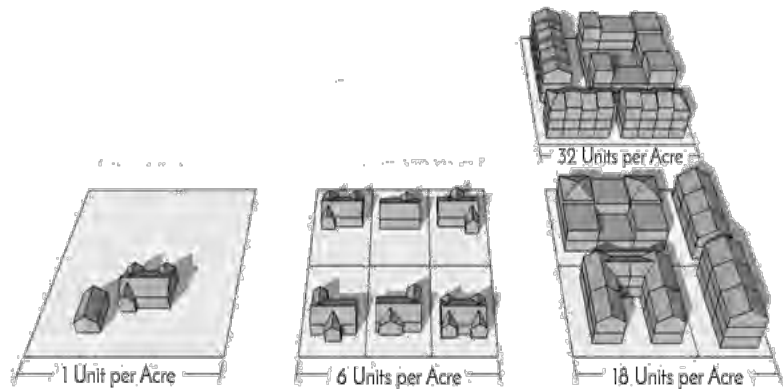
Table 2-1 describes the land use designations along with their corresponding density/intensity standards using the following columns:

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

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

Residential Density

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



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

Non-Residential Building Intensity (FAR)

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

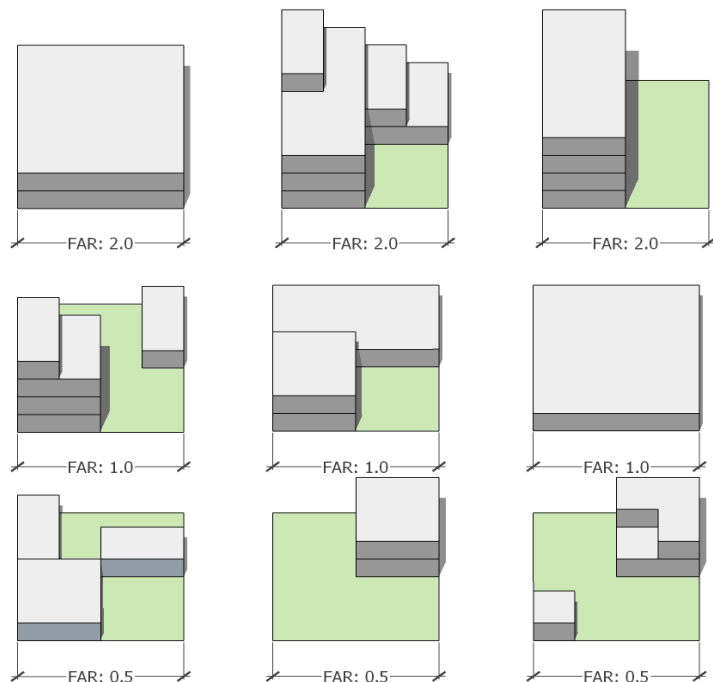


Table 2-1 General Plan Land Use Designations

Designation	Description	Density / Intensity
Residential Designations		
Hillside Residential HR	<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"> ▪ Single-family detached dwellings ▪ Accessory dwelling units 	<p>Minimum Density: N/A</p> <p>Maximum Density: 1 du/ac</p> <p>Floor Area Ratio: N/A</p>
Rural Residential RR	<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"> ▪ Single-family detached dwellings ▪ Accessory dwelling units ▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools) 	<p>Minimum Density: N/A</p> <p>Maximum Density: 2 du/ac</p> <p>Floor Area Ratio: N/A</p>
Low Density Residential LDR	<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"> ▪ Single family detached dwellings ▪ Mobile home parks ▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools) 	<p>Minimum Density: N/A</p> <p>Maximum Density: 15 du/ac</p> <p>Floor Area Ratio: N/A</p>
Medium Density Residential MDR	<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 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>Minimum Density: 15 du/ac</p> <p>Maximum Density: 28 du/ac</p> <p>Floor Area Ratio: n/a</p>



Designation	Description	Density / Intensity
	<p>Typical Uses:</p> <ul style="list-style-type: none"> ▪ Single-family detached dwellings ▪ Small-lot multifamily dwellings, including duplexes, triplexes, fourplexes, apartments, townhomes, and mobile homes ▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools) 	
<p>High Density Residential</p> <p>HDR</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"> ▪ Single-family detached dwellings ▪ Multi-family dwellings, including duplexes, triplexes, fourplexes, apartments, townhomes, and mobile homes ▪ Neighborhood commercial ▪ Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools) 	<p>Minimum Density: 28 du/ac</p> <p>Maximum Density: 40 du/ac</p> <p>Floor Area Ratio: n/a</p>
<p>Mixed Use / Commercial / Industrial</p>		
<p>Downtown Core</p> <p>DC</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 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"> ▪ Multi-family dwellings ▪ Mixed-use multi-family, commercial, retail, live/work, office ▪ Entertainment venues ▪ Hotels and lodging establishments ▪ Restaurants and similar hospitality uses ▪ Large and small format retail sales ▪ Personal service/repair, medical, and office uses ▪ Administrative and professional offices ▪ Central gathering spaces, plazas, and paseos 	<p>Minimum Density: 28 du/ac</p> <p>Maximum Density: 40 du/ac</p> <p>Floor Area Ratio: 2.5</p>
<p>Mixed Use: Brush Street</p>	<p>Purpose and Application:</p>	<p>Minimum Density:</p>

Designation	Description	Density / Intensity
MUBST	<p>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"> ▪ Single- and multi-family (MFR) dwellings ▪ Retail commercial and light industrial ▪ Mixed-use multi-family, commercial, retail, live/work, office, medical related uses such as clinics and hospitals 	<p>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>AIP-PD</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> <ul style="list-style-type: none"> ▪ Large format retail sales ▪ Restaurants ▪ Light industrial/manufacturing ▪ Personal service/repair, medical, and office uses ▪ Administrative and professional offices ▪ Highway-oriented uses ▪ Automotive commercial ▪ Open Space 	<p>Floor Area Ratio: 1.0</p>
<p>Neighborhood Commercial</p> <p>NC</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>Minimum Density: 8 du/ac</p> <p>Maximum Density: 15 du/ac</p> <p>Floor Area Ratio: 1.0</p>



Designation	Description	Density / Intensity
	<p>Typical Uses:</p> <ul style="list-style-type: none"> ▪ Small format retail sales ▪ Restaurants ▪ Personal service/repair, medical, and office uses ▪ Single- and multi-family dwellings ▪ Mixed-use (multi-family, commercial, retail, live/work, office) 	
<p>Community Commercial</p> <p>CC</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"> ▪ Large format retail stores, with a focus on national and regional chains ▪ Hotels and lodging establishments ▪ Restaurants ▪ Personal services and office uses ▪ Multi-family dwellings ▪ Mixed-use (multi-family, commercial, retail, live/work, office) 	<p>Minimum Density: 15 du/ac</p> <p>Maximum Density: 28 du/ac</p> <p>Floor Area Ratio: 1.5</p>
<p>Highway Commercial</p> <p>HC</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"> ▪ Large format retail ▪ Hotels and lodging establishments ▪ Restaurants and supporting hospitality uses, including drive-thru establishments ▪ Gas stations and vehicle fueling stations, including vehicle repair ▪ Guidance services and professional offices 	<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>I</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</p>	<p>Minimum Density: N/A</p> <p>Maximum Density: Live/work: 20 du/ac</p>

Designation	Description	Density / Intensity
	<p>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"> ▪ Manufacturing, processing, fabrication and assembly, and warehousing ▪ Public facilities, places of assembly ▪ Business centers, business parks, office parks, mixed commercial, office, and industrial sites. ▪ Limited live-work uses ▪ Agriculture 	<p>Floor Area Ratio: 1.0</p>



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

Other			
Agriculture	AG	<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"> ▪ Single-family dwellings ▪ Farm labor housing ▪ Crop production, grazing, livestock raising facilities, dairies ▪ Packing houses, feed/grain storage ▪ Natural open space areas ▪ Agriculturally related industries, wineries, food processing 	<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	Low Density Residential-Hillside Overlay (R1-H)
RR	Rural Residential	2 du/ac	N/A	Low Density Residential (R1)
LDR	Low Density Residential	15 du/ac	N/A	Low Density Residential (R1)
MDR	Medium Density Residential	15 - 28 du/ac	N/A	Medium Density Residential (R2)
HDR	High Density Residential	28 - 40 du/ac	N/A	High Density Residential (R3)
DC	Downtown Core	28 - 40 du/ac	2.5	All Downtown Zoning Code districts
MUBST	Mixed Use: Brush Street	SFD: 5 - 9 du/ac MFR: 9 - 20 du/ac	0.3-1.0	All existing and future zoning districts that meet the intent of the MUBST
AIP-PD	Mixed Use: AIP-PD	N/A	1.0	All AIP-PD zoning districts, as well as Commercial, Manufacturing, and Industrial zoning districts that meet the intent of the AIP-PD
NC	Neighborhood Commercial	8 - 15 du/ac	1.0	Neighborhood Commercial (CN)
CC	Community Commercial	15 - 28 du/ac	1.5	Community Commercial (C1);



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


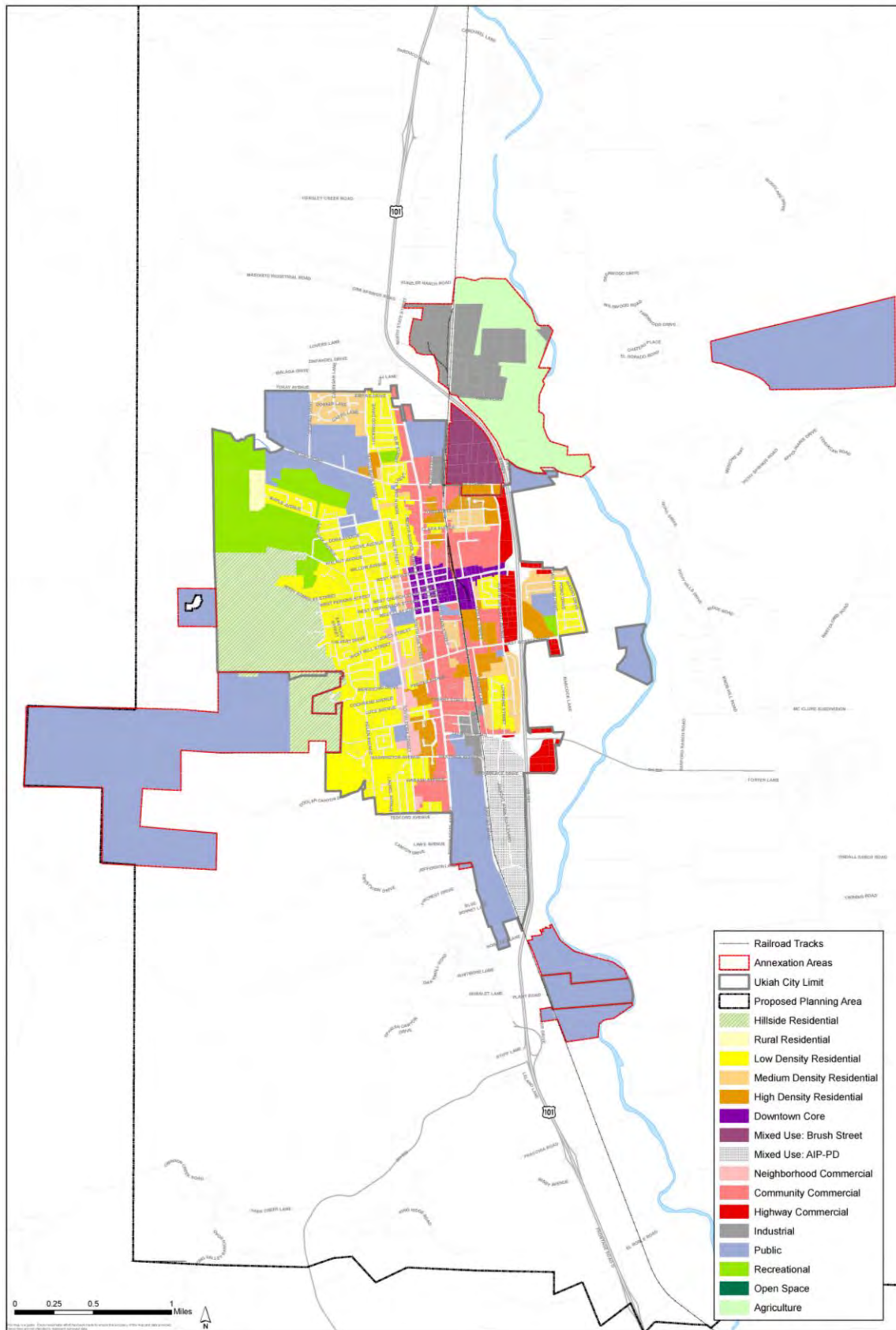
 For parcels that fall within a designated Airport Compatibility Zone, refer to Chapter 3 of the UKIALUCP which lists restrictions for each land use within each Compatibility Zone related to height, density (both residential and non-residential), land use, noise, and open land.

Figure 2-1 2040 Land Use Diagram



Goals and Policies

Residential

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

LU-1.1 **Existing Neighborhoods**

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

LU-1.2 **Connectivity**

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

LU-1.3 **Neighborhood Infill**

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

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

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

LU-1.5 **Existing Neighborhoods**

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

Mixed-Use

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

LU-2.1 **Downtown Mixed-Use**

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

LU-2.2 Compatibility with Adjacent Uses

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

LU-2.3 Mixed-Use Design

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

LU-2.4 Pedestrian Orientation

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

LU-2.5 Live/Work

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

Downtown

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

LU-3.1 Downtown Activities and Functions

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

LU-3.2 New Downtown Development

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

LU-3.3 Downtown Arts Entertainment

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

LU-3.4 Downtown Pedestrian Improvements

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

**LU-3.5 Downtown Parking**

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

Commercial

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

LU-4.1 High-Quality Building Design

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

LU-4.2 Commercial Center Design

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

LU-4.3 Clustering Commercial Uses

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

LU-4.4 Commercial Property Landscaping

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

LU-4.5 Pedestrian Access to Commercial Uses

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

Industrial

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

LU-5.1 **Industrial Park Development**

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

LU-5.2 **Industrial Design standards**

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

LU-5.3 **Screening Industrial Areas**

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

Hillside Areas

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

LU-6.1 **Natural Features**

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

LU-6.2 **Hillside Development**

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

LU-6.3 **Open Space Access**

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

2.2 Pattern of Development

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

Future Annexations

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

Consistent with direction received from the City Council, the adopted Annexation policy, and relevant City and County planning documents, the City of Ukiah intends to pursue annexation of approximately 910 acres of land, currently located in the County of Mendocino's jurisdictional boundaries, into the City limits. The 910 acres proposed for annexation are categorized as the following Annexation Areas: City-Owned Properties; the Brush Street/Masonite Annexation Area; and the Western Hills Annexation Area. All of the land the City is 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.

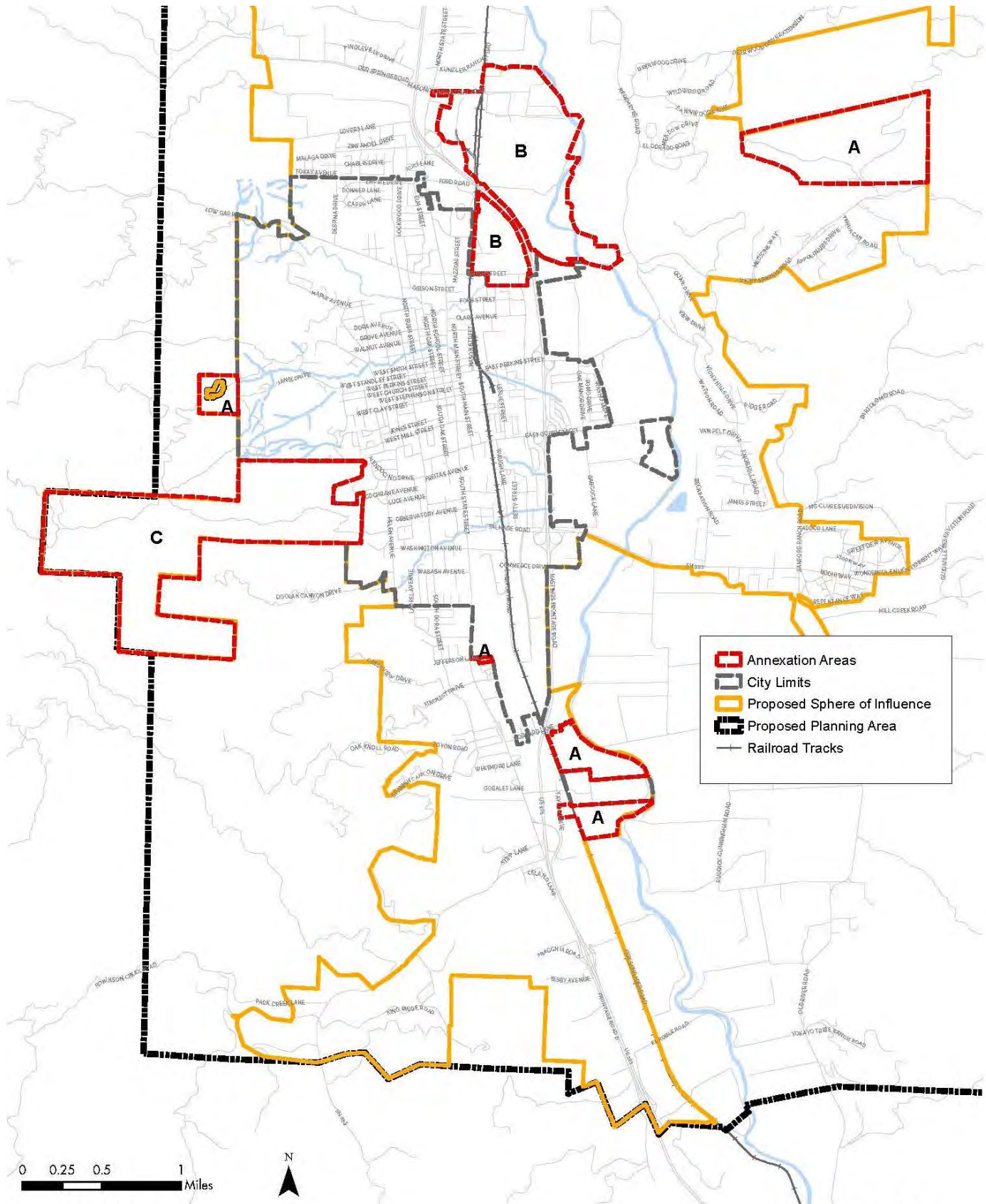
- A: City-Owned Properties.** Includes 16 City-owned properties, totaling approximately 437 acres, that the City of Ukiah has acquired within the City's Sphere of Influence (SOI) for public purposes, but has not completed the necessary annexation application for those properties to officially become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

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

- **B: Brush Street/Masonite Area Properties Annexation Area.** The City proposes to annex 63 properties totaling approximately 473 acres north of the City limits, within areas locally known as the “Masonite” and “Brush Street Triangle” areas along Kunzler Ranch Road, Ford Road, Masonite Road, Brush Street, Brunner Street, and Orchard Avenue. Development in this area includes some commercial, industrial, and manufacturing uses (both existing and decommissioned), as well as areas containing vacant and agricultural land. For the Brush Street Triangle, development assumptions were analyzed by using the current Ukiah Valley Area Plan Mixed-Use: Brush Street Triangle designation. For the Masonite area, the existing Industrial designation was used. For the remaining area south of the Masonite site and north of Ford Road that is currently vacant and/or developed with agriculture uses, the Agriculture designation will remain.
- **C: Western Hills Annexation Area.** Annexation Area C comprises a total of ±750 acres concentrated in the hills west of Ukiah. Approximately 707 acres is being pursued as part of the Western Hills Open Land Acquisition and Limited Development Agreement, approved by City Council on September 15, 2021. ±640 of those acres are identified for open space conservation and pre-zoned as Public Facilities, while ±54 acres would allow for residential development (through creation of seven “Development Parcels”), beginning at the terminus of Redwood Avenue. Parcels eligible for residential uses feature a Single-Family Residential - Hillside Overlay (R1-H) allowing for a maximum of 14 units total (seven-single family homes and seven accessory dwelling units) upon annexation. Additionally, 14 acres of privately owned property was included in the Western Hills Open Land Acquisition and Limited Development Agreement for access to the Project parcels. These parcels currently provide access to the Project and are proposed for annexation. Although these parcels are pre-zoned R1-H for consistency with surrounding zoning and land uses, they are not included in the Development Agreement and no development is presently proposed or expected. However, they could conceivably be developed with two residential units at some point in the future, bringing the total potential buildout of Annexation Area C to 16 total units. No new parcels are proposed or created as a result of this annexation request.

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

Figure 2-2 Annexation Areas



Source: City of Ukiah, 2022.

Date: July 28, 2022

Goals and Policies

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

LU-7.1 **Development Pattern**

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

LU-7.2 **Annexations**

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

LU-7.3 **Annexation Considerations**

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

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

(Source: New Policy)

LU-7.4 **Required Public Facilities and Services**

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



LU-7.5 Agriculture and Annexation

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

(Source: New Policy)

LU-7.6 Fair Share Housing Needs Reduction

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

LU-7.7 County Housing Needs

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

LU-7.8 Legal Non-conforming Uses

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

2.3 Growth Management

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

Goals and Policies

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

LU-8.1 Contiguous Development

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

LU-8.2 Protection of Agricultural Areas

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

LU-8.3 Infill Development

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

LU-8.4 Reuse of Underutilized Property

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

LU-8.5 Historic Preservation

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

LU-8.6 Historic Resource Maintenance

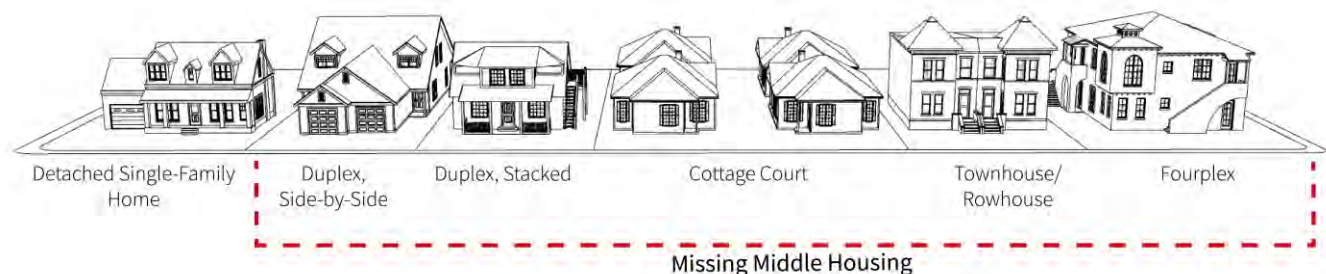
The City shall encourage property owners to maintain these structures in accordance with local, state and federal standards. *(Source: New Policy)*

2.4 Missing Middle Housing

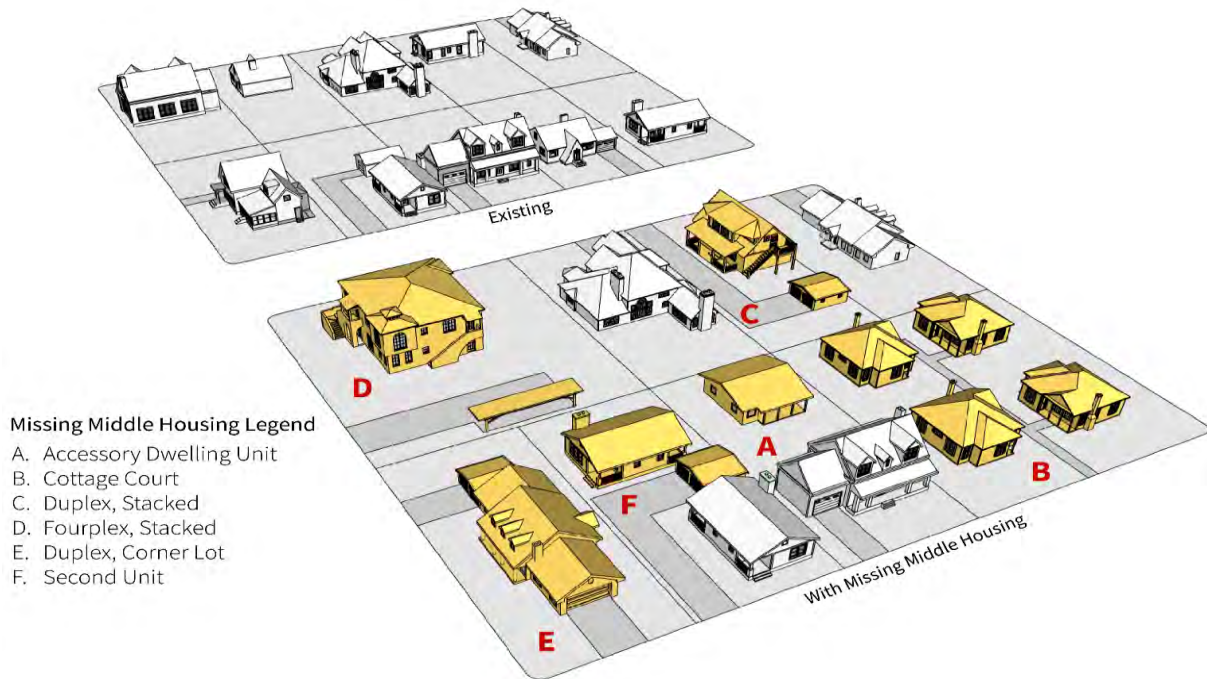
Meeting the Housing Needs of Ukiah

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

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



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



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

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

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

Senate Bill 9 and Development Implications

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

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

Goals and Policies

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

LU-9.1 **Mixed Residential Neighborhoods**

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

LU-9.2 **Housing Types and Designs**

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

LU-9.3 **Adaptation of Existing Residential Units**

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



2.5 Special Planning Areas

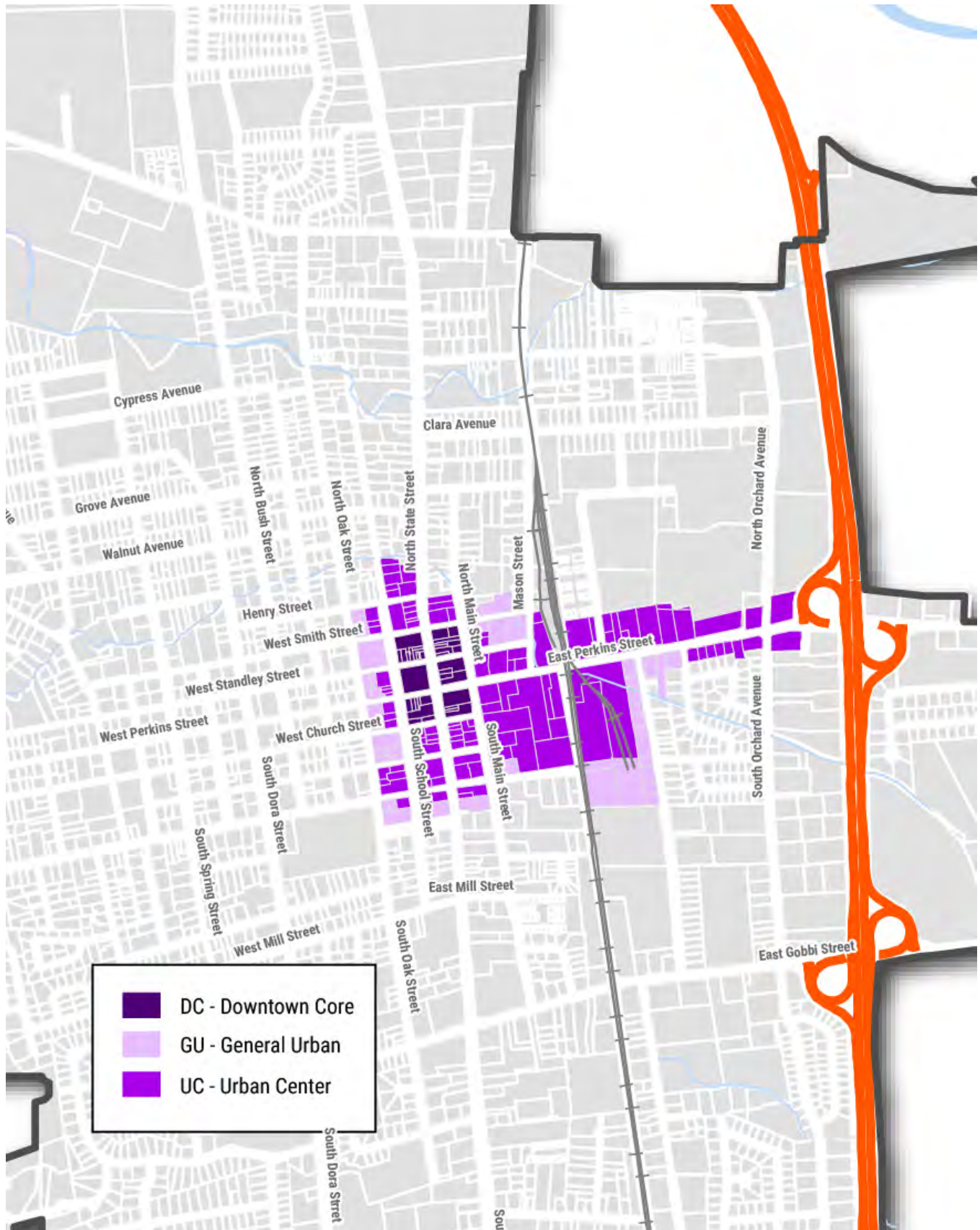
Development in Ukiah is focused to achieve more specific outcomes by designating three special planning areas: the Downtown Zoning Code, the Ukiah Valley Area Plan, and the Ukiah Municipal Airport Land Use Compatibility Plan). These special planning areas have more detailed development standards while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

Downtown Zoning Code

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

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

Figure 2-3 Downtown Specific Zoning Districts

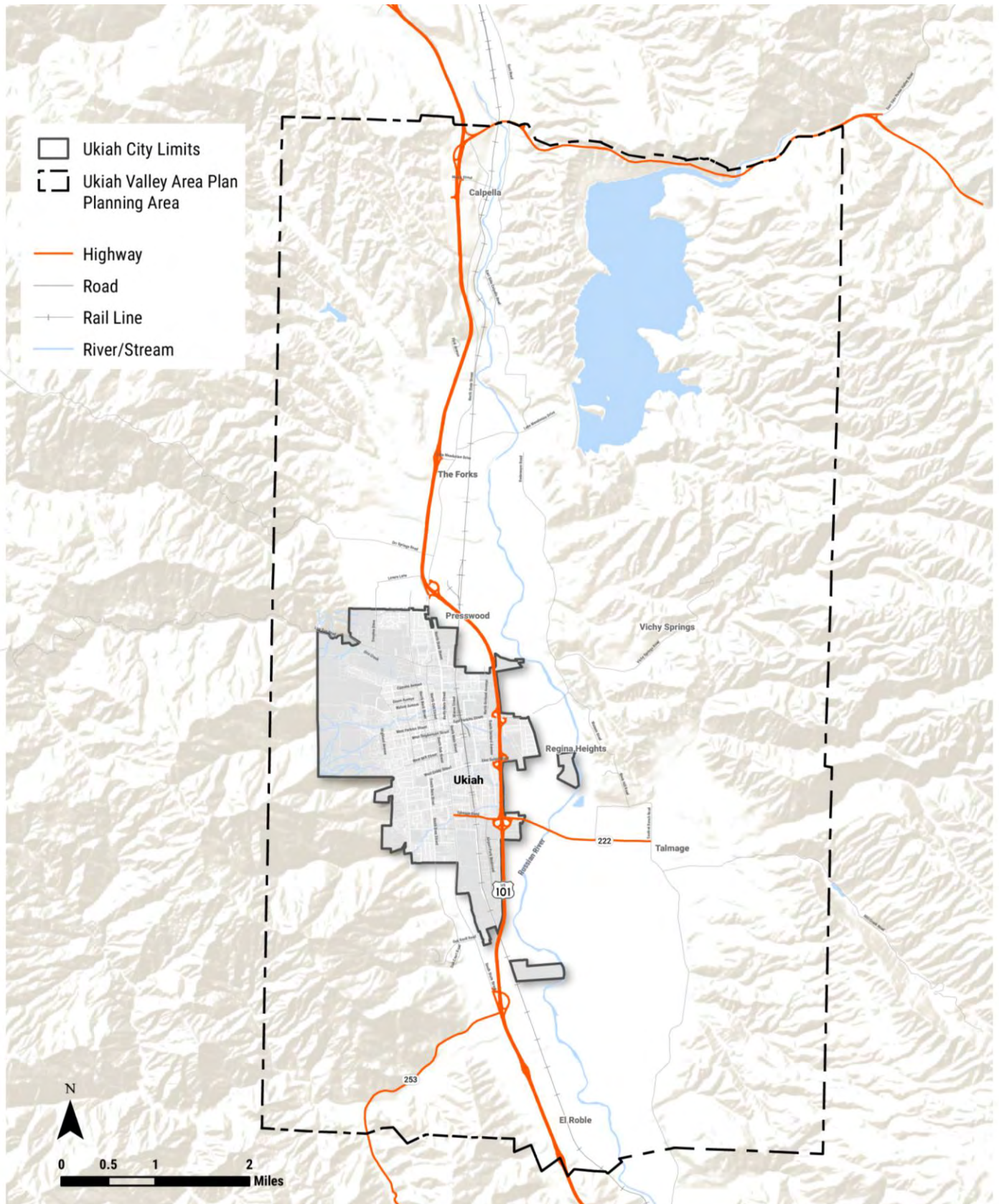




Ukiah Valley Area Plan

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

Figure 2-4 Ukiah Valley Area Plan Boundary



Airport Related Plans

Ukiah Municipal Airport Master Plan

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

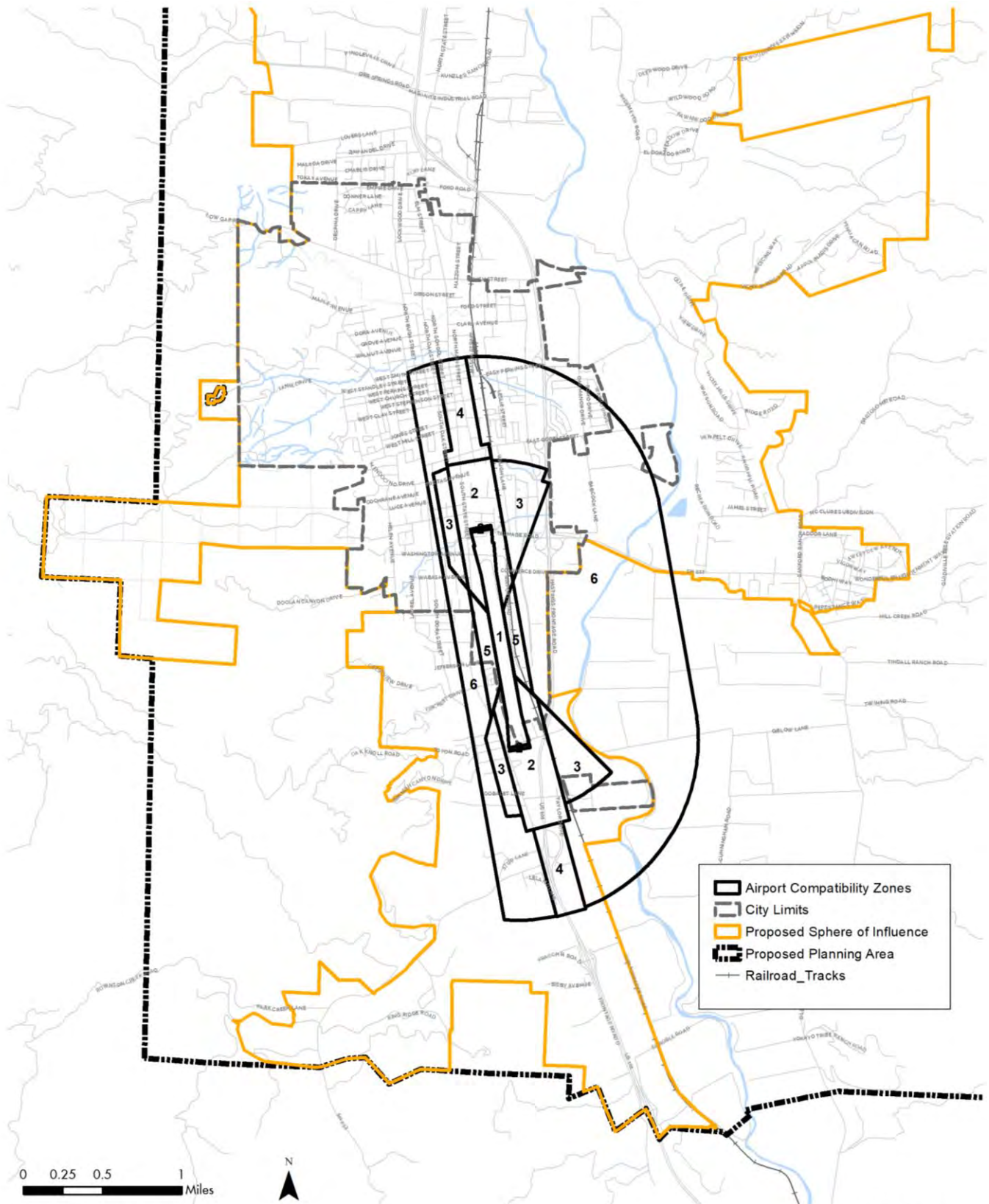
Ukiah Municipal Airport Land Use Compatibility Plan

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

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

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

Figure 2-5 Airport Zones



Source: City of Ukiah, 2022.

Date: June 28, 2022

Goals and Policies

- LU-10** *To assure coordination and consistency with special planning areas. (Source: New Goal)*
- LU-10.1** **Downtown Zoning Code**
The City shall update the Downtown Zoning Code to assure consistency with the General Plan goals, policies, and land use designations. *(Source: New Policy)*
- LU-10.2** **Ukiah Valley Community**
The City shall recognize that the Ukiah Valley is one community and foster collaborative decision-making between the City, county, and other public agencies. *(Source: UVAP Goal LU-7, modified)*
- LU-10.3** **Ukiah Valley Area Plan**
The City shall coordinate with Mendocino County to assure consistency with the Ukiah Valley Area Plan goals and policies. *(Source: New Policy)*
- LU-10.4** **Ukiah Airport Master Plan**
The City shall periodically update the Ukiah Airport Master Plan to reflect changing airport needs, aircraft type and use, and new noise and safety standards. *(Source: New Policy)*
- LU-10.5** **Ukiah Municipal Airport Land Use Compatibility Plan**
The City shall require new development within each airport zone that conforms to the height, use and intensity specified in the land use compatibility table of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). *(Source: UVAP Policy LU 2.1b, modified)*
- LU-10.6** **Mendocino County Airport Land Use Commission**
As required within the UKIALUCP, the City shall refer new development projects in the Ukiah Airport area of influence to the Mendocino ALUC for review and comment. *(Source: New Policy)*

2.6 Community Character and Design

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

Goals and Policies

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

LU-11.1 Commercial Character

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

LU-11.2 Gateways

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

LU-11.3 Neighborhood Character

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

LU-11.4 Public Buildings and Spaces

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

LU-11.5 Public Street Furniture

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

LU-11.6 Public Art

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

LU-11.7 Sign Regulations

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

LU-11.8 Tree Preservation

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

LU-11.9 Historic Preservation and Restoration

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

LU-11.10 Water Efficient Landscaping

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

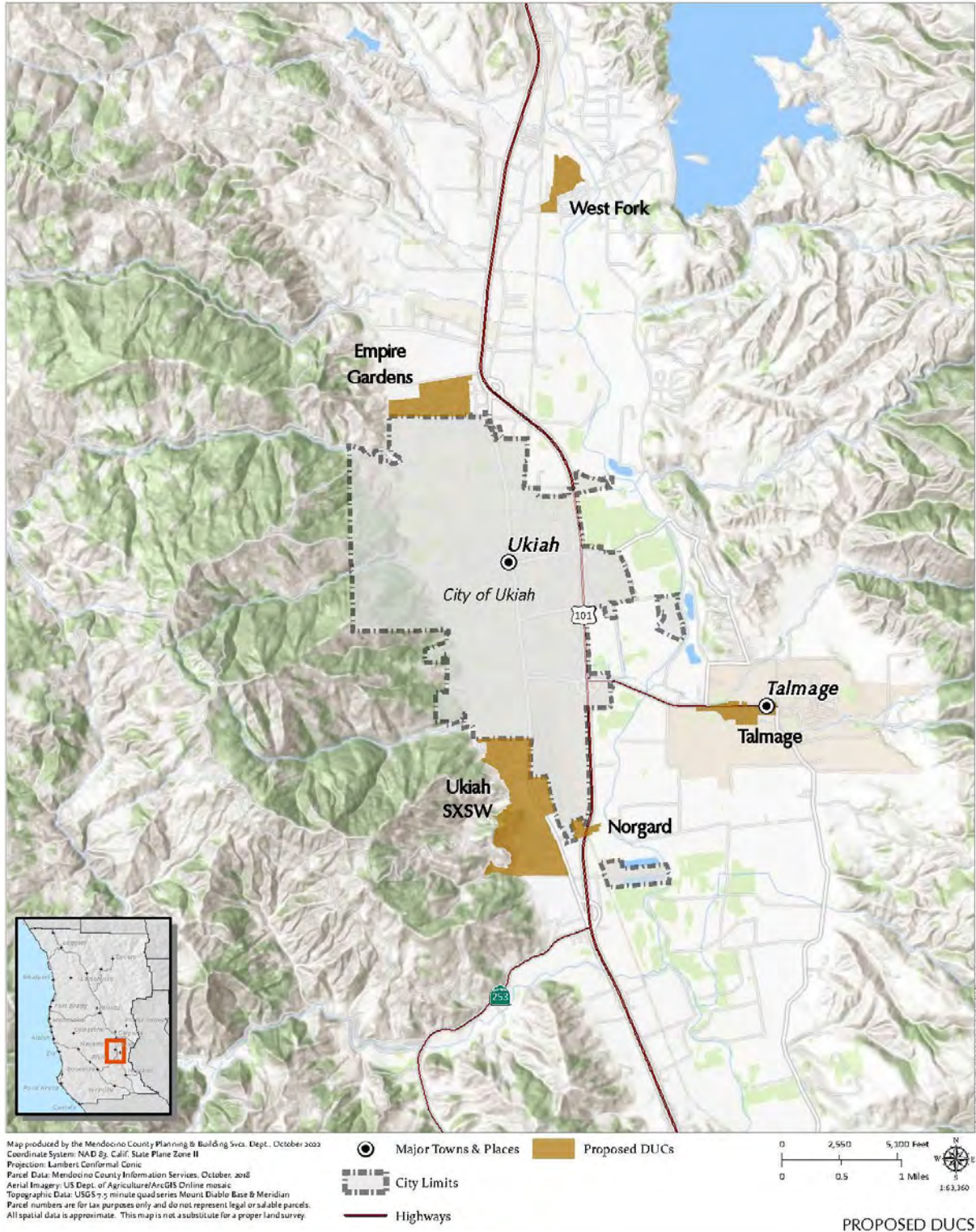
2.7 Environmental Justice

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



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

Figure 2-6 Identified Disadvantaged Unincorporated Communities



Goals and Policies

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

LU-12.1 **Fair Treatment and Meaningful Involvement**

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

LU-12.2 **Disproportionate Land Use Impacts**

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

LU-12.3 **Coordination on Siting of Utilities**

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

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

LU-13.1 **Access to Community Resources**

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

LU-13.2 **Equitable Capital Improvements**

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

LU-13.3 **Public Assistance Collaboration**

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

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

LU-14.1 **Code Enforcement**

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

LU-14.2 Clean and Safe Drinking Water

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

LU-15 *To promote meaningful dialogue and collaboration between members of disadvantaged communities and decision-makers to advance social and economic equity. (Source: New Goal)*
LU-15.1 Community Input

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

LU-15.2 Communication Channels

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

LU-15.3 Public Engagement

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

LU-15.4 Translation Services

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

2.8 General Plan Use and Maintenance

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

Goals and Policies

LU-16 *Promote the effective use and implementation of the General Plan Land Use Map. (Source: New Goal)*
LU-16.1 Land Use Map

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



LU-16.2 Land Use Designations

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

LU-16.3 Zoning Designations

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

LU-16.4 Five-year General Plan Review

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

2.9 Implementation Programs

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



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

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>E Zoning Code Amendments The City shall amend the Zoning Code to address the following topics:</p> <ul style="list-style-type: none"> • Downtown Zoning Code and Design Guidelines; • Commercial Design standards that address neighborhood character and compatibility, including materials, siting, scale, and landscaping; • Sign regulations; • Water efficient landscape standards; • Historic Structure Preservation; and • Zoning districts and map consistency with the 2040 Land Use Diagram. (Source: Existing Program CD-4.1a, 4.2a, modified and expanded) 	LU – 10.1 LU – 11 LU – 11.4 LU – 11.8	Community Development	■				
<p>F Ukiah Municipal Airport Land Use Compatibility Plan The City shall review every five years and update as necessary the Ukiah Municipal Airport Land Use Compatibility Plan. The review and potential update shall consider changing airport facility and aviation needs, new aircraft types, and new noise and safety standards. (Source: New Implementation Program)</p>	LU – 10.4 LU – 10.5 LU – 10.6	Airport		■	■		■
<p>G Design Standards The City shall update the Commercial Design Guidelines to establish design standards for street furniture and streetscape landscaping. (Source: Existing Program CD-4.3a)</p>	LU – 11.6	Community Development	■				



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

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3 Economic Development Element





Economic Development Element

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.

Section	Title	Page
3.1	Regional Economy	3-3
3.2	Economic Foundations	3-5
3.3	Tourism and Recreation	3-6
3.4	Business Attraction, Retention, and Expansion	3-7
3.5	Workforce Training and Education	3-8
3.6	Diversified Economy	3-9
3.7	Implementation Programs.....	3-11

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 Economic Development Element. This includes coordinating with the county, local economic development organizations, engaging in partnerships with the private sector, and maintaining relationships with regional and State agencies. It also includes an emphasis on businesses that add value to the region's agricultural products and the economic infrastructure.

Partnerships and collaboration between Ukiah, the business community, and local and regional organizations is key to economic success. Successful partnerships can lead to a unified community that focuses on fostering a



business-friendly environment collectively advancing the City and the region. Mendocino County also has an economic development program, as well as the Mendocino County Tourism Commission, that the City can continue to coordinate with to support local growth and programs. The City and Mendocino County can also work together on annexations to realize the vision of the Ukiah Valley Area Plan and serve as an economic driver for future business opportunities. These partnerships maximize the City's regional economic influence, leverage the power of collaborative efforts, and support the City's ability to both assist businesses and attract tourists.

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.*

ED-1.1 Interagency Coordination

Coordinate with local agencies, jurisdictions, and tribes; and other groups and organizations working to promote Ukiah's economic development.

ED-1.2 Economic Initiatives

The City shall support regional economic initiatives and marketing activities by actively participating in economic development programs.

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.

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.

3.2 Economic Foundations

Economic prosperity is dependent on critical infrastructure systems that provide adequate capacity, reliable service, and flexible functionality. Water is a critical resource for any economic growth. A well-maintained and connected transportation infrastructure is essential for the community, employees, and employers. Businesses depend on reliable, affordable City services. In addition, new technologies, particularly broadband and/or satellite capacity, need to be widely deployed through both public and private investments. Ukiah wants to encourage private-sector investment to encourage business development, enhance local employment opportunities, and improve the overall quality of life for residents.

Goals and Policies

ED-2 *To promote a strong local economy by improving critical infrastructure, including water, transportation, and renewable energy.*

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.

ED-2.2 Energy Infrastructure

The City shall work to improve energy infrastructure to increase availability, reliability, sustainability, and use of renewable energy sources.

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

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.

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.

ED-3.3 Airport Industrial Park

The City shall develop adequate linkage from the Airport Industrial Park to the east side of the airport.

3.3 Tourism and Recreation

Ukiah is surrounded by wineries, State parks, and an abundance of outdoor recreational areas, providing numerous activities for visitors and residents alike, including hiking, biking, golf, camping, fishing, boating and wine tasting. The goals and policies in this section seek to continue to enhance and expand attractions in Ukiah that serve visitors, making Ukiah a premier recreation destination. Policies in this section seek to strengthen and expand the attractions Ukiah offers and the services and amenities the tourism industry provides to visitors.

Goals and Policies

ED-4 *To attract visitors and provide them with the amenities and services to make their stay in Ukiah enjoyable.*

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.

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.

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.

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.

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.

ED-5 *To ensure Ukiah's long-term economic success and sustainability by diversifying and expanding tourist attractions.*

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.

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.

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.

ED-5.4 Special Events

The City shall support special events that benefit local businesses and contribute to the City's overall economic success.

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.

3.4 Business Attraction, Retention, and Expansion

The goals and policies in this section address the need to focus attention on the attraction of new businesses, as well as the retention, and expansion of existing businesses in Ukiah. Businesses that have outgrown their existing spaces or are deciding whether to relocate are the target audience for business retention and expansion activities. Existing businesses provide Ukiah's job base and constitute the most effective starting point from which to diversify the economic base. Keeping these jobs in Ukiah is an important goal because most of the job creation is done by expansion of existing businesses.

The City of Ukiah recognizes the economic potential of supporting local entrepreneurship and the creation of new businesses. The entrepreneurship goal and its supporting policies seek to create a culture of local entrepreneurship and innovation and to expand the local economy by supporting the establishment of home-grown businesses.

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.*

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.



ED-7 *To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses.*

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).

ED-8 *To cultivate a culture of entrepreneurship to encourage and support local business start-ups.*

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.

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.

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 to the characteristics of the local labor force. In addition, local institutions should be ready to prepare the labor force to work in the growing industries within the region. The goals and policies in this section address the need for increasing the job skills and occupational opportunities for the local labor force.

Goals and Policies

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

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.

ED-9.2 **Local Graduate Retention**

The City shall actively support efforts to keep local high school and college graduates in the local workforce.

ED-9.3 City Hiring Practices

The City shall pursue best practices aimed at maximizing local hiring in coordination with education and training providers.

3.6 Diversified Economy

Economic diversity can help create long-term stability and economic resilience. This resilience (the ability to recover from adverse changes in the economy or environment) is particularly important as the effects of climate change create economic disruptions through wildfire, drought, and increasingly variable storm events. The market outlook for different industries with the potential to grow and thrive in Ukiah depends on local, national, and global factors.

Other opportunities for diversification include environmental technologies (“green economy”) and the creative sector. The green economy includes business activities that benefit the environment or conserve natural resources. For the foreseeable future, California laws and policies will continue to drive demand for these types of goods, services, and technologies. Demand will further increase as other states adopt similar standards that conserve natural resources, reduce greenhouse gas emissions, and mitigate environmental impacts. Goals and policies in this section are intended to support diversification of Ukiah’s economy.

Goals and Policies

ED-10 *To foster a robust and diversified local economy that provides quality employment and attracts stable businesses.*

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.

ED-10.2 Agricultural Support Services

The City shall encourage agricultural support services, such as vineyard and harvest management, to be based in Ukiah.

ED-10.3 Airport-Related Businesses

The City shall encourage and promote the development of airport-related businesses at the Ukiah Municipal Airport.

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.

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.



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.*

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.

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.

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.

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.

3.7 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>A Economic Development Strategy 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>ED – 1.4</p>	<p>City Manager Community Development</p>	<p>■</p>				



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4 Mobility Element





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 health, 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.

Section	Title	Page
4.1	Statutory Requirements	4-3
4.2	Transportation Setting	4-5
4.3	Planned Transportation Network	4-8
4.4	Complete Streets	4-19
4.5	Vehicle Miles Traveled	4-20
4.6	Transportation Safety and Planning	4-21
4.7	Transportation and Mobility Needs	4-22
4.8	Parking	4-23
4.9	Aviation	4-23
4.10	Implementation Programs	4-24

4.1 Statutory Requirements

The Mobility Element addresses the street and transportation network with an emphasis on the movement of people and goods. The transportation system serves all members of the community. It is an integral part of the social fabric linking friends to friends, people to jobs, homes to shopping, businesses to supplies, and families to entertainment. The ability to get from one place to the next is a major ingredient of the quality of life in the Ukiah area.

California Planning Requirements

Required General Plan Element. California law mandates the development of a required element (often referred to as a “Circulation Element” or “Transportation Element”) that contains the “general location and extent of existing and proposed major thoroughfares, transportation routes, and other local public utilities and facilities, all correlated with the land use element” of the General Plan per Government Code Section 65302 (b).

Capital Improvement Programs. California Government Code Section 65401 specifies public works projects must be in conformity with the General Plan. In practice, this will require that the City, during adoption of the Five-Year Capital Improvement Program (CIP), make findings that the proposed City of Ukiah Five-Year CIP is in conformance with the General Plan, including the Mobility Element.

Complete Streets Act. The Mobility Element is consistent with the California Complete Streets Act (AB 1358) adopted in 2008, which requires that cities and counties incorporate “Complete Street” policies when updating their General Plan Circulation Element. Complete streets make travel safe for all users, including bicyclists, pedestrians, motorists, transit vehicles, and people of all ages and abilities. While every street does not need to provide dedicated space to all users, the street network must accommodate the needs of all users.

Economically, complete streets can help revitalize communities, and can give people the option to lower transportation costs by using transit, walking, or bicycling rather than driving to reach their destinations. The California Department of Transportation (Caltrans) is actively engaged in implementing its complete streets policy in all planning, programming, design, construction, operations, and maintenance activities for the State Highway System.



Complete Streets

The term “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. A “complete street” is one that provides safe and convenient travel in a



Provision of safe mobility for all users contributes to the Caltrans’s vision: "improving mobility across California". The successful long-term implementation of this vision is intended to result in more options for people to go from one place to another, less traffic congestion and greenhouse gas emissions, more walkable communities (with healthier, more active people), and fewer barriers for older adults, children, and people with disabilities.

Vehicle Miles Traveled. The Mobility Element contains policies and performance measures consistent with Senate Bill (SB) 743 that was passed by the California Legislature in 2013 and led to changes to the California Environmental Quality Act (CEQA) regarding the analysis of transportation impacts. Transportation impact analysis under CEQA is no longer based on level of service (LOS), which focused on motor vehicle delay. The new CEQA standards require that transportation impacts associated with development be assessed primarily based on the effects on VMT. While LOS is no longer relevant for CEQA purposes, LOS-based performance goals remain relevant for non-CEQA planning purposes and as a tool for the City to ensure its roadway system meets the expectations of the community.

Context Sensitive Street Design. Caltrans promotes “context sensitive solutions” as an approach to plan, design, construct, maintain, and operate its transportation system. These solutions use innovative and inclusive approaches that integrate and balance community, aesthetic, historic, and environmental values with transportation safety, maintenance, and performance goals. Context sensitive solutions also meet transportation goals in harmony with community goals and natural environments. They require careful, imaginative, and early planning, and continuous community involvement.

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.

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



its four incorporated cities: Fort Bragg, Point Arena, Willits, and Ukiah. MTA's service area covers 2,800 square miles and provides local fixed-route and dial-a-ride services as well as long distance and commute-oriented programs.

MTA primarily operates different fixed routes connecting the Mendocino Coast, as well as inland valleys, towns, and communities to the county's seat in Ukiah. Routes 65 and 95 are the two largest routes serving the MTA service area, with the routes connecting to the coast that operate every day of the year, including most holidays, providing continuous service for both inland valley and coastal residents.

Aviation Facilities. Ukiah Municipal Airport, a public use, General Aviation (GA) facility, serves the Ukiah Valley region. The City has owned and operated the airport since the 1930s. In 1942, the airport was established as an auxiliary military landing strip. The airport runway was lengthened to 4,423 feet in 1954. In 1968, the runway was relocated 585 feet south at its current location.

The Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) was adopted by the Mendocino County Airport Land Use Commission on May 20, 2021. On July 7, 2021, the Ukiah City Council adopted Ordinance 1215, requiring all future land use plans, zoning, and districting plans to comply with the UKIALUCP, including the 2040 Ukiah General Plan. The UKIALUCP includes protection for a future 5,000-foot runway to accommodate operations by CALFIRE Lockheed C-130 fire attack aircraft and was based on a 20-year forecast of 30,916 annual operations, representative of the airport's current condition and potential growth.

Travel Patterns

Journey to Work Data. According to longitudinal employer household dynamics (LEHD) data, 51 percent of workers employed in Ukiah live outside of the city, 28 percent live in the city and are employed outside of the city, and 21 percent both live and work in the city,

Rates of Walking and Bicycling. Historically, rates of walking and biking have fluctuated over time in Ukiah. Walking as a means of transportation was highest in 2009 based on U.S. Census Bureau American Community Survey 2009-2017 data, preceding a fluctuation, then a positive trend from 2014 to 2017. Similarly, biking as a means of transportation has also fluctuated, but has been decreasing following a peak in 2014.

Goods Movement. Goods movement in the City of Ukiah was examined through the lens of Caltrans Truck Annual Average Daily Traffic (AADT) data. U.S. 101 exists as a Terminal Access (STAA). Between 1990 and 2010, heavy truck AADT has varied between 1,375 and 1,696, followed by a decline in 2011. Between 2001 and 2014, AADT varied, followed by an increase from 2015 to 2017. While heavy truck AADT has increased over this period, the percentage of trucks



with 3+ axels have been the lowest between 2015 and 2017, compared to previous years. Two axel trucks comprised the majority, or 72 percent, of heavy truck AADT in 2017. Three-axel, four-axel, and five-axel trucks comprise 6 percent, 2 percent and 20 percent, respectively, of total heavy truck AADT in 2017. Increases in online shopping have resulted in more significant impacts to local roads.

4.3 Planned Transportation Network

This section describes the planned street and transportation network. The Mobility Element is intended to provide long-term transportation solutions while maintaining the city's friendly, small-scale character.

Guiding Principles

The planned transportation network will provide an efficient transportation system that includes a citywide network of Complete Streets. Multi-modal approaches to increasing travel options are emphasized in Ukiah as part of the planning process prior to undertaking expensive and urban-appearing street improvements. Ukiah recognizes that simply accommodating cars first and looking for alternatives afterwards shortchanges opportunities for alternate transportation and a more spontaneous, diverse, and lively community. Air quality, land use, and circulation are closely interrelated. A commitment to providing Complete Streets is a key to effective transportation planning and will maximize the effectiveness of the existing street network. One means of increasing the capacity of the existing system is to consider all forms of transportation when making planning decisions.

In addition, planning that respects the small-town quality of life in Ukiah will retain the intimacy of streets that attract pedestrian usage. Historically, priority has gone to automobile-centric needs over multi-modal usage in transportation development, representing a focus on Level of Service (LOS) efficiency rather than comprehensive mobility planning. Prioritizing multi-modal travel goals in order to achieve a balance between the various options to vehicular access during the planning process ensures that getting from home to work, shop, or play is convenient and easy without the automatic need for a car.

Emphasis on Sustainable Mobility

Planning that respects the small-town quality of life in Ukiah will retain the intimacy of streets that attract pedestrian usage. Maintaining a balance between the various travel mode options during the planning process ensures that getting from home to work, shop, or play is convenient and easy without requiring use of a motor vehicle.

Street Network Plan

This section of the Mobility Element describes Ukiah's street network plan including existing streets, planned future improvements and street design guidelines.

Functional Street Classifications

Streets are classified based on purpose, locational context and design into several classifications, as described below.

Freeways

A freeway is a limited-access State highway with multiple lanes in each direction separated by a barrier or median. Intersections are grade-separated.

- **Highway 101** is an important north-south freeway that links different areas within the City of Ukiah and connects the community with other parts of northern California. The freeway has four lanes through Ukiah and controlled access, which is limited to interchanges with arterial streets.

Arterial Streets

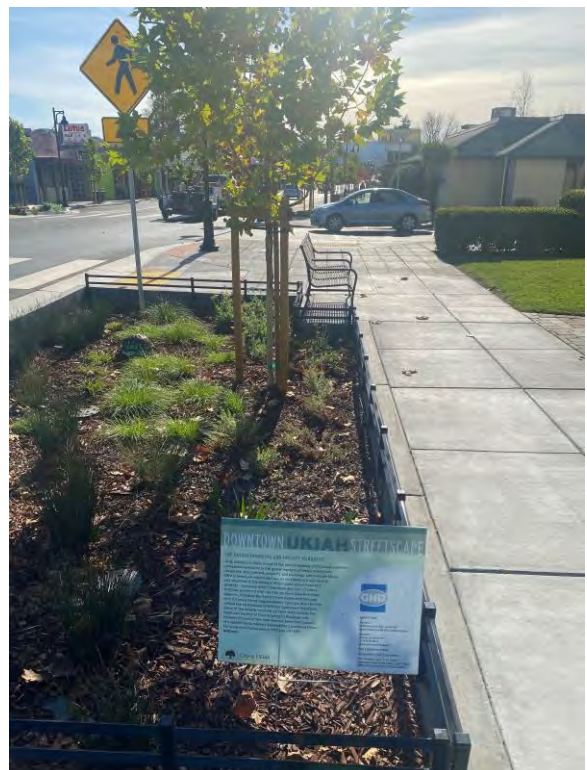
Arterials provide the principal network for citywide travel by all modes of travel, including walking, bicycling, motor vehicle and transit, and serve as regional connections. Many commercial land uses in Ukiah are accessed directly via arterial streets. Arterial streets in Ukiah generally have one or two vehicle travel lanes per direction and sidewalks on both sides. Bicycle facilities on arterial streets should consist of dedicated bicycle lanes or separated bikeway facilities, wherever feasible. On-street parking may be provided on arterial streets in the downtown area and where desirable given adjacent land use patterns.

Arterial streets may be further subdivided into to reflect specific land use and neighborhood context:

- **Arterial Boulevards** serve as high visibility access and mobility routes, provide direct multi-modal access to many of Ukiah's key commercial sites, and serve transit service. Enhanced streetscape treatments are recommended on arterial boulevards. State Street is an arterial boulevard.

Complete Street Assets

Grid Street Network and Small Blocks. Much of Ukiah is developed with a grid street pattern and relatively small blocks that allow for short trips between destinations, ideal for encouraging bicycling and walking.



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.

Collector streets in Ukiah’s Central Business District emphasize pedestrian- oriented commercial and mixed land uses. Collector streets in Ukiah have one vehicle travel lane per direction with sidewalks on both sides. Turn lanes for vehicles may be included when appropriate for safety and traffic lane, but generally should not be used in areas adjoined by single-family residences. Bicycle lanes should be provided wherever feasible on collector street segments. On-street vehicle parking is generally permitted on most collector streets and encouraged adjacent to commercial and mixed-use sites.

Major Collectors. A major collector in Ukiah is defined as a street that is used in a manner similar to an arterial, providing access to more intense land uses than a minor collector, and connecting with arterial streets. Wider sidewalks are recommended on major collectors.

Minor Collectors. A minor collector in Ukiah is defined as a street that is designed to connect residential areas and local streets with the central business district and other key land uses, as well as with major collectors and/or arterials.

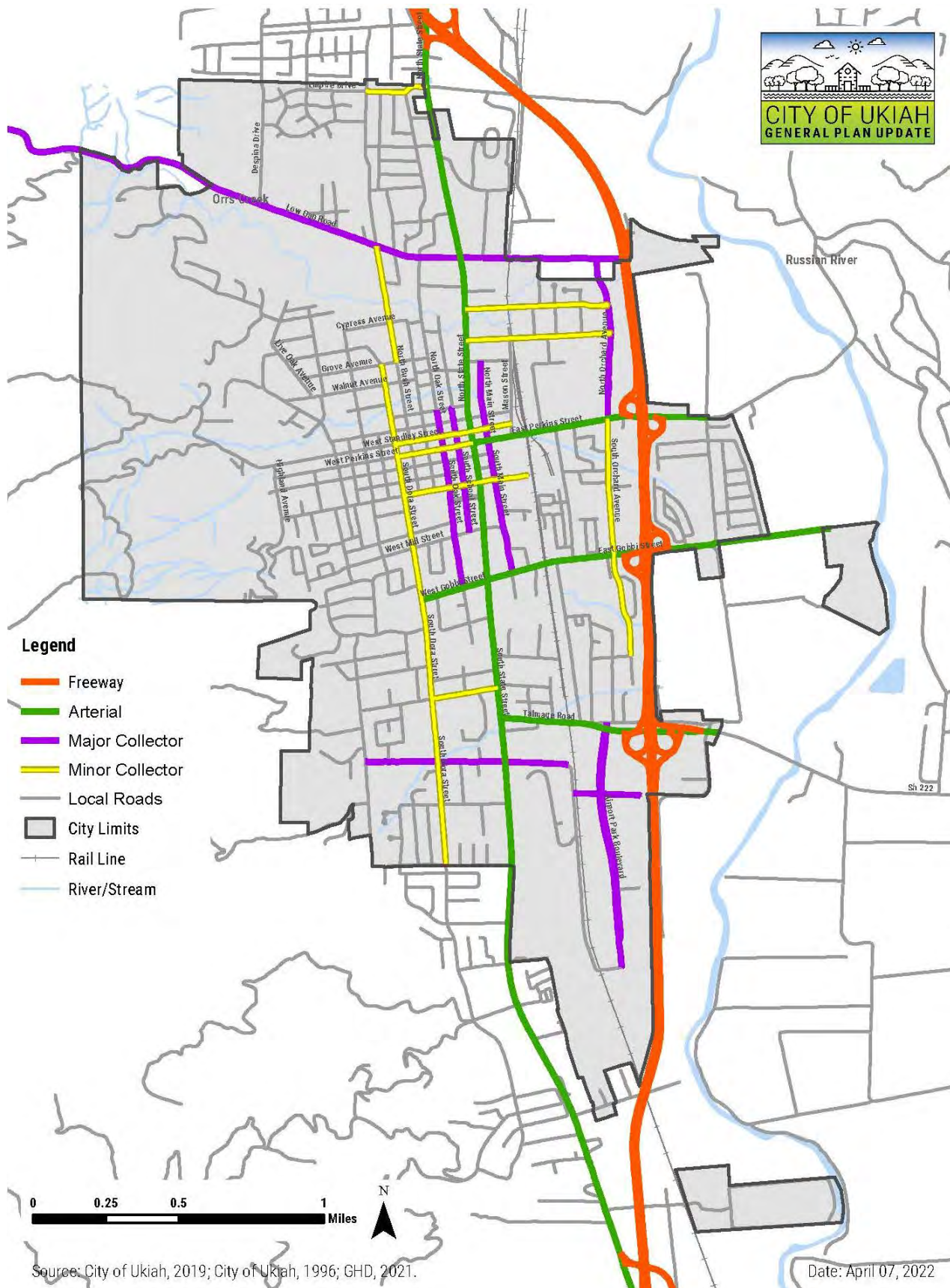
Local Streets

Local streets provide direct access to abutting properties by all modes of travel. Local streets are designed for trips within neighborhoods, and to connect to collectors and arterial streets. Local streets provide access to neighborhood land uses for motorists, bicyclists, and pedestrians, typically with no more than one travel lane per direction, on-street parking, and sidewalks on both sides. Bicycle facilities on local streets generally consist of shared travel lanes between motorists and bicyclists.

Figure 4-1 shows the citywide Street Network & Functional Classifications including planned facilities.



Figure 4-1 Street Network Plan & Functional Classifications



Source: City of Ukiah, 2019; City of Ukiah, 1996; GHD, 2021.

Date: April 07, 2022



While the Mobility Element strives for a network of complete streets that accommodates walking, bicycling, transit and automobile use: modal priorities vary between classifications. For example, typical arterial streets tend to be designed to minimize automobile delay. Table 4-1 provides recommended modal priorities by street classification. Arterial boulevards aim to balance travel by each of the key modes, while collector streets would prioritize pedestrian and/or bicycle travel.

Table 4-1 Street Classifications and Modal Priorities

Classification	Mode Priority	Description and Guidelines	Example
Arterial Boulevard	Bicycle: 1 Pedestrian: 1 Transit: 1 Automobile: 1	Major thoroughfare with transit service and mixed commercial and retail frontages. Provides regional access to adjacent land uses and safe crossings for all travel modes along a regional transportation corridor. Provides enhancements for walking, bicycling and transit, including bulb-outs to reduce pedestrian crossing distances and wide sidewalks. On-street motor vehicle parking may be permitted where feasible to enhance access to adjacent uses. Class II bicycle lanes or Class IV separated bikeways should be provided wherever feasible on arterial segments.	State Street
Arterial (excluding arterial boulevards)	Bicycle: 2 Pedestrian: 2 Transit: 1 Automobile: 1	Provides access and safe crossings for all travel modes along a corridor providing regional transportation access regional transportation corridor such as access to Highway 101 while also providing wide sidewalks for pedestrians. Class II bicycle lanes or Class IV separated bikeways should be provided wherever feasible on arterial segments.	Gobbi Street
Major Collector	Bicycle: 2 Pedestrian: 1 Transit: 2 Automobile: 2	Major collector streets connect arterial and local streets while also providing direct access to adjacent land uses. Provides access to all travel modes in support of typical commercial land uses. Within the downtown area, service to pedestrian-oriented retail is of prime importance. On-street vehicle parking is typically permitted, especially in the downtown area. Class II bicycle lanes should be provided wherever feasible on collector segments.	West Perkins Street
Minor Collector	Bicycle: 1 Pedestrian: 1 Transit: 3 Automobile: 2	Minor collectors connect residential areas to commercial uses. Prioritize walking and bicycling while accommodating automobiles. On-street motor vehicle parking may be permitted. Class II bicycle lanes should be provided wherever feasible on collector segments.	West Perkins Street, West Standley Street

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, streetlights, 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:

- Multi-Use Paths (Class I Bikeways).** A path physically separated from vehicle traffic by an open space or barrier, and either: within a highway right-of-way or within an independent right-of-way used by bicyclists, pedestrians, joggers, skater, and other non-motorized travelers. Because the availability of uninterrupted rights-of-way is limited, this type of facility may be difficult to locate and more expensive to build relative to other types of bicycle and pedestrian facilities, but less expensive compared to building new roadways.



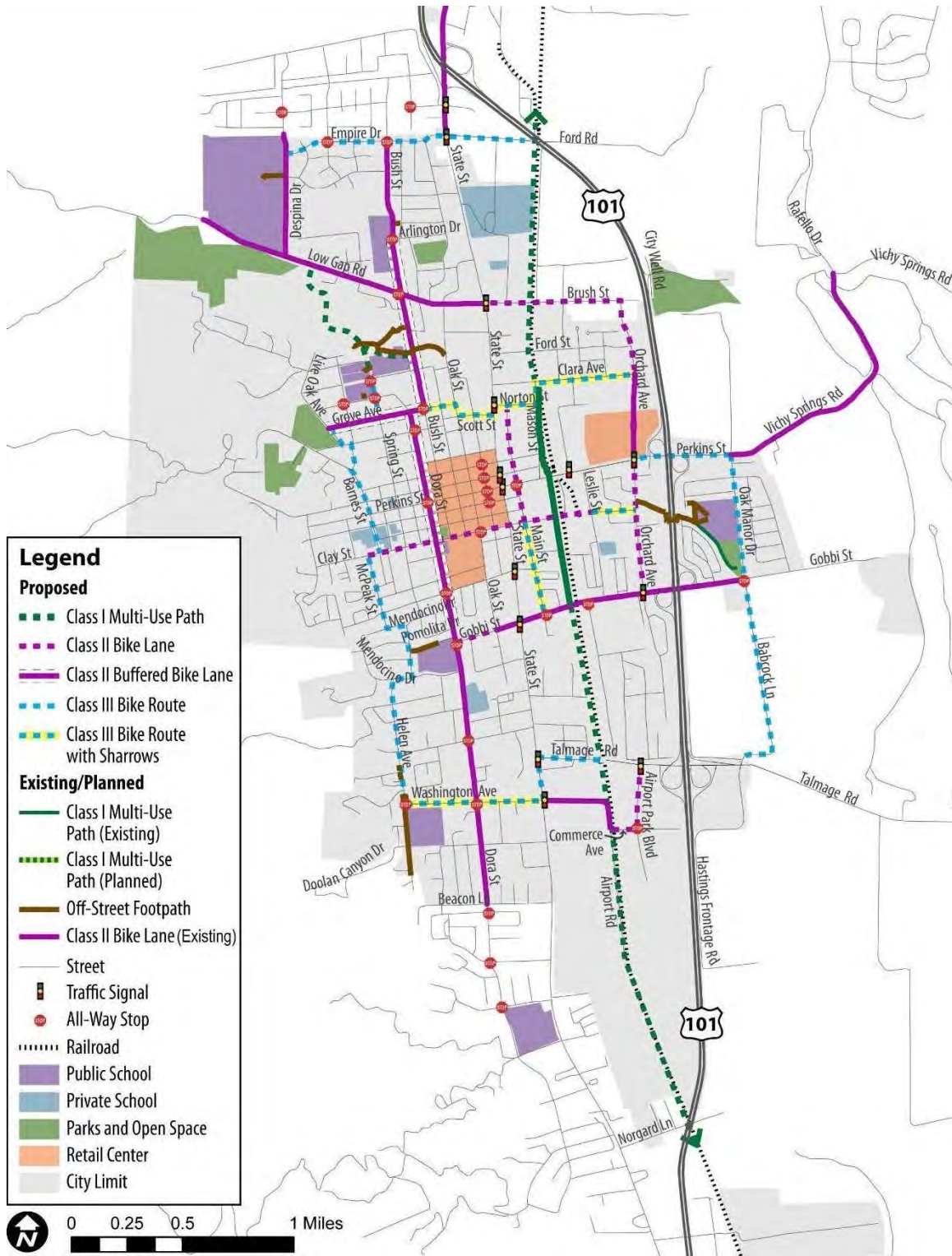
- Bicycle Lanes (Class II Bikeways).** A portion of a roadway that has been set aside by striping and pavement markings for the preferential or exclusive use of bicyclists. Bicycle lanes are intended to promote an orderly flow of bicycle and vehicle traffic. This type of bikeway is established by using the appropriate striping, legends, and signs.
- Bicycle Routes (Class III Bikeways).** Class III bicycle routes are facilities where bicyclists share travel lanes with vehicle traffic. Bike routes must be of benefit to the bicyclist and offer a higher degree of service than adjacent streets. They provide for specific bicycle demand and may be used to connect discontinuous segments of bicycle lane streets. They are often located on local residential streets.
- Bicycle Boulevard.** In addition, many cities have installed an enhanced type of Class III Bicycle Route, referred to as a “Bicycle Boulevard.” Bicycle Boulevards are generally installed on relatively low-volume streets and often include elements to facilitate bicycle travel, such as reorienting stop signs to reduce delays to cyclists, and/or discouraging use by motorists making through trips, such as through inclusion of traffic calming measures.
- Separated Bikeway (Class IV Bikeways).** A Class IV Bikeway is for the exclusive use of bicycles and includes a separation between the bikeway and adjacent vehicle traffic. The physical separation may include flexible posts, grade separation, inflexible physical barriers or on-street parking. Separated bikeways generally operate in the same direction as vehicle traffic on the same side of the roadway. However, two-way separation bikeways can also be used, usually in lower speed environments.



Planned Bikeways

Figure 4-2 shows the planned Bikeway Network, as defined by the City of Ukiah Bicycle and Pedestrian Master Plan (UBPMP), by class of existing and proposed bikeway facility.

Figure 4-2 Bikeway Network Plan



Source: Ukiah Bicycle & Pedestrian Master Plan, August 2015.

Bicycle Parking

In addition, the UBPMP also notes that bicycle parking is an essential element of any bikeway network. The UBPMP recommends the City develop language and rates of required bicycle parking for inclusion in the City's Zoning Code. The recommended rates may be based on the Association of Pedestrian and Bicycle Professional's (APBP) "Bicycle Parking Guidelines" and best practices. Identifying bicycle parking requirements would ensure the type and rate of required bicycle parking meets the City's needs and to provide developers a clear understanding of requirements at project initiation. Bicycle parking can be categorized into short-term and long-term parking. Bicycle racks are the preferred device for short-term bike parking. These racks serve people who leave their bicycles for relatively short periods of time, typically for shopping or errands, eating or recreation. Bicycle racks provide a high level of convenience and moderate level of security. Long-term bike parking includes bike lockers and bike stations and serve people who intend to leave their bicycles for longer periods of time and are typically found at transit stations, multifamily residential buildings and commercial buildings. These facilities provide a high level of security but are less convenient than bicycle racks.

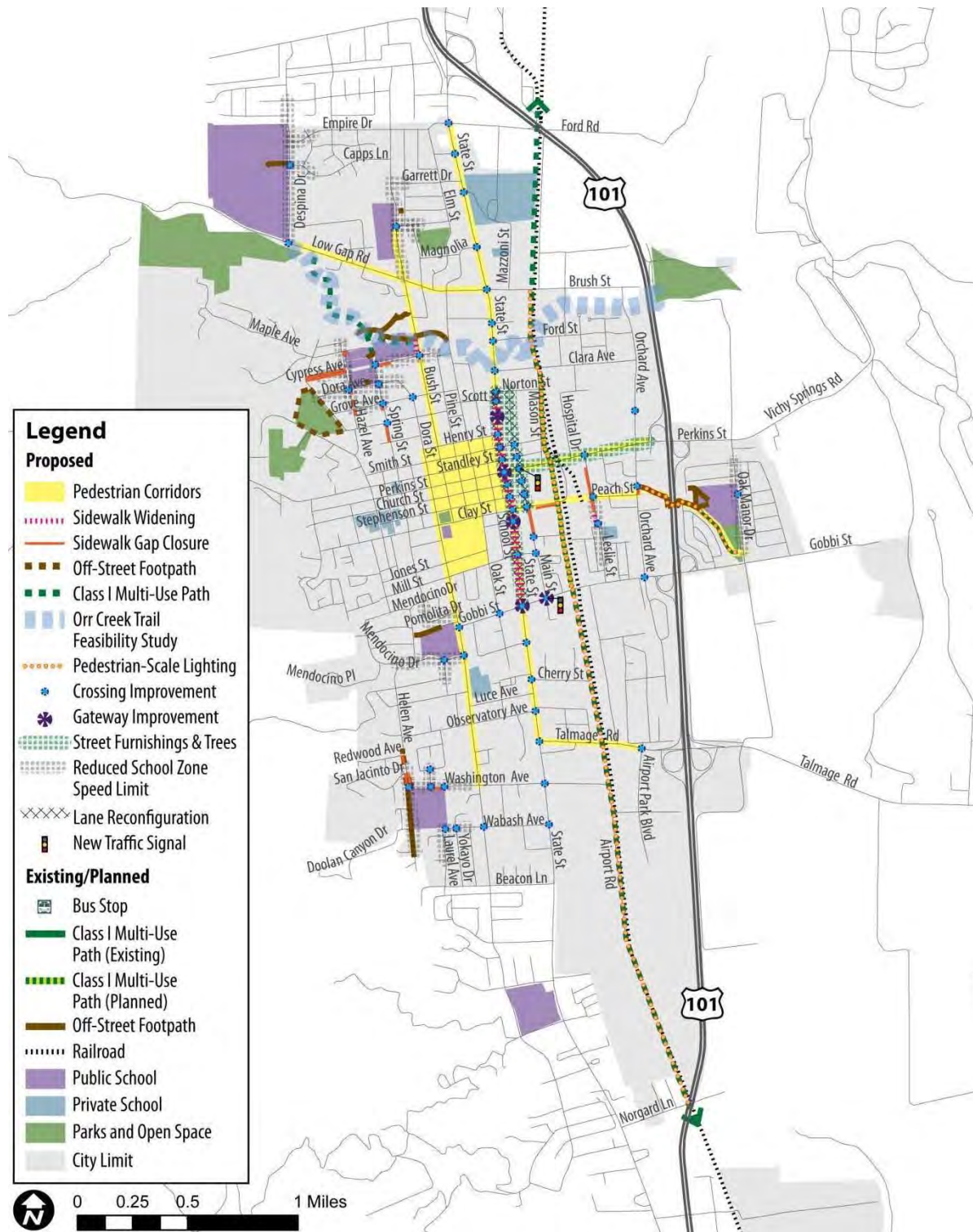
Pedestrian Corridor Network

The UBPMP identifies a Pedestrian Corridor Network that upon completion would provide a connected network of streets intended to improve pedestrian connections to neighborhood destinations, transit and recreational opportunities and serve high volumes of existing or expected pedestrian activity. The network includes corridors that serve the following land uses:

- Retail shopping areas
- Transit
- Schools
- Parks and community centers
- Higher density residential development
- Libraries
- Community centers
- Senior centers or senior living facilities
- Large employment centers

Figure 4-3 shows improvement locations for the Pedestrian Corridor Network as identified in the UBPMP. Recommendations include sidewalk widening in select locations and closure of priority sidewalk gaps. The City of Ukiah prioritizes pedestrian travel on this network and consider implementation of pedestrian improvements with roadway and planning projects along these corridors.

Figure 4-3 Pedestrian Priority Network



Source: Ukiah Bicycle & Pedestrian Master Plan, August 2015

4.4 Complete Streets

Goal 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.*

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.

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.

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.

MOB-1.4 Block Length

The City shall limit block lengths to 600 feet wherever feasible to enhance multi-modal circulation and connectivity.

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.

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.

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.



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.

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.

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.

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.

4.5 Vehicle Miles Traveled

Goals and Policies

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

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.

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.

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.

MOB-2.4 Transit Facility Design

The City shall require new development to include facilities designed to make public transportation convenient.

MOB-2.5 Transit Ridership

The City shall support funding and incentives to increase transit ridership opportunities.

MOB-2.6 Downtown Transit Center

The City shall support creation of a Transit Center.

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.

4.6 Transportation Safety and Planning

Goals and Policies

MOB-3 *To provide a safe transportation system that eliminates traffic-related fatalities and reduces non-fatal injury collisions.*

MOB-3.1 Safety Improvements

The City shall provide safety improvements along high-injury and fatality streets and intersections.

MOB-3.2 Safe Routes to Schools

The City shall promote Safe Routes to Schools programs for all schools serving the City.

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.

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.

MOB-3.5 Community Engagement

The City shall engage the community in promoting safe walking and bicycling through education and outreach.

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.



MOB-3.7 Video Enforcement

The City shall consider the use of video surveillance for traffic enforcement.

MOB-3.8 Truck Traffic in Residential Areas.

The City shall discourage truck traffic on local residential streets to increase safety and reduce noise.

4.7 Transportation and Mobility Needs

MOB-4 *To maintain an ongoing periodic evaluation process to inventory transportation and mobility needs.*

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.

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.

MOB-4.3 Safety Monitoring

The City shall monitor high-priority corridors and intersections to better understand the potential for safety improvements.

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.

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.

MOB-4.6 Alternate Access Routes

The City shall explore the feasibility of establishing alternate north/south and east/west access routes.

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.

4.8 Parking

Goals and Policies

MOB-5 *To promote a balance of multi-modal options, to be reflected in flexible parking regulations.*

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.

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.

4.9 Aviation

Goals and Policies

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).*

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.

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.



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.

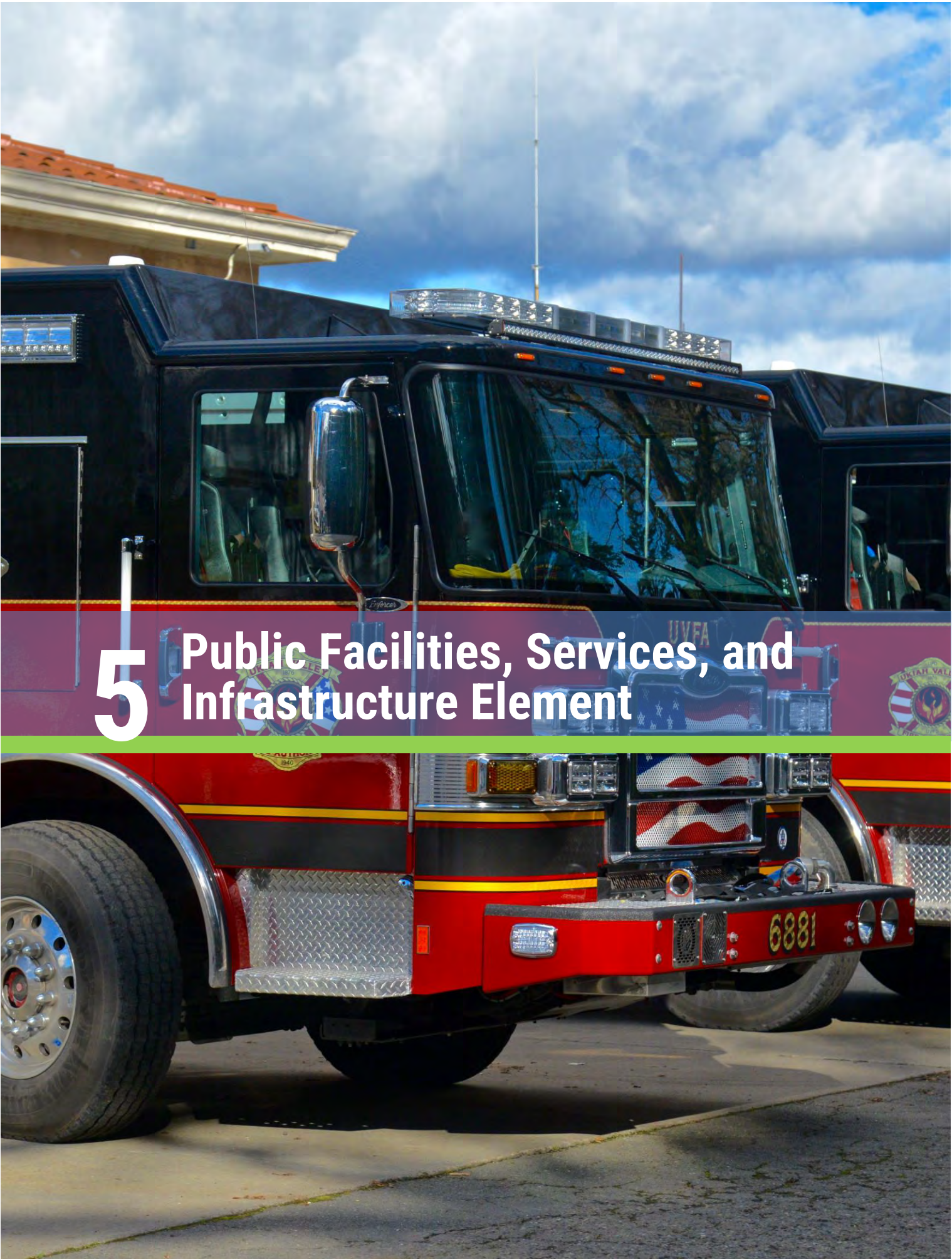
4.10 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>A Street Design Standards 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) <i>Urban Street Design Guide</i>.</p>	MOB – 1.1 MOB – 1.3 MOB – 1.4 MOB – 1.6	Public Works	■	■	■		
<p>B Transportation Impact Fees The City shall reevaluate and update its transportation impact fees every five years to ensure fees are adequate and fairly apportion to new development.</p>	MOB – 1.5	Public Works Community Development	■	■	■		
<p>C Right-of-Way Needs 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.</p>	MOB – 1.1 MOB – 1.3 MOB – 2.5 MOB – 3.6 MOB – 4.2	Public Works Community Development	■				

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>D Vehicle Miles Traveled (VMT) Performance Measures</p> <p>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 & Research (OPR).</p>	<p>MOB – 2.1 MOB – 2.2</p>	<p>Community Development</p> <hr/> <p>Public Works</p>	<p>■</p>				
<p>E VMT Modeling</p> <p>The City shall develop a model for assessing VMT for new development consistent with new VMT performance measures.</p>	<p>MOB – 2.1 MOB – 2.2</p>	<p>Community Development</p> <hr/> <p>Public Works</p>	<p>■</p>				
<p>F TDM Program</p> <p>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.</p>	<p>MOB – 2.2 MOB – 2.3 MOB – 2.5 MOB – 2.6</p>	<p>Community Development</p> <hr/> <p>Public Works</p>	<p>■</p>				
<p>G Transit Center</p> <p>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.</p>	<p>MOB – 2.7</p>	<p>Public Works</p> <hr/> <p>Community Development</p>		<p>■</p>			
<p>H Net Zero</p> <p>The City shall develop and implement a “net zero” strategy aimed at achieving zero fatalities due to collisions on Ukiah’s street network.</p>	<p>MOB – 3.1 MOB – 3.2 MOB – 3.3 MOB – 3.4 MOB – 4.3</p>	<p>Public Works</p> <hr/> <p>Community Development</p>		<p>■</p>			<p>■</p>



Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>I Regional Transportation Plan Updates 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.</p>	<p>MOB – 4.1 MOB – 4.2</p>	<p>Public Works Community Development</p>		■	■		■
<p>J Short-term Transportation Study 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.</p>	<p>MOB – 4.2</p>	<p>Public Works Community Development</p>	■				
<p>K North/South and East/West Access Routes 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.</p>	<p>MOB – 4.6 MOB – 4.7</p>	<p>Public Works Community Development</p>	■				
<p>L Airport Parcels The City shall prepare a study to identify parcels on which new development could benefit the airport and supports annexation of those parcels.</p>	<p>MOB – 6.1 MOB – 6.2 MOB – 6.3</p>	<p>Community Development</p>	■				



5 Public Facilities, Services, and Infrastructure Element



Public Facilities, Services, and Infrastructure Element

Section	Title	Page
5.1	Water	5-3
5.2	Wastewater.....	5-4
5.3	Solid Waste, Composting, and Recycling	5-5
5.4	Stormwater Management	5-7
5.5	Utilities and Energy	5-7
5.6	Emergency Services	5-9
5.7	Parks and Recreation Facilities	5-12
5.8	Education and Lifelong Learning	5-13
5.9	Healthy Community	5-14
5.10	Implementation Programs	5-16

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.*

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.

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.

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.

PFS-1.4 Water Storage

The City shall encourage the protection and expansion of existing sources and methods of water storage for future development.



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.

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.

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.



For goals and policies relating to water conservation and preservation, please refer to Section 6.3 (Conservation) in the Environment and Sustainability Element.

5.2 Wastewater

The Ukiah Wastewater Treatment Plan (UWWTP) provides wastewater treatment for the City and surrounding areas via the Ukiah Valley Sanitation District (UVSD). Recycled water is distributed through a 7.8-mile network of recycled water distribution mains. Roughly 2.7 million gallons of wastewater is treated each day. Since 2019, a portion of this wastewater is recycled within the City's service area. The remainder of the wastewater is treated and discharged to percolation ponds for groundwater replenishment.

The WWTP has a dry-weather capacity of 3.01 million gallons per day (MGD), and a peak wet-weather capacity of 24.5 MGD. The WWTP includes primary, secondary, and tertiary treatment. As of 2021, about one-third of the wastewater at the WWTP is recycled, and about two-thirds of the wastewater is discharged to percolation ponds at the WWTP. The recycled water system allows the City to serve approximately 325 MG of water to farmers, parks, and schools each year. The fourth phase will expand the recycled water system by 400 AFY to serve the Ukiah Valley Golf Course, Ukiah High School, an agricultural field, adjacent parks, and softball fields.

Goals and Policies

PFS-2 *To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development.*

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.

PFS-2.2 Wastewater System Funding

The City shall ensure that the wastewater collection, treatment, and disposal system have adequate funds and programs for maintenance, upgrades when required, and day-to-day operations.

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.

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.

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.

PFS-2.6 Wastewater Service Capacity

The City shall ensure there is adequate wastewater service capacity prior to annexation of additional land.

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.

5.3 Solid Waste, Composting, and Recycling

The City contracts with a franchise garbage company for collection of garbage, recycling, and green waste within the city limits. Solid waste disposal services are mandatory for residential customers. The contractor provides comingled recycling and green waste processing, in compliance with state waste diversion regulations.

The Mendocino Solid Waste Authority (MendoRecycle) was formed in 1990 by the County of Mendocino and the Cities of Ukiah, Willits, and Fort Bragg. MendoRecycle provides administrative oversight and program implementation for solid waste and recycling in the County.

Goals and Policies

PFS-3 *To ensure adequate solid waste, recycling, and composting services and maximize waste diversion from landfills.*



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.

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.

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.

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.

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.

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.

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

PFS-4.1 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.

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.*

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).

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.



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-6 *Improve the efficiency and quality of utility services in the city.*

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.

PFS-6.2 **Undergrounding Utilities**

The City shall encourage the conversion of overhead transmission and distribution lines to underground as economically feasible.

PFS-6.3 **Energy Efficiency Education**

The City shall support education for residents and businesses on the importance of energy efficiency.

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.

PFS-6.5 **Privately-Owned Building Retrofits**

The City shall promote retrofitting of privately-owned buildings to increase energy efficiency.

PFS-6.6 **Local Power Generation**

The City shall support local power generation and production that is economically and operationally feasible.

PFS-7 *To ensure a safe and resilient utility and infrastructure system.*

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.

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.

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.

PFS-8 *To transition to sustainable and renewable energy.*

PFS-8.1 Utility Sustainability

The City shall continue to expand alternative, sustainable electric energy use.

PFS-8.2 Sustainable Design and Energy Efficiency

The City shall encourage the site planning and design of new buildings to maximize energy efficiency.

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.

PFS-8.4 Residential Electric Appliances

The City shall encourage the use of electric appliances and utility hook-ups in all new residential development.

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.

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.

5.6 Emergency Services

The Ukiah Valley Fire Authority protects life and property from fire and other natural and man-made events through the provision of the following services:

- Emergency Medical Response
- Emergency Fire and Hazards Response
- Fire Prevention
- Public Education and Information
- Disaster Preparedness
- Emergency Scene Investigation
- Public Assistance.

The Ukiah Police Department is organized into three divisions: Operations, Administrative, and Communications and Records. The Communications Center handles all 9-1-1 and non-emergency calls for the City of Ukiah and City of Fort Bragg Police Departments, provides after-hours dispatching services for Electric, Water, Wastewater, and other City services, and makes emergency notifications to the community.



The Office of Emergency Management (OEM) is a division within the City Manager’s Office and is responsible for coordinating emergency planning, preparedness, response, and recovery of the City of Ukiah Operational Area for man-made or natural disasters. OEM works before, during and after emergencies to minimize impacts on the community. The Division operates in conjunction with other government agencies, private sector, and community stakeholders to advocate for preparedness, prevention, response, recovery, and mitigation.

Goals and Policies

Fire Protection and Emergency Response

PFS-9 *To maintain effective, fast, and dependable fire protection and emergency medical response in Ukiah.*

PFS-9.1 Emergency Medical Services

The City shall coordinate emergency medical services between agencies servicing the city.

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.

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.

Law Enforcement

PFS-10 *To provide high-quality public safety and crime reduction services to maintain a safe and secure community.*

PFS-10.1 Police Staffing

The City shall prioritize the maintenance of Police Department staffing levels in line with community needs.

PFS-10.2 Interagency Coordination

The City shall coordinate with the Mendocino County Sherriff’s Office on joint operations and services.

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, 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.

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.

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.

5.7 Parks and Recreation Facilities

The City maintains a wide variety of park and building facilities to meet the needs of the community. Most parks are open daily to the public between the hours of 6:00 a.m. and 10:00 p.m. Many facilities may also be reserved for a low rental fee. Rental operations include picnic and barbecue facilities, conference and meeting rooms, banquets and wedding facilities, a board room and auditorium, sports stadium and complex, swimming pool, amphitheaters, covered gazebo, and a pavilion. In addition to the 14 parks and facilities, the City has completed four miles of the Great Redwood Trail, established by SB 1029 (McGuire), which is expected to be a 320-mile, multi-use rail-to-trail project from the San Francisco Bay Area to Humboldt County.

Goals and Policies

Community Facilities

PFS-11 *To ensure adequate community facilities.*

PFS-11.1 Adequate Community Facilities

The City shall develop or identify adequate and appropriate community facilities for public meetings and cultural activities.

PFS-11.2 Joint-Use Facilities

The City shall partner with Mendocino County and the Ukiah Unified School District to provide joint-use facilities.

Parks and Recreation

PFS-12 *To provide parks, recreational facilities, and trails for residents and visitors.*

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.

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.

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.

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.

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.

PFS-12.6 Park Safety

The City Police Department shall patrol and secure parks and recreational facilities from potential crime and misuse.

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.

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.



For goals and policies relating to open space areas, including the hillsides and designated habitat areas, please refer to Section 6.1 (Open Space) and Section 6.4 Biological Resources in the Environment and Sustainability Element.

5.8 Education and Lifelong Learning

Educational facilities are provided by the Ukiah Unified School District (USD), Mendocino County Office of Education, and the Mendocino-Lake Community College District. There are many other private and nonprofit entities that provide services to individuals ranging in age from preschool to adults.

The USD serves the Ukiah Valley with elementary and middle schools, a high school, and a continuation high school. The District upgrades facilities and as necessary builds new facilities. As is the case with the existing schools, any new school site should provide for the recreational needs of the neighborhood it is proposed for.

Mendocino-Lake Community College District operates Mendocino College, located north of the City of Ukiah at the end of Hensley Creek Road. The majority of students attend part time. The college benefits the area by providing a local opportunity for higher education, sponsoring social and cultural events, and helping to train people for work within the local job market. It also houses a satellite learning facility for Sonoma State University, allowing students to take some classes locally instead of having to drive more than an hour to Rohnert Park.

City and County government can assist with the provision of a quality learning environment through policies that promote land use compatibility in school facility siting and operation. School siting should minimize distractions to learning, threats to health and safety, and facilitate multiple uses of public-school facilities. Discretionary land uses



with the potential to negatively impact school facilities should be discouraged or mitigated. Conversely, the negative impacts of school facilities on local neighborhoods, agriculture, and other surrounding uses should also be mitigated.

Goals and Policies

Education

PFS-13 *To ensure high-quality educational institutions for all community members that foster diversity and educational attainment.*

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.

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.

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.

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.*

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.

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.*

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.

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 farmer's market.

PFS-15.4 Vending Machine Options

The City shall support healthy food options for vending machines in City-owned and leased locations.

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.

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.



Outdoor activity is also part of a healthier community. Bicycle and pedestrian options are covered in Section 4.4 (Complete Streets) in the Mobility Element.



5.10 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>A Wastewater Annual Review The City shall annually review the wastewater collection, treatment, and disposal system to ensure the financing structure and viability of the system.</p>	PFS – 2.2 PFS – 2.3 PFS – 2.6	Public Works				■	
<p>B Parks Gap Analysis 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.</p>	PFS – 12.1 PFS – 12.3	Community Services	■				
<p>C Park Maintenance and Security Program The City shall establish a comprehensive maintenance and security program for all recreational facilities, parks, and trails in the Ukiah area.</p>	PFS – 12.1 PFS – 12.5 PFS – 12.6	Community Services		■			
<p>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.</p>	PFS- 15.1	Community Development		■			

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>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.</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>				



6 Environment and Sustainability Element



Environment and Sustainability Element

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

Section	Title	Page
6.1	Open Space	6-3
6.2	Historic-Archeological	6-6
6.3	Conservation.....	6-6
6.4	Biological Resources	6-8
6.5	Air Quality.....	6-9
6.6	Climate Change and Sustainability	6-10
6.7	Implementation Programs	6-12

6.1 Open Space

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

Goals and Policies

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

ENV-1.1 **Landscaping Compatibility**

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

ENV-1.2 **Open Space Management**

The City shall manage and maintain City-owned open spaces to preserve the integrity of these public spaces.

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

The City shall seek, where feasible, to develop renewable energy production within City-owned open space.

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

ENV-2.1 **Tree Preservation**

The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots, and city facilities. The City shall also prepare an Urban Forest Master Plan, review 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.

ENV-2.3 Accommodation of Trees along Roadways

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

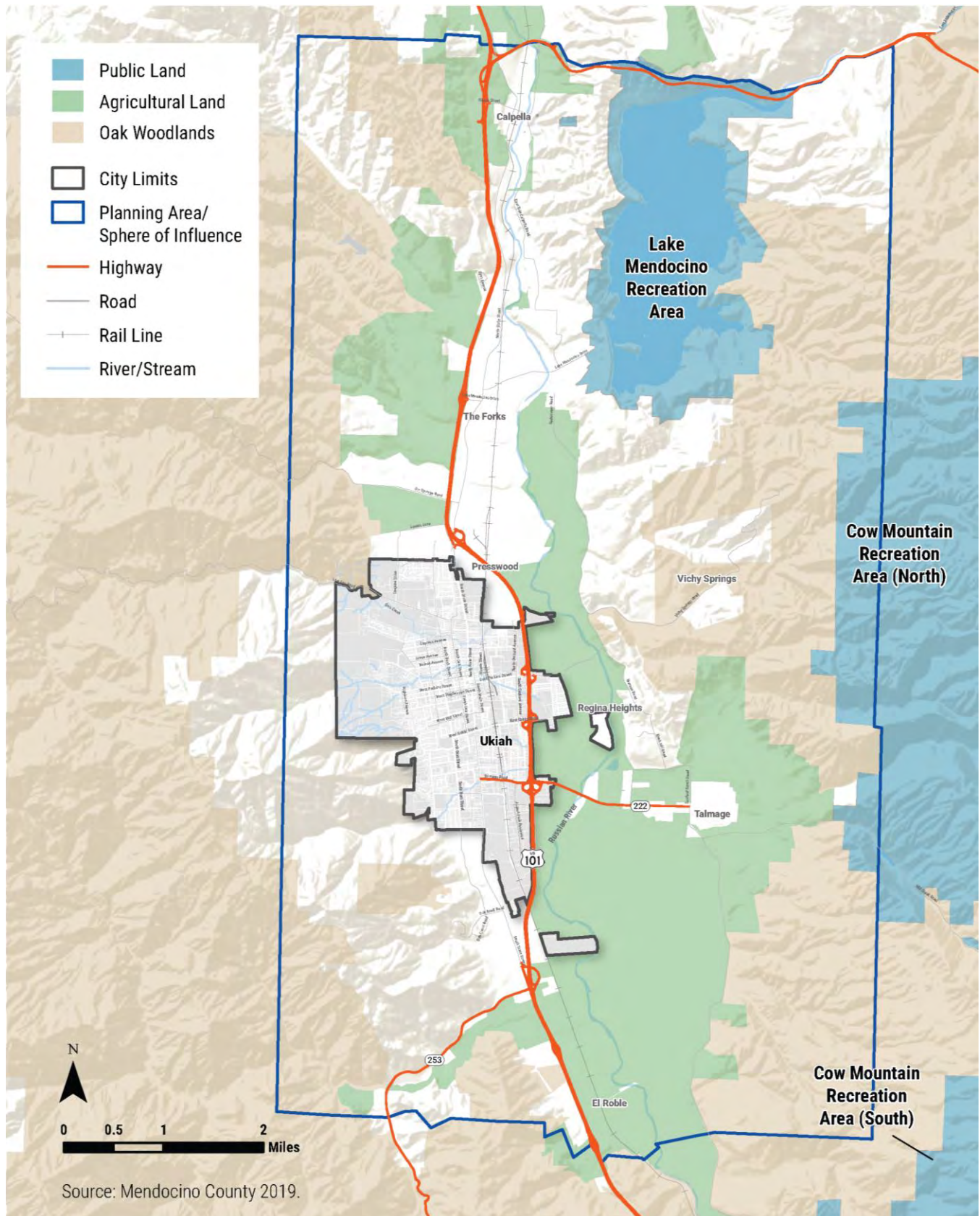
ENV-2.4 Tree Trimming for Fire Prevention

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



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

Figure 6-1 Open Space



6.2 Historic-Archeological

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

Goals and Policies

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

ENV-3.1 Historic Designations

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

ENV-3.2 Archaeological Resource Impact Mitigation

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

ENV-3.3 Protect Archaeological Resources

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

ENV-3.4 Tribal Consultation

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

ENV-3.5 Educational Outreach

The City shall coordinate with the museum to provide education to the public on how to protect sites and structures.

ENV-3.6 City-owned Historic Sites and Structures

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

ENV-3.7 Adaptive Reuse

The City shall encourage appropriate adaptive reuse of historic resources.

6.3 Conservation

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

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

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

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

Goals and Policies

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

ENV-4.1 **Habitat Preservation**

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

ENV-4.2 **Trail Connectivity**

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

ENV-4.3 **Interconnected Greenways**

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

ENV-4.4 **River and Creek Preservation**

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

ENV-4.5 **Recycled Water**

The City shall support efforts to increase recycle water use.

ENV-4.6 **Groundwater Protection**

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

ENV-4.7 **Water Capturing Permits**

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



ENV-4.8 Mitigate Water Resource Pollutants

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

ENV-4.9 Biological Resource Assessment

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

6.4 Biological Resources

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

Goals and Policies

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

ENV-5.1 Local Collaboratives

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

ENV-5.2 Community Education

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

ENV-5.3 Russian River Riparian Area

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

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

ENV-6.1 Restoration Master Plans

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

ENV-6.2 Contamination and Sedimentation Prevention

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

ENV-6.3 Waterway Restoration

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

ENV-6.4 Waterway Channelization

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

ENV-6.5 Creek Protection

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

ENV-6.6 Erosion Control Plans

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

ENV-6.7 Public Open Space

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

ENV-6.8 Research and Educational Access

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

6.5 Air Quality

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

Goals and Policies

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

ENV-7.1 Transit Oriented Development

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

ENV-7.2 Active Transportation

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

ENV-7.3 Implement Clean Air Plan

The City shall cooperate with Mendocino County Air Quality Management District (MCAQMD) to implement the Clean Air Plan required by the Clean Air Act, reduce non-attainment pollutants, including PM₁₀, PM_{2.5}, and ozone, and enforce air quality standards as required by State and Federal statutes.

ENV-7.4 Public Outreach

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

ENV-7.5 Construction and Operations

The City shall require that development projects incorporate feasible measures that reduce construction and operational emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM₁₀ and PM_{2.5}).

ENV-7.6 Wood Burning Fireplace Replacement

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

ENV-7.7 City Vehicle and Equipment Fleet

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

ENV-7.8 Residential EV Charging Stations

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

ENV-7.9 Public EV Charging Stations

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

6.6 Climate Change and Sustainability

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

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

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

Goals and Policies

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

ENV-8.1 **Carbon Neutrality Resolution**

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

ENV-8.2 **Micro-grid and Small Battery Storage**

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

ENV-8.3 **Municipal Building Electrification Plan**

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

ENV-8.4 **Municipal Preference of Emissions-Reduced Equipment**

The City shall contract only with providers who use electric-powered equipment where available and feasible for City construction projects or contract services.

ENV-8.5 **Energy Conservation and Renewable Energy**

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

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

ENV-9.1 **Zero Waste**

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

ENV-9.2 **Household Waste Programs**

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



6.7 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>A Hillside Ordinance The City shall update its Hillside Ordinance periodically to provides regulations and provisions that balance hillside development and preservation. At a minimum the Hillside Ordinance shall:</p> <ul style="list-style-type: none"> • Protect of natural terrain and hillside areas on the west side of Ukiah; • Promote habitat connectivity and scenic viewsheds; • Include development standards for grading, road and trail improvements, density, structure design and placement, clustering, erosion and sediment control, habitat preservation; and • Promote wildfire safety standards and site development regulations. 	ENV – 1.1 ENV – 1.2	Community Development	■				■
<p>B Landscaping Standards The City shall update the Zoning Code to include landscaping standards to require drought-resistant and native plants.</p>	ENV – 1.1 ENV – 4.7	Community Development	■				
<p>C Open Space Management Revise the Zoning Code to include standards for maintaining open space and green areas within new developments.</p>	ENV – 1.2	Community Development	■				
<p>D Updated Undeveloped Land Inventory The City shall annually update the undeveloped lands inventory.</p>	ENV – 1.2	Community Development				■	

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



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

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>K Creek and Stream Protection Zone Establishment for New Development The City shall establish creek and stream protection zones for waterways that extend a minimum of 30 feet (measured from the top of a bank and a strip of land extending laterally outward from the top of each bank), with wider buffers where significant habitat areas or high potential wetlands exist. The City shall prohibit development within a creek and stream protection zones, except as part of greenway enhancement, including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping). City approval is required for the following activities within the creek and stream protection zones.</p> <ol style="list-style-type: none"> 1. Construction, alteration, or removal of any structure; 2. Excavation, filling, or grading; 3. Removal or planting of vegetation (except for removal of invasive plant species); or 4. Alteration of any embankment. 	ENV – 6.1	Community Development Public Works		■			
<p>L Erosion Prevention Program The City shall revise the Zoning Code to include design standards for new development that require riparian habitat integration into project design as a means of avoiding potential impacts of river sedimentation and lessening the effects of erosion.</p>	ENV – 6.1 ENV – 6.2 ENV – 6.4 ENV – 6.5 ENV – 6.6	Community Development		■			
<p>M Adopt a Municipal Climate Action Plan (CAP) The City shall adopt a municipal Climate Action Plan to achieve carbon neutrality for all municipal operations and meet State and City GHG emission reduction goals.</p>	ENV – 8 ENV – 8.1 ENV – 8.3 ENV – 9.1 PFS – 3 (and supporting policies)	Community Development	■				



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7 Safety Element





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.

Section	Title	Page
7.1	Regulatory Background	7-3
7.2	Geologic and Seismic Hazards	7-3
7.3	Climate Change Hazards.....	7-7
7.4	Flood Hazards	7-7
7.5	Wildfire	7-12
7.6	Emergency Planning and Awareness	7-12
7.7	Noise	7-22
7.8	Implementation Programs.....	7-30

7.1 Regulatory Background

The State requires that general plans include background information and supporting exhibits within the Safety Element to identify potential hazards, including slope instability, seismic risk, flooding, and wildland and urban fires. Recently, identifying approaches to climate adaptation and resilience have also become mandatory. Information on most of these hazards, including supporting exhibits, is already included in the 2020 Multi-Jurisdictional Hazard Mitigation Plan – City of Ukiah Jurisdictional Annex (MJHMP). To reduce duplication and possible confusion, the City replaces repetitive descriptions and exhibits within the Safety Element with references to the MJHMP. The 2020 MJHMP is sufficient to satisfy most State requirements, and where additional information is required, the City coordinates with the County of Mendocino and critical safety partners, such as CAL FIRE or the Mendocino County Sheriff's Office (MCSO). As an example, the Climate Vulnerability Assessment (CAVA) cited below was prepared by the County of Mendocino, but will help the City of Ukiah to follow State laws, including Senate Bill (SB) 379, SB 1035, SB 99, SB 244, and Assembly Bill (AB) 747.

This Element includes references to the following plans prepared by the City or on the City's behalf:

- City of Ukiah Emergency Operations Plan (May 13, 2021)
- County of Mendocino Multi-Jurisdictional Hazard Mitigation Plan (2021)
- City of Ukiah Jurisdictional Annex (November 18, 2020)
- Mendocino County Climate Vulnerability Analysis (April 15, 2021)
- Ukiah Valley Area Plan – Section 8 Health and Safety (2011)

In accordance with Government Code §65302.6 these documents have been incorporated by reference into the City of Ukiah General Plan. Additional details of these plans are provided Sections 7.3 (Wildfire) and 7.4 (Climate Change Hazards).

7.2 Geologic and Seismic Hazards

Seismic risks are high for communities across California. Mendocino County has five fault zones that are considered potentially active. The northern section of the Maacama fault is the closest to Ukiah. Historically, the Maacama Fault has generated only moderate earthquakes. Several earthquakes in the magnitude range of 4, with the strongest at magnitude 4.9, were recorded in the Ukiah area in 1977-78. Surface fault creep, very slow movements across known fault locations, has been documented along the Maacama fault at locations east of Willits and Ukiah. The slip rate for this fault is estimated between 5-8 millimeters per year. The Maacama fault extends north near Laytonville, CA and runs south to Sonoma County passing through residential subdivisions and agricultural lands within the Ukiah Valley. Figure 7-1 depicts seismic hazards resulting from the Maacama fault in and around Ukiah.

The primary risk associated with earthquakes is ground shaking. Groundshaking severity is measured by the Modified Mercalli Intensity (MMI) scale, which measures ground shaking severity at a given site based on damage done to structures, changes in the earth surface, and personal accounts. An earthquake's ground motion is what causes building and infrastructure damage along fault lines. In the event of an earthquake, Ukiah would experience a level of 6 (VI) on the MMI scale and a peak ground acceleration rating of 80 percent of gravity(g). This would likely result in considerable damage to unreinforced structures, and slight damage to buildings designed to withstand



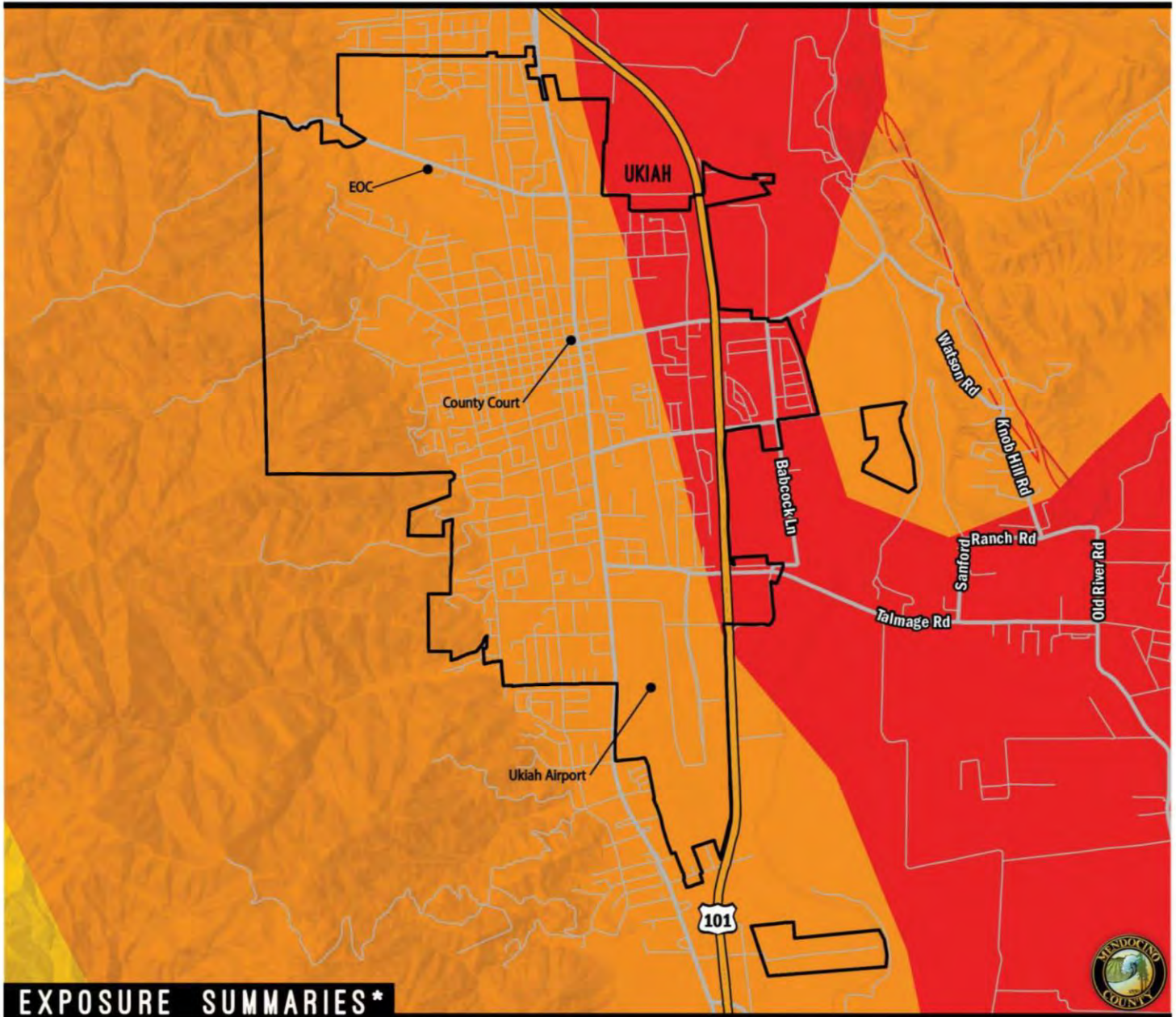
severe ground shaking. Actual damage caused is dependent on the severity of the earthquake, the specific buildings and infrastructure involved, and other various factors.

In addition to ground shaking, fault rupture or surface rupture is another major risk associated with earthquakes. Surface ruptures are tears in the ground as a result of seismic forces that push the ground apart and upward. Surface ruptures typically occur on existing fault lines in the event of seismic activity. However, they may occur anywhere within a fault zone. These ruptures can occur slowly over time, but have the potential to occur suddenly. The likelihood of surface ruptures is directly proportional to the magnitude of the earthquake. Damage associated with surface ruptures can range in severity, with the potential to cause significant damage to nearby structures and natural features. Earthquakes are a threat to life and property to the City of Ukiah. A moderate to severe seismic incident on any fault zone in close proximity is expected to cause:

- Extensive property damage, particularly to pre-1930's unreinforced masonry structures,
- Possible fatalities and injuries,
- Damage to water and sewage systems,
- Disruption of communications systems,
- Broken gas mains and pipelines,
- Disruption to Electrical Utility Lines,
- Disruption of transportation arteries, and
- Competing requests for regional aid resources.

Linear utilities and transportation routes are vulnerable to rupture and damage during and after a significant earthquake event. The cascading impact of a single failure can have effects across multiple systems and utility sectors. Degrading infrastructure systems and future large earthquakes with epicenters close to critical City infrastructure could result in system outages that last weeks for the most reliable systems, and multiple months for others. Additionally, earthquakes may cause the loss of function of cell towers, which can hinder emergency services and evacuation.

Figure 7-1 Seismic Hazards | Maacama Garberville Fault Scenario



EXPOSURE SUMMARIES*

POPULATION COUNT IN HAZARD AREA

Count	Exp. Rate**
15,917	100%
Count Includes: S+++E	

PARCEL COUNT IN HAZARD AREA

Count	Exp. Rate**
4,547	100%
Count Includes: S+++E	

PARCEL VALUE IN HAZARD AREA

Sum of Improvement Value	Exp. Rate**
\$1,115,545,392	100%
Sum of Content Value	Exp. Rate**
\$717,347,318	100%
Count Includes: S+++E	

CRITICAL INFRASTRUCTURE COUNTS IN HAZARD AREA

Infrastructure Category	Count	Exp. Rate**	Count/Sum Includes:
Essential Facilities	10	100%	S+++E
High Potential Loss	192	100%	Sum of Transportation & Lifeline Linear Mileage
Transportation & Lifeline	19	100%	155 100%

MAP LEGEND

III	IV	V	VI	VII	VIII	IX	X
WEAK	LIGHT	MODERATE	STRONG	VERY STRONG	SEVERE	VIOLENT	EXTREME
MMI							

*Exposure summaries include violent, severe, very strong and strong shake zones. Hazard data source: USGS.

**Exposure Rate - Exposed summary or count as a percentage of total summary or count within jurisdiction.

Dynamic Planning + Science for Mendocino County, 2020

Source: Mendocino County Multi-Hazard Mitigation Plan, Volume 2, Figure 1-4: City of Ukiah Maacama Garberville Scenario Earthquake Exposure Summary, 2020.

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.*

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.

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.

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.

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.

7.3 Climate Change Hazards

As part of the 2020 Mendocino County MJHMP Update, a Climate Adaptation Vulnerability Assessment (CAVA) was prepared to assist the Ukiah community in adapting to potential harm caused by climate change hazards. The CAVA looks at how likely climate change hazards will affect the people and assets of the city and identifies which groups of people and assets face the greatest threat. Resulting from this assessment are goals, policies, and programs that will assist in making the City of Ukiah more resilient in the future.

Based on the results of the CAVA, multiple populations and assets within the City of Ukiah are highly or severely vulnerable to one or more hazard conditions exacerbated by climate change. Wildfire, extreme heat, drought and smoke are responsible for a majority of these impacts, followed by inland flooding and landslides. The resilience of senior citizens, especially those living alone, as well as undocumented persons, were found to be of particular concern in Ukiah. Regarding infrastructure, increased flooding would be particularly challenging to the City's water and wastewater facilities, which are inversely challenged by drought considerations as well. As the climate changes, the implementation of adaptation measures that reduce the harmful effects of actual or expected changes to natural and human systems is increasingly needed.

Goals and Policies

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.*

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.

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.

7.4 Flood Hazards

Major flood-related concerns in the Ukiah Valley include flooding as a result of heavy storms and the potential failure of the Coyote Dam at the base of Lake Mendocino, as well as the Mill Creek Dam near Talmage. In the absence of flood conditions, inadequate drainage systems may also adversely affect properties and resources. Flooding can also occur as a result of inadequate infrastructure, such as insufficient stormwater conveyance that leads to localized flooding during heavy rains.



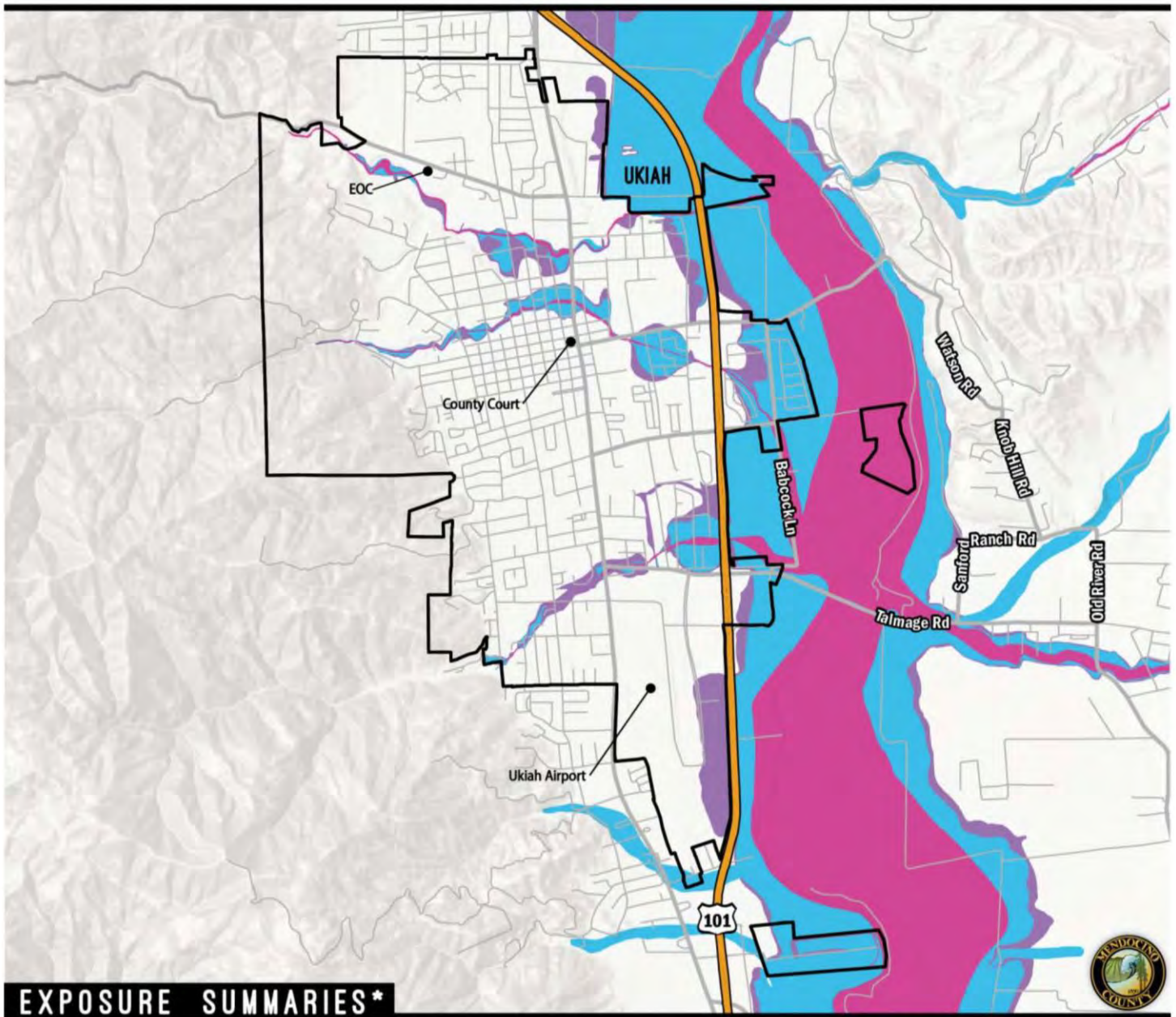
In Mendocino County, riverine flooding can occur anytime during the period from November through April. Flooding is more severe when antecedent rainfall has resulted in saturated ground conditions. Over time, a combination of factors has altered the natural drainage patterns of the Ukiah Valley. These include increasing the portion of the Valley covered with impervious surfaces, inadequate stormwater systems, creek channelization, and improper heavy rainfall site grading. This has led to increased erosion and a greater vulnerability to flash flooding during periods of intense rainfall.

FEMA Flood Zones

The Federal Emergency Management Agency (FEMA) maps geographic areas that are defined according to their level of flood risk. The FEMA flood risk levels for the City of Ukiah are shown in Figure 7-2. Ukiah is primarily susceptible to flooding on the eastern border of the city limits, although localized flooding may occur in other areas as a result of heavy storms or infrastructure damage. Areas within a 100-year floodplain have a one percent chance of flooding in any given year, while areas in a 500-year floodplain have a 0.2 percent chance of flooding in any given year. Within Ukiah, the 100- and 500-year floodplains extend the length of the Russian River from the northeastern city limits through the southeastern city limits. Areas within the city limits along Gibson Creek and Doolin Creek are in the 100-year and 500-year floodplain as well. The Russian River, located along the eastern portion of the city, has been a repeated source of flooding in Ukiah and is currently the primary flood risk within the city.

When the Russian River overtops its banks, flooding is also likely to occur along its tributaries. Orr Creek, Doolin Creek, Gibson Creek and Robinson Creek each have the potential to inundate portions of residential areas near the channel centerline. Mill Creek and Sulphur Creek have a record of flooding a zone nearly one thousand feet wide through the Talmage and the Vichy Springs Road areas. Flood risk also grows with increased paving and development that creates compacted and impermeable surfaces, preventing natural percolation of water into the water table and increasing runoff. Per the Mendocino County CAVA, approximately 6,846 people, or 12 percent of the population in Mendocino County (both unincorporated and incorporated areas) live in a flood hazard area. The majority of those individuals identified live within Ukiah or its immediate environs.

Figure 7-2 FEMA Flood Hazard Zones



EXPOSURE SUMMARIES*

POPULATION COUNT IN HAZARD AREA

Count	Exp. Rate**
2,764	17%
Count Includes: 100 + + 500	

PARCEL COUNT IN HAZARD AREA

Count	Exp. Rate**
738	16%
Count Includes: 100 + + 500	

PARCEL VALUE IN HAZARD AREA

Sum of Improvement Value	Exp. Rate**
\$172,144,238	15%
Sum of Content Value	Exp. Rate**
\$113,840,867	16%
Count Includes: 100 + + 500	

CRITICAL INFRASTRUCTURE COUNTS IN HAZARD AREA

Infrastructure Category	Count	Exp. Rate**	Count/Sum Includes:
Essential Facilities	0	0%	100 + + 500
High Potential Loss	17	9%	Sum of Transportation & Lifeline Linear Mileage
Transportation & Lifeline	8	42%	

MAP LEGEND

100-YR

100-YR COASTAL
100-YR FLOODWAY

500-YR

*Exposure summaries include 100YR, 500YR and 100YR Coastal Zones. Hazard data source: FEMA.

**Exposure Rate - Exposed summary or count as a percentage of total summary or count within jurisdiction.

Dynamic Planning + Science for Mendocino County, 2020

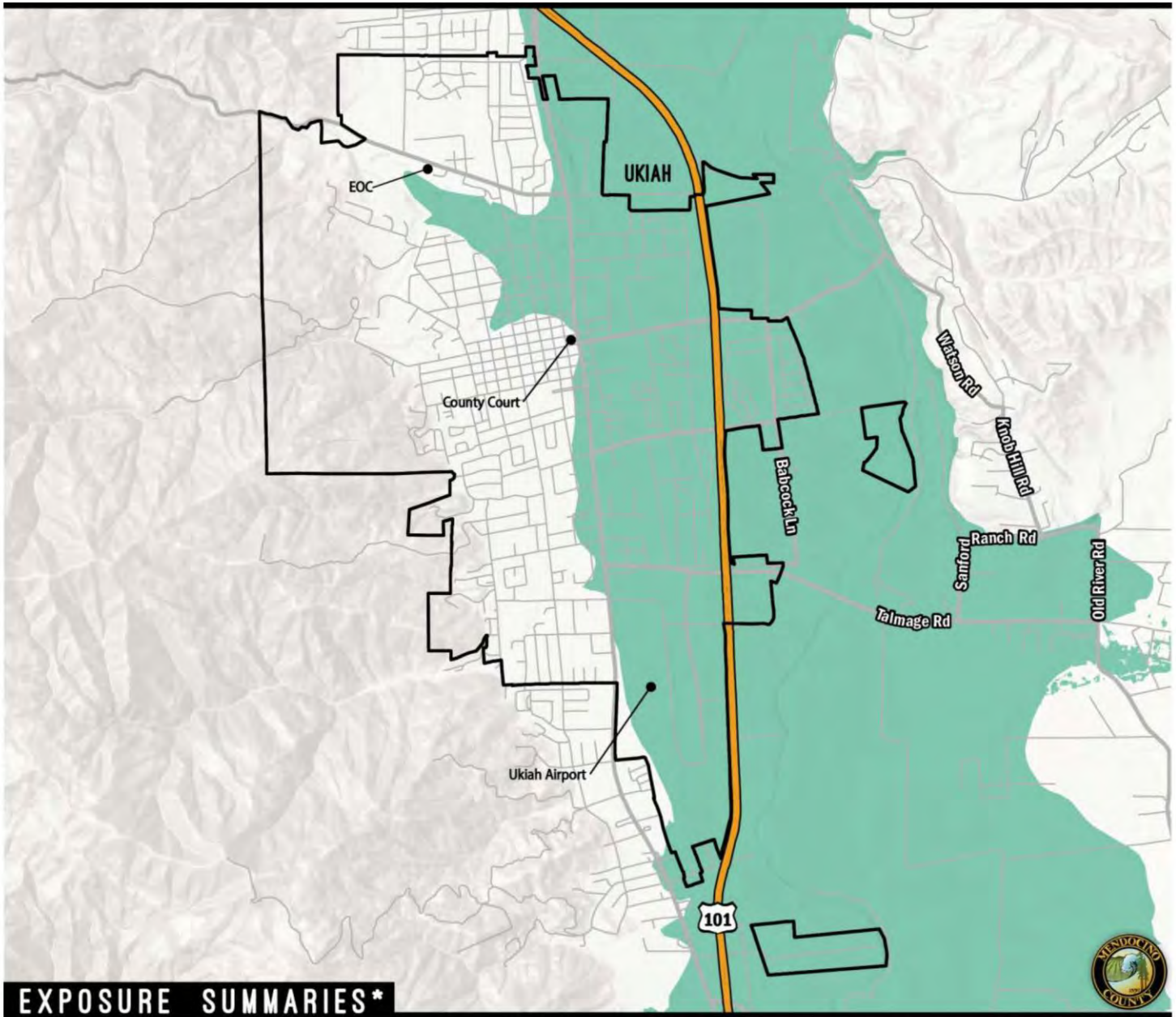
Source: Mendocino County Multi-Hazard Mitigation Plan, Volume 2, Figure 1-6: City of Ukiah FEMA Flood Risk Exposure, 2020.



Dam Inundation

While Ukiah does not have any dams within the City limits, significant portions of the City are located within a dam inundation zone and may be exposed to flood risks if dam failure occurs. The areas of the City within dam inundation zones are located along the eastern city boundary. The dam that poses the highest risks for inundation is the Coyote Dam, located at Lake Mendocino. Additionally, areas within the Ukiah Valley are also subject to inundation from dams located along Mill Creek. Figure 7-3 depicts the dam inundation areas within the City of Ukiah and the immediate vicinity.

Figure 7-3 Dam Inundation Area



EXPOSURE SUMMARIES*

POPULATION COUNT IN HAZARD AREA

Count	Exp. Rate**
7,364	46%
Count Includes:	INUNDATION

PARCEL COUNT IN HAZARD AREA

Count	Exp. Rate**
1,766	39%
Count Includes:	INUNDATION

PARCEL VALUE IN HAZARD AREA

Sum of Improvement Value	Exp. Rate**
\$544,418,689	49%
Sum of Content Value	
\$385,162,189	54%
Count Includes:	INUNDATION

CRITICAL INFRASTRUCTURE COUNTS IN HAZARD AREA

Infrastructure Category	Count	Exp. Rate**	Count/Sum Includes:
Essential Facilities	5	50%	INUNDATION
High Potential Loss	84	44%	Sum of Transportation & Lifeline Linear Mileage
Transportation & Lifeline	19	100%	

MAP LEGEND

INUNDATION ZONE

*Exposure summaries include dam inundation boundaries. Hazard data source: CGS, DWR.

**Exposure Rate - Exposed summary or count as a percentage of total summary or count within jurisdiction.

Dynamic Planning + Science for Mendocino County, 2020

Source: Mendocino County Multi-Hazard Mitigation Plan, Volume 2, Figure 1-3: City of Ukiah Dam Inundation, 2020.

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.*

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.

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.

SAF-3.3 National Flood Insurance Program

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

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



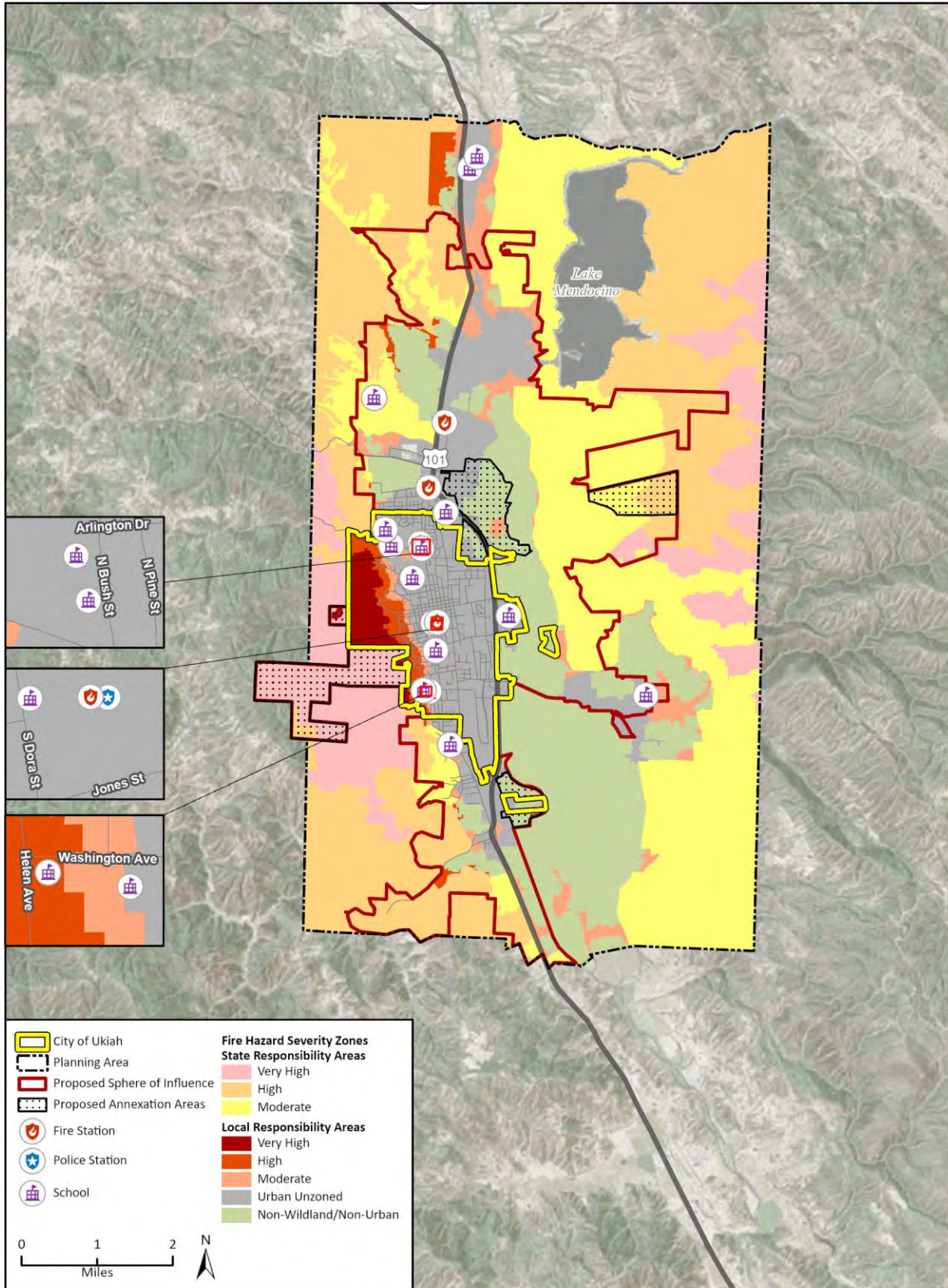
area are common during the summer but are generally extinguished before developed areas sustain much damage. Large fires in the surrounding area do pose threats to the City of Ukiah.

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



Figure 7-5 Fire Hazard Severity Zones



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 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.*

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.

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.

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.

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.

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.

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.

SAF-5 *To minimize wildland fire risk to protect life and property.*

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 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.

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.

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.

SAF-5.4 Roadway Vegetation Clearance

The City shall maintain an adequate vegetation clearance on public and private roads to mitigate wildfire hazards.

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.

SAF-5.6 Water Supply Infrastructure

The City shall regularly assess the integrity of water supply infrastructure for existing and proposed development to ensure adequate fire suppression needs are met.

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.

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.

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.

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.



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

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.-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 existing 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 discussion 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 procedures 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.

Additionally, 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.*

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, evacuation routes and associated plans to assess their effectiveness.

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.

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.

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).

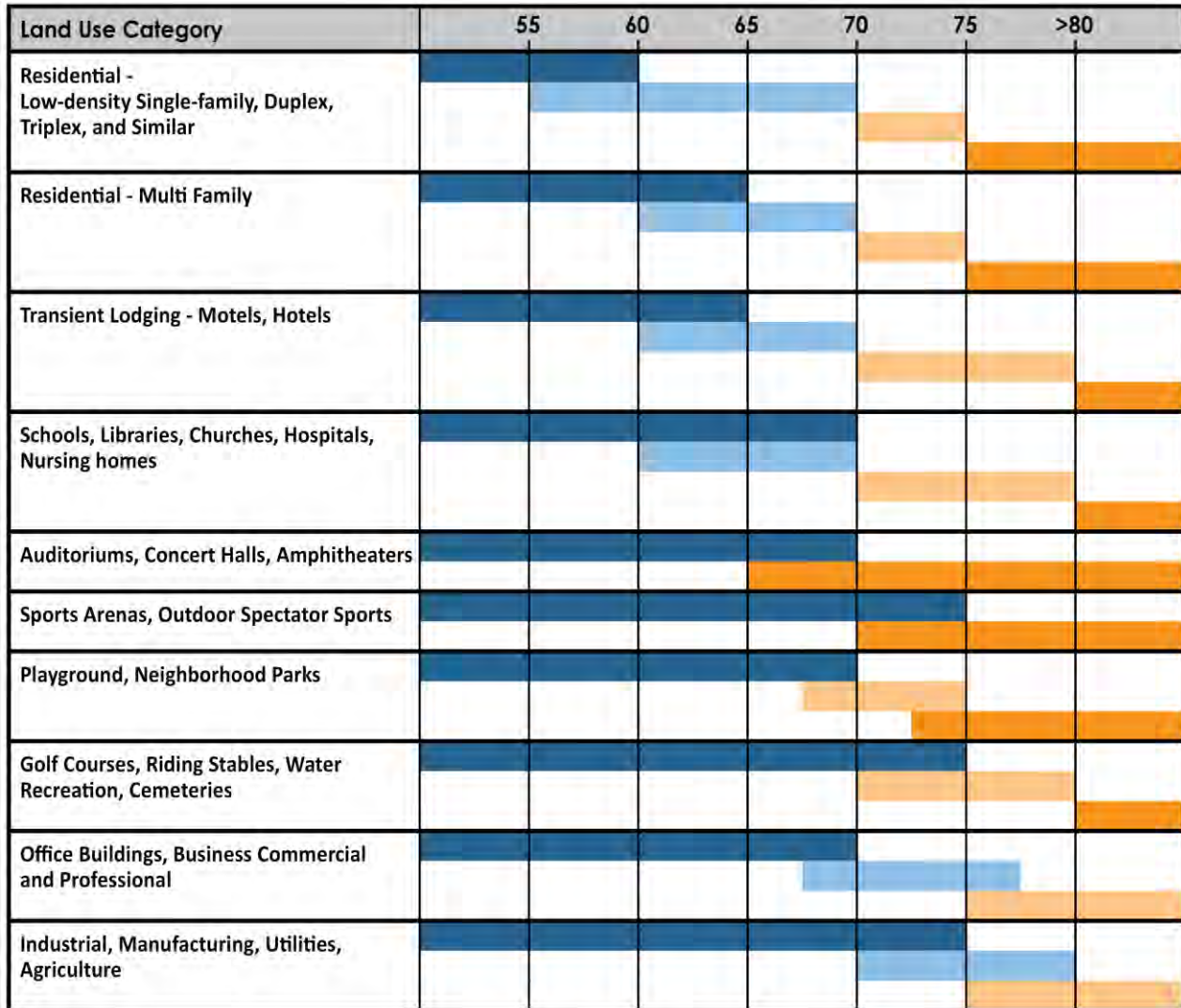
In California, land use compatibility is primarily measured using Community Noise Equivalent Level (CNEL). The CNEL rating is the average sound level over a 24-hour period, with a penalty of 5 dB added between 7 pm and 10 pm, and a penalty of 10 dB added for the nighttime hours of 10 pm to 7 am. The noise levels identified within this element are discussed using dBA CNEL, unless otherwise indicated.

Office of Planning and Research





The State of California Office of Planning and Research (OPR) Noise Element Guidelines (Guidelines) include recommended noise level standards for cities and counties. The recommended standards may be used to prevent the development of land uses that are incompatible with the surrounding community due to noise impacts.

Figure 7-6 shows the OPR guidelines by land use category. For example, the OPR recommends a noise standard of 50 dBA CNEL to 60 dBA CNEL for residential-low density uses. This noise range is considered to be “normally acceptable” for residential uses, and areas where noise levels exceed 60 dBA CNEL would be deemed inappropriate for residential uses. Similar noise standards are recommended for a variety of land use types with varying levels of acceptable noise.

Figure 7-6 Typical Community Noise Exposure Level



Legend

 <p>Normally Acceptable Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p>	 <p>Conditionally Acceptable New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.</p>	 <p>Normally Unacceptable New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.</p>	 <p>Clearly Unacceptable New construction or development generally should not be undertaken.</p>
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Source: California Office of Planning and Research, General Plan Guidelines, 2017

Local Noise Standards

Article 6 of the Ukiah City Municipal Code regulates “unnecessary, excessive, and annoying noises” including stationary, temporary, and mobile noise sources in the city. Section 6048 sets noise limits for the different zones in the city. In addition to the identified ambient noise standard limitations, the Municipal Code describes limitation on noise by land use type. In an effort to better reflect current best practices the City will update the noise regulations outlined in Article 6 per Policy SAF-8.1 in this Element.

Local Noise Sources

Ukiah has a number of noise sources located within and near the city that affects residents and are taken into account in making land use decisions. Stationary sources of noise include local businesses and operations that generate noise from a single point. Non-stationary sources are mobile sources of noise that move within and through the city, and generally consist of transportation-related noise sources (Figure 7-7).

Stationary Noise Sources

Ukiah Municipal Airport: Airport noise can impact surrounding sensitive receptors including residential uses, schools, and certain public facilities like libraries and hospitals. There is currently one airport within the City of Ukiah, the Ukiah Municipal Airport. The Ukiah Municipal Airport Land Use Compatibility Plan establishes criteria and policies to be used by the Mendocino County Airport Land Use Commission in assessing compatibility between the public-use airports in Mendocino County and the proposed land uses in the airport adjacent areas. The Plan establishes airport compatibility zones, which were adopted into the City of Ukiah Municipal Airport Master Plan. The compatibility zones impose additional standards for proposed developments in order to mitigate airport impacts.

Industrial Operations: Industrial operations located in close proximity to residential land uses generate stationary noise impacts within Ukiah. Common noise sources associated with industrial operations include but are not limited to: delivery trucks, loading and unloading activity, generators, lumber tools, mechanical equipment.

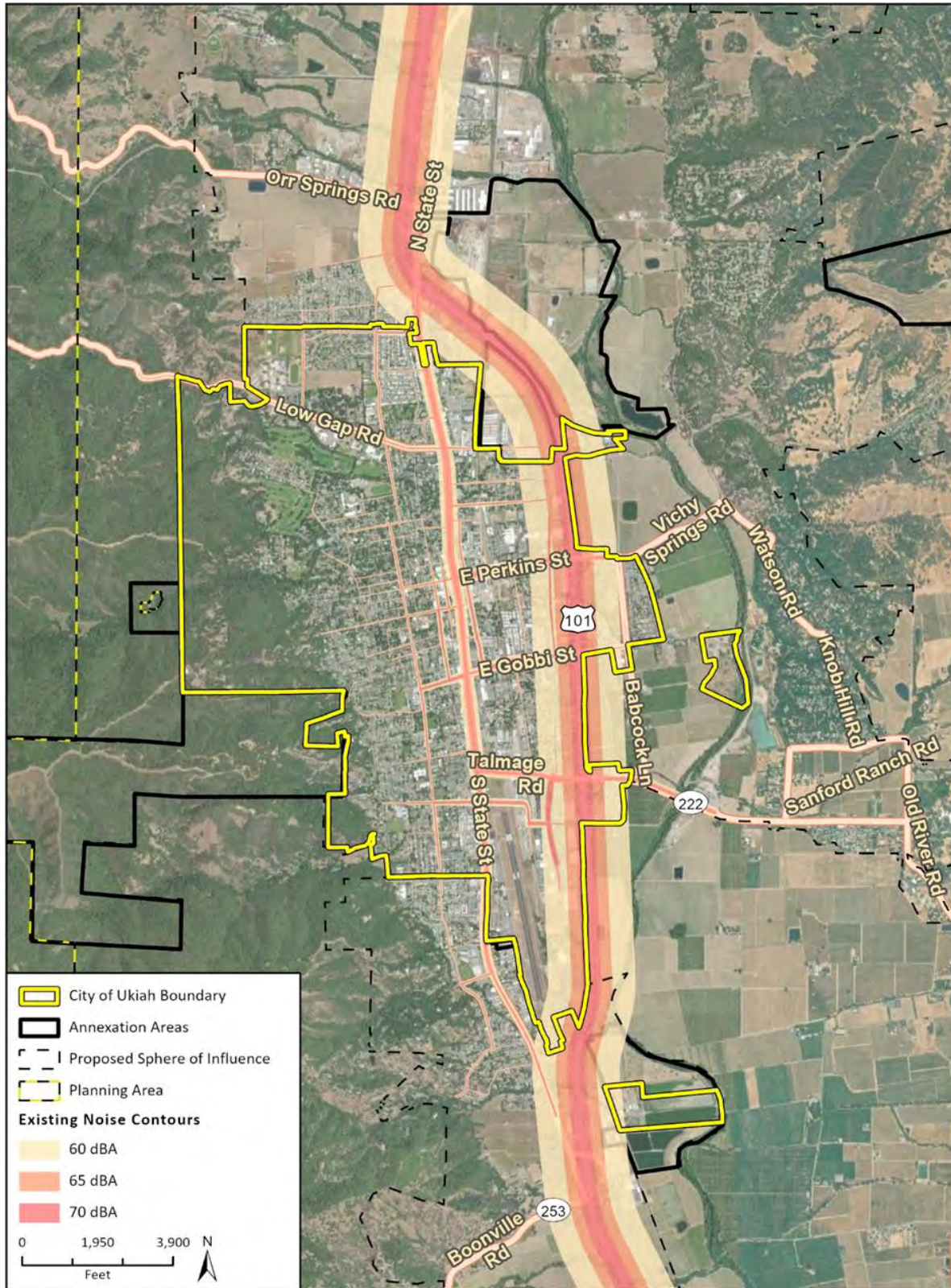
Commercial Operations: Commercial operations located adjacent to residential land uses generate stationary noise impacts within Ukiah. Common noise sources associated with commercial operations include but are not limited to: generators, speakers, HVAC equipment, and delivery trucks.

Non-stationary Noise Sources

Vehicular: The primary source of non-stationary noise in Ukiah is vehicular traffic, predominantly generated by nearby highways and major corridors. California Highway 101, which traverses the city’s southeastern, eastern and northeastern edge, is the largest source of non-stationary noise. Traffic noise also develops from high traffic corridors including, North State Street, East Gobbi Street, and East Perkins Street.

Construction: Construction activity is a common source of noise in residential neighborhoods and can lead to increased noise impacts as a result of the increase in traffic-related noise associated employees traveling to and from the construction site, and from construction equipment operations.

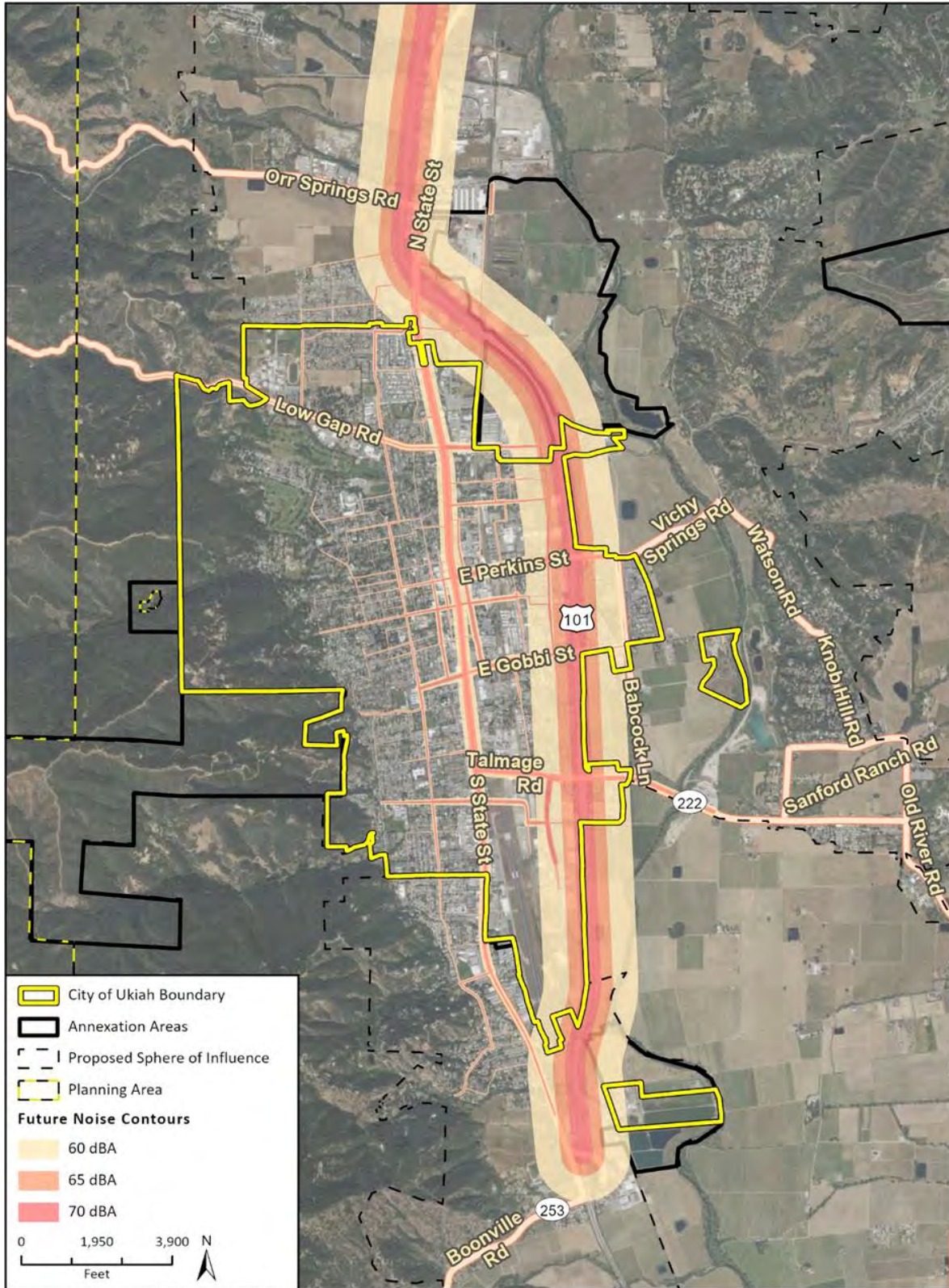
Figure 7-7 Existing Traffic Noise Contours



Future (2040) Noise Contours

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 policies are intended to help reduce traffic-related noise associated with future buildout.

Figure 7-8 2040 Traffic Noise Contours



Page of

Goals and Policies

- SAF-7** *To stabilize or reduce transportation noise impacts on residential uses.*
- SAF-7.1** **Noise Inventory**
The City shall inventory noise contours for major traffic corridors and the airport.
- 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.
- 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.
- 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.
- 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).
- 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.
- SAF-8** *To reduce noise impacts through the enforcement of appropriate building and land use codes.*
- 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.
- SAF-8.2** **Noise Impact Analysis**
The City shall ensure adequate analysis of noise impacts when reviewing project permits.
- 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.
- 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.



7.8 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Building and Zoning Code 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.	SAF – 1.1	Community Development					■
B Geotechnical Report 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.	SAF – 1.2	Community Development		■			
C Resilient Infrastructure 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.	SAF – 1.3	Community Development					■
D Resilient Infrastructure 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.	SAF – 1.4	Community Development					■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E Floodplain Development 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.	SAF – 3.1 SAF – 3.2 SAF – 3.3	Community Development		■			
F Resilient Communities 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.	SAF -2.1 SAF -2.2	City Manager Ukiah Valley Fire Authority	■				
G Storm Drain Maintenance for Flood Control The City shall maintain and regularly assess the local storm drains for adequate operation to prevent flooding and debris flows.	SAF – 3.1 SAF – 3.3	Public Works					■
H Fire Protection Rating Monitor the City’s fire protection rating and cooperate with the Ukiah Valley Fire Authority to correct deficiencies.	SAF – 4.1	City Manager Ukiah Valley Fire Authority				■	
I Insurance Services Officer (ISO) 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.	SAF – 4.1	City Manager Community Development					■



Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>J Fire Service Funding 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.</p>	SAF – 4.2	Ukiah Valley Fire Authority					■
<p>K Fire Liaison Designate a Fire Safety Liaison to regularly coordinate with CAL FIRE and neighboring fire agencies on staffing, local programs, and key issues.</p>	SAF – 4.3	City Manager Ukiah Valley Fire Authority					■
<p>L Mutual Aid Participation The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiah Valley Fire Authority.</p>	SAF – 4.4	City Manager Ukiah Valley Fire Authority					■
<p>M Regional Fire Protection Plans The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly review and update regional fire protection plans, such as the Mendocino County Wildfire Protection Plan, Mendocino County Fire Vulnerability Analysis, Mendocino County/Operational Area Emergency Operations Plan, Mendocino Evacuation Plan, etc.</p>	SAF – 4.5 SAF – 5.3	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>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:</p> <ul style="list-style-type: none"> • 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. 	SAF – 4.6	City Manager Ukiah Valley Fire Authority					■
<p>O Fire Safety Standards 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>	SAF – 5	Community Development	■	■	■		
<p>P Fire Hazard Zone Update The City shall continue to update and adopt local fire hazard zones designations as changes to the state zoning designation occur.</p>	SAF – 5	Community Development					■
<p>Q Public Facilities Hazard Mitigation 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.</p>	SAF – 5.1	Community Development					■



Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
R	Evacuation Route Standards The City shall establish minimum road widths and flammable vegetation clearances for evacuation routes in accordance with California regulatory standards.	SAF – 5.2 SAF – 5.3 SAF – 6.1	City Manager Ukiah Valley Fire Authority Community Development	■				
S	Out of Compliance Roadways 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.	SAF – 5.4	Public Works Ukiah Valley Fire Authority		■			
T	Fuel Break Assessment The City shall develop a strategic Fuel Break Assessment to establish priorities for developing and maintaining fuel breaks within the city.	SAF – 5.5	Community Development Ukiah Valley Fire Authority		■			
U	Cooperative Pest Management The City shall collaborate with state and federal land management agencies on pest and fuel management activities.	SAF – 5.5	Community Development Ukiah Valley Fire Authority	■				
V	Community Chipper Program 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.	SAF – 5.5	Community Development Ukiah Valley Fire Authority Mendocino County Fire Safe Council				■	

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
W Water Supply Infrastructure The City shall regularly assess the integrity of existing water supply infrastructure through water tests and inspections of water lines. Future development will be assessed to ensure adequate water for fire suppression needs is provided. Developments in areas with adequate water supply infrastructure will be prioritized.	SAF – 5.6 SAF – 5.9	Public Works				■	
X Hillside Development Standards 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.	SAF – 5.7 SAF – 5.8 SAF – 5.10	Community Development	■				
Y Site Design Standards The City shall coordinate with the Ukiah Valley Fire Authority to update site design standards in accordance with published State guidance and current conditions.	SAF – 5.8	Community Development Ukiah Valley Fire Authority				■	
Z Public Information Program The City shall develop a comprehensive public information program related to fire safety to inform residents, particularly those that include at-risk populations, of present hazards and strategies for mitigation.	SAF – 5.10	City Manager Ukiah Valley Fire Authority			■		
AA Communities at Risk 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.	SAF – 5.10	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
BB	Fire Safety Education The City shall coordinate with the Ukiah Valley Fire Authority 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.	SAF – 5.10	City Manager Police Department <u>Ukiah Valley Fire Authority</u>				■	
CC	Mendocino MJHMP The City shall update city plans, regulations, and standards to implement the 2020 Mendocino County Multi-Jurisdiction Hazard Mitigation Plan.	SAF – 6.2	Police Department Community Development	■				
DD	Mendocino County EOP The City shall update city plans, regulations, and standards every five years to assure compatibility with the Mendocino County Emergency Operations Plan. This shall include developing a plan for repopulation and redevelopment after large disaster events.	SAF – 6.3	Police Department City Manager Community Development	■	■	■		
EE	Sound Attenuation Regulations 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.	SAF – 7.2	Community Development	■				

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>FF Airport Disclosure</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"> <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> 	SAF – 7.3	Planning Services Building Services	■	■			
<p>GG Airport Noise Attenuation</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.</p>	SAF – 7.4	Planning Services Building Services	■				



Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
HH	Roadway Expansion 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).	SAF – 7.5	Public Work Department					■
II	Noise Attenuation 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.	SAF – 8.1 SAF – 8.3	Planning Services Building Services	■				■
JJ	Noise Impact Analysis 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.	SAF – 8.2	Planning Services Building Services					■
KK	Acoustical Studies 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.	SAF – 8.4	Planning Services Building Services					■

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

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

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

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

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>



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8

Agriculture Element





Agriculture Element

Section	Title	Page
8.1	Agriculture.....	8-3
8.2	Ukiah Valley Agricultural Stakeholders	8-4
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 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. If undertaken appropriately by addressing issues related to health and, potential nuisances (e.g., noise, odor, aesthetics), urban agriculture can improve access to healthy food, promote community development, and create jobs.¹

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.*

AG-1.1 Reduce Agricultural/Urban Conflict

The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City.

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.

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.

¹ 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-2 *To create a healthy, equitable and resilient local-food system that further integrates agriculture into the City's identity.*

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.

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.

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.

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.

AG-3 *Help existing agricultural stakeholders move 'Beyond the Farm'.*

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.

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.

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.

8.2 Ukiah Valley Agricultural Stakeholders

While the City recognizes the geographical limitations of its agricultural policies, the City also recognizes its sense of identity and quality of life are closely associated with the surrounding setting. To implement the goals and

policies associated with this Agriculture Element, involvement of the below mentioned stakeholders, plus potentially many more, will be critically important to successful implementation of this general plan element. If implemented successfully, the Agriculture Element would activate conversations between government agencies and key stakeholders in the region to undertake a more collaborative effort resulting in unified land use policies for the future.

LAND USE PLANNING AND POLICY

- Mendocino County Resources Conservation District (MCRCD)
- Mendocino County Department of Planning and Building Services (PBS)
- Sustainable Agriculture Lands Committee (SALC)
- Mendocino Land Trust (MLT)
- Mendocino Local Agency Formation Commission (LAFCo)

FARMING AND FOOD SECTOR

- Mendocino County Farm Bureau (MCFB)
- Mendocino County Farmers Market Association
- University of California's Cooperative Extension - Mendocino County
- Mendocino County Agricultural Commissioner
- Plowshares - Ukiah
- NCO Gardens Project
- Mendo Lake Food Hub



8.3 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>A Agricultural Buffer</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 conflict between incompatible land uses.</p>	AG – 5.1	Community Development	■				
<p>B Right to Farm</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.</p>	AG – 5.1	Community Development	■				
<p>C Align Agricultural Standards</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.</p>	AG – 5.1	Community Development		■			
<p>D Williamson Act</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.</p>	AG – 5.1	Community Development City Manager	■				
<p>E Reduce Regulation – Local Agriculture</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.</p>	AG – 5.4	Community Development City Attorney	■				

Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>F Foodscaping</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 ‘<i>foodscaping</i>’.</p>	AG – 5.4	Community Development	■				
<p>G “No Mow May”</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.</p>	AG – 5.4 AG – 5.5	Community Development City Manager		■			
<p>H Urban Agricultural Definitions</p> <p>The City shall revise the City Zoning Code definitions, standards, and limitations for “Urban Agriculture”, including rooftop gardens, aquaculture, hydroponics, etc.</p>	AG – 5.5 AG – 5.8	Community Development		■			
<p>I Support Community Gardens</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.</p>	AG – 5.5 AG – 5.6	Community Development City Manager	■				
<p>J Urban Agricultural Incentive Zone</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.</p>	AG – 5.5	Community Development City Manager		■			
<p>K Local Food: Food Trucks & Farm Stands</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.</p>	AG – 5.6	Community Development Public Works	■				



Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>L Farmers Markets</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.</p>	AG – 5.6	Community Development <hr/> Public Works					■
<p>M Local Purchasing</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.</p>	AG – 5.6	Community Development <hr/> City Manager		■			



9 Housing Element (2019-2027)





Housing Element (2019-2027)

Section	Title	Page
9.1	Introduction	9-3
9.2	Housing Needs Assessment.....	9-6
9.3	Projected Housing Needs	9-33
9.4	Sites Inventory and Analysis.....	9-36
9.5	Housing Constraints and Opportunities	9-51
9.6	Quantified Objectives.....	9-75
9.7	Housing Plan.....	9-75
9.8	Implementation Programs.....	9-80

Housing Element Update 2019-2027

Draft completed: July 12, 2019
 Adopted: October 23, 2019
 Certified by HCD: December 5, 2019

Prepared by:
 City of Ukiah Community Development Department
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9.1 Introduction

Purpose

Ukiah is located in southeast central Mendocino County along the Highway 101 corridor and near the east/west intersection of Highway 20, two hours north of the Golden Gate Bridge. Incorporated in 1876, Ukiah is the largest city and county seat in Mendocino County. The City's first General Plan was adopted in 1974, and the City is currently in the process of completing a General Plan Update that will map out the vision for community development through 2040.

The Housing Element, one of the seven State-mandated elements of the General Plan that sets forth the City's plan for housing in the community, was last adopted on June 1, 2016 for the 2014-2019 Planning Cycle. The California Department of Housing and Community Development certified the City's Housing Element later that same year. In accordance with State Housing Element Law, this Housing Element has been updated for the 2019-2027 Planning Cycle. To be responsive to the policy changes at the State level brought about by the 2017 Housing Bills package and to address the local Ukiah community's focus on housing, the Housing Element has undergone substantive changes in format and content. The Element was prepared by the City of Ukiah Community Development Department, with assistance from the State Department of Housing and Community Development.

Legal Framework and Statutory Requirements

The 2019-2027 Housing Element represents the City of Ukiah's efforts to fulfill requirements under the State Housing Element Law and responds to Ukiah's housing needs by identifying policies and implementing actions for meeting those needs. State law defines the general topics that Ukiah's Housing Element must cover. Specifically, the element must: (1) document housing related conditions and trends; (2) provide an assessment of housing needs; (3) identify resources, opportunities and constraints to meeting those needs; and (4) establish policies, programs and quantified objectives to address housing needs.

State law establishes requirements for all portions of the General Plan. However, for the Housing Element, the State requirements tend to be more specific and extensive than for other elements. The purpose of a Housing Element is described in Government Code §65583.

- *"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community."*

While jurisdictions must review and revise all elements of their General Plan on a regular basis to ensure that they remain up to date, State law requires that Housing Elements be reviewed and updated at least every five years. The process of updating Housing Elements is to be initiated by the State through the regional housing needs process, as described later in this document. The regional housing needs process was recently conducted in 2018.

State law is also quite specific in terms of what the Housing Element must contain:

1. "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs..."
2. "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing..."



3. "A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the City of Ukiah is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available..."
4. The Housing Element must: (1) identify adequate sites with appropriate zoning densities and infrastructure to accommodate the housing needs for groups of all household income levels, including adoption of minimum density and development standards and rezoning of sites; and (2) address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
5. An assessment of homeless needs and the opportunity for the creation of emergency shelters and transitional/supportive housing. The opportunity must encourage these facilities while providing flexibility for existing local strategies and cooperative efforts.
6. An evaluation of Military Compatibility and whether or not the City of Ukiah meets one of the three criteria that require measures to ensure compatibility.

Per requirements listed in SB 1087, the City of Ukiah will also ensure the adopted Housing Element is provided to water and sewer providers.

General Plan Consistency

California Government Code requires internal consistency among the various elements of the General Plan. Ukiah's General Plan was adopted in 1996, and the Circulation Element was amended in 2004. Upon adoption, the 2019-2027 Housing Element will become part of the City's General Plan. City Staff has reviewed the goals and policies of other General Plan Elements and have not located any inconsistencies. Therefore, the Ukiah General Plan does not need to be amended based on adoption of the 2019-2027 Housing Element. The City is currently (2019) in the process of preparing a comprehensive update of its General Plan- the 2040 Ukiah General Plan. Adoption of the 2040 General Plan may necessitate revisions to the Housing Element to maintain internal consistency, and the City will maintain this consistency as future General Plan updates are completed.

As housing development projects are proposed and the City undertakes housing activities, the goals and policies of all General Plan Elements are examined to ensure consistency. In the event that a proposed project or housing activity is inconsistent with the General Plan, the project applicant or City Staff could initiate an amendment to the General Plan to accommodate the project or activity. This process involves internal staff review, CEQA compliance, a public hearing before the Planning Commission, and a public hearing before the City Council.

This Housing Element Update has been guided by the goals and policies of the existing General Plan. The General Plan includes the following Vision Statements:

"We envision development that provides a mix of housing types and prices."

"We envision aesthetically designed, affordable housing, planned to encourage walking, bicycling, and public transit."

Public Participation and Community Outreach

Recognizing the importance of engaging the community in a dialogue about housing- defining problems and creating solutions- the City deployed a collaborative public participation approach and extensive outreach effort to help ensure appropriate housing goals and policies were more efficiently and effectively evaluated, developed, and implemented. The following steps were taken to engage community members and housing stakeholders in this process:

- Release of a Community Housing Satisfaction Survey in December 2017 in advance of the City beginning the update process of the Housing Element. The City received responses from 385 survey participants.
- Development of a Housing Element webpage on the Projects page of the City's website. The City distributed information and updates on the webpage throughout the development of the Housing Element: <https://www.cityofukiah.com/projects/housing-element-update/>.
- Advertising of two community housing workshops, including email notifications and phone calls to a list of nearly 100 local stakeholders of developers, lenders, housing advocacy groups, water and sewer providers, and representatives of local tribes. Both meetings were advertised for at least two weeks prior to the meeting date and also announced during televised City Council meetings prior to the two dates. Announcements were also posted on the City of Ukiah's Facebook page.
- Presentations and tables/booths at Hispanic community events and meetings, including Ukiah Vecinos en Acción, Latinx, and the Mexican Consulate.
- Development of a press release sent to local media outlets. This press release was picked up by the primary local newspaper in the region, The Ukiah Daily Journal. A series of news articles was written by The Ukiah Daily Journal about the updating of the City's Housing Element, which helped increase public awareness.
- Posting of flyers announcing the two workshops in both English and Spanish at lower income housing developments across the City.
- Hosting of two Community Housing Workshops:
 - **Community Housing Workshop #1.** The City of Ukiah hosted the first Community Housing Workshop on March 21, 2019, from 5:30 pm to 7:30 pm. Over 100 local stakeholders were invited; approximately 40 people attended. City staff made a presentation describing the Housing Element Update process and State requirements, Regional Housing Needs Allocation, and an overview of the existing (2014-19) Housing Element goals and programs. The existing goals were evaluated with the public's input in mind and goals were revised and added based on this input.
 - **Community Housing Workshop #2.** The City of Ukiah hosted a second Community Housing Workshop on April 25, 2019, from 5:30 pm to 7:30 pm. Over 100 stakeholders/residents were again invited, including additional individuals that had been asked to be added to the invitation list; 31 attended. City staff made a presentation of



key updated housing and demographic data that had been collected since the first workshop and included a summary of comments received from the first workshop. Attendees participated in exercises to arrive at suggested goals and policies and voted for those policies that were most important to them.

The input received at both workshops is summarized in Appendix A and has been incorporated into the Housing Element where applicable. Also included in Appendix A is a list of stakeholders invited to participate in the Housing Element Update process. Appendix B contains the results of the Community Housing Satisfaction Survey.



All Housing Element Appendices are located in Appendix B of the General Plan.

9.2 Housing Needs Assessment

The City of Ukiah strives to achieve a balanced housing stock that meets the needs of all economic segments of the community. To understand what housing needs exist in Ukiah and what the City can do to address those needs, a review of the existing housing stock and housing market must first be completed. This section of the Housing Element discusses the major components of existing housing needs in the City of Ukiah, including population, employment, household demographics, and housing stock characteristics.

**TABLE 2.1
HOUSING NEEDS ASSESSMENT – AT-A-GLANCE**

City Area Size	4.72 square miles
Vacant/Underutilized Land	166 acres (2019) (105 acres in 2016, 108 acres in 2009)
Vacant Residential Units (%)	3.0% (2017)
Occupied Housing Units	93.5% (2017)
Persons Per Household	2.61 (2017)
Median Age	34.8
Sex Percentages	Females = 49.9 (7,935) Males = 50.1% (7,982)
Median Income	\$43,480 (2017)
Senior Citizens (over age 65)	2,229 (2017)
Children Under 5 Years Old	1125 (7.1%) (2017)
Individuals Below Poverty Level	17% (2017) (20% in 2016)
Total Housing Units	6,336 (2017)
Owner-Occupied Housing Units	2,490 (42%) (2017)
Renter-Occupied Housing Units	3,433 (58%)
Median Single Family Home Rental	\$982 (2017) \$949 (2016) \$928 (2015)
Median Home Sales Price	\$357,800 (March 2019)
Extremely Low Income Households	840 (2015)
Mobile Homes	297 (2017)
Homeless Shelter Statistics (2017-2018)	An average daily bed count of 44 adults and 9 children between November and April 2017-2018. 21 people achieved permanent housing during the same time frame.
Free Meals Served at Plowshares and Meals on Wheels	61,017 (342 children) in 2018
People who Speak a Language Other Than English at Home	4,349 (29%)
Average Household Size	2.48 people in 2019 (2.47 in 2010)
Those in the Labor Force	6,708 in 2017 (6,451 in 2016)
Largest Employers	Ukiah Valley Medical Center, County of Mendocino, Costco, Ukiah Unified, Mendocino College
Female Heads of Household	714 in 2017
Unemployment Rate	Ukiah: 7.1% (January 2019) Mendocino County: 5.2% (January 2019) California: 4.2% (January 2019)

Source: State Department of Finance; Mendocino County Economic/Demographic Profile, CED Chico; Mendocino County Workforce Investment Board Economic Scorecard

Population Characteristics

Population Growth

According to the California Department of Finance, population of the City of Ukiah in January 2018 was estimated at 16,226 persons. As shown in Table 2.2, the annual growth rate between 1990 and 2018 (current) averaged approximately 0.3%. Between 2000 and 2010, the City added 545 residents, or 3.7%, to its population. This compares to growth rates of 12.3% for the State of California, 1.3% for Mendocino County, 6.4% for the City of Fort Bragg, and a loss of 1.3% for the City of Lakeport during the 2000-2010 period (see Table 2.3).



**TABLE 2.2
POPULATION GROWTH TRENDS (1990-CURRENT)**

Year	Population	Change	% Change Over Period	Average Annual Growth Rate
1990	14,599			
2000	15,497	901	6.2%	0.6%
2010	16,042	575	3.7%	0.4%
Current	16,226	151	1.1%	0.1%

Source: California Department of Finance

**TABLE 2.3
POPULATION TRENDS COMPARISONS (2000-2010)**

Jurisdiction Name	2000	2010	Change (2000-2010)	
			Number	%
Mendocino County	58,407	59,171	764	1.3%
City of Fort Bragg	6,814	7,251	437	6.4%
City of Lakeport	4,820	4,758	-62	-1.3%
State of California	33,873,086	38,041,430	4,168,344	12.3%
City of Ukiah	15,497	16,042	545	3.5%

Source: California Department of Finance

Overall, the City of Ukiah’s population has increased moderately over the past nearly 30 years, with a more accelerated increase in the last four years (see Table 2.4). Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

**TABLE 2.4
RECENT LOCAL POPULATION TRENDS (2015-2018)**

Jurisdiction Name	2015	2018	Change (2015-18)	
			Number	%
Mendocino County	59,598	59,985	387	0.1%
City of Fort Bragg	7,377	7,512	135	1.8%
City of Lakeport	5,097	5,134	37	0.1%
City of Ukiah	15,785	16,226	441	2.8%

Source: California Department of Finance

Age Characteristics

Census 2010 indicates that Ukiah’s population has a median age of 35.9, which is over five years younger than the County at 41.5 (see Table 2.5). Although the median age has increased slightly over the last 10 years, possibly reflecting an aging population, the majority of the population, at 52.9%, are in the age ranges of 15 to 54 years. This compares to 49.9% in Mendocino County.

**TABLE 2.5
AGE COMPARISONS (2000-2010)**

Age Group	% Ukiah (2000)	% Ukiah (2010)	% Mendocino County (2010)
Under 5 Years	7.0%	7.3%	6.1%
5-14 Years	14.8%	13.3%	12.1%
15-24 Years	14.3%	13.9%	11.9%
25-34 Years	13.9%	14.4%	12.1%
35-44 Years	14.2%	11.6%	11.7%
45-54 Years	13.3%	12.9%	14.2%
55-64 Years	8.3%	12.1%	16.4%
65-74 Years	6.0%	6.5%	8.6%
75 and Over	8.2%	8.0%	6.8%
Median Age	35	35.9	41.5

Source: 2000 and 2010 U.S. Census

Gender and Race/Ethnicity

The City of Ukiah has a nearly equal gender distribution, with 48% males and 52% females and similar age distribution of the two sexes. This is similar to the population by gender distribution in Mendocino County.

**TABLE 2.6
POPULATION BY GENDER COMPARISON (2010)**

	City of Ukiah, California		Mendocino County, California	
Male	7,739	48.1%	43,983	50.1%
Female	8,336	51.9%	43,858	49.9%

Source: 2010 U.S. Census

Between 2000 and 2010, Ukiah became increasingly diverse in its racial and ethnic composition. This trend follows state and national trends. In Ukiah, the White population still constituted substantially more than half of the City residents in 2010, but Census 2010 reported the White population decreased by 7.4% since 2000. The Hispanic population grew 8.4% in the 10-year period, from 19.3% in 2000 to 27.7% in 2010. Of the Hispanic population, 25.3% were of Mexican ethnicity. Over 20% of Ukiah is either some other race or two or more races.

**TABLE 2.7
POPULATION DISTRIBUTION BY RACE (2000-2010)**

Race	Percent (2000)	Percent (2010)
White	79.5	72.1
Hispanic	19.3	27.7
African American	1.0	1.1
American Indian and Alaska Native	3.8	3.7
Asian	1.7	2.6
Native Hawaiian/Pacific Islander	0.1	0.2
Other	9.7	14.8
Two or More Races	4.3	5.5

Source: 2000 and 2010 U.S. Census

Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household often determines the type and size of housing a household can afford. Typically, employment growth leads to housing demand, while the reverse is true when employment is reduced.

Occupations and employment trends

Ukiah benefits from its location on the Highway 101 corridor, near the Highway 20 east/west interchange, and its close proximity (60 miles) to Santa Rosa and the Sonoma County wine region. Ukiah's economy, although modest in size compared to the Bay Area and other denser urban regions to the south, is the employment hub of both the Lake and Mendocino County regions.

Of the U.S. Census Bureau-estimated 6,708 employed Ukiah residents in 2017, the biggest concentrations in employment sectors were in educational, healthcare, and social assistance services (24.5%), arts, entertainment, recreation, and accommodation and food services (13.1%), retail (12.6%), and professional, scientific, management, and administrative and waste management services (8.4%). Although there were some similar concentrations in employment sectors to those of Ukiah, Countywide employment numbers differed with concentrations in professional, scientific, management, and administrative and waste management services (23.1%), wholesale trade (13.6%), educational, healthcare, and social assistance services (10.7%), agriculture, forestry, fishing and hunting, and mining (8.0%), and professional, scientific, management, and administrative and waste management services (8.0%).

The 2007-2009 economic recession coupled with the loss of Redevelopment funding in 2012 produced a negative economic impact from which many small, rural California communities have not recovered. Regardless, the U.S. Census Bureau estimated an 11% employment rate increase in Ukiah, while Mendocino County as a whole experienced a 2.9% decrease. During this period, Ukiah added nearly 700 jobs during this period of otherwise slow economic activity.

Additionally, employment trends show a large concentration of people in educational, food services, and retail trade within Ukiah. These jobs typically offer a lower wage scale, suggesting the need for low, moderate, and "middle-income" housing in Ukiah. Household income distributions in Table 2.12 confirm this conclusion- over 57% of Ukiah households have annual incomes between \$15,000 and \$75,000.

Unemployment

According to the State Employment Development Department, 7,360 Ukiah residents were in the labor force as of January 2019, with an unemployment rate of 7.1 percent. The unemployment rate in Mendocino County is 5.2 percent.

**TABLE 2.8
CHANGE IN EMPLOYMENT COMPARISONS**

	Ukiah					Mendocino County				
	2009		2017		2009-2017 Percent Change	2009		2017		2009-2017 Percent Change
	Number	Percent	Number	Percent		Number	Percent	Number	Percent	
Civilian employed population 16 years and over	6,037	100%	6,708	100%	11.1%	38,188	100%	37,084	100%	-2.9%
Agriculture, forestry, fishing and hunting, and mining	120	2.0%	352	5.2%	3.2%	2,165	10.3%	2,356	6.4%	-2.3%
Construction	548	9.1%	326	4.9%	-4.2%	3,944	7.9%	2,970	8.0%	-1.3%
Manufacturing	435	7.2%	451	6.7%	-0.5%	3,012	2.9%	2,455	6.6%	-0.5%
Wholesale trade	206	3.4%	158	2.4%	-1.0%	1,090	13.6%	907	2.4%	-0.7%
Retail trade	859	14.2%	843	12.6%	-1.6%	5,198	3.6%	4,785	12.9%	-0.9%
Transportation and warehousing, and utilities	324	5.4%	322	4.8%	-0.6%	1,385	1.4%	997	2.7%	0.4%
Information	53	0.9%	108	1.6%	0.7%	521	4.3%	673	1.8%	-0.4%
Finance and insurance, and real estate and rental and leasing	329	5.4%	278	4.1%	-1.3%	1,643	8.4%	1,456	3.9%	-0.4%
Professional, scientific, and management, and administrative and waste management services	361	6.0%	562	8.4%	2.4%	3,198	20.1%	2,970	8.0%	3%
Educational services, and healthcare and social assistance	1,354	22.4%	1,640	24.5%	3.1%	7,681	10.7%	8,549	23.1%	1.2%
Arts, entertainment, and recreation, and accommodation and food services	658	10.9%	877	13.1%	2.2%	4,093	4.3%	4,423	11.9%	1.3%
Other services, except public administration	297	4.9%	291	4.3%	-0.6%	1,652	6.8%	2,094	5.6%	-0.2%
Public administration	493	8.2%	500	7.5%	-0.7%	2,606	5.7%	2,449	6.6%	0.7%

Source: American Community Survey, Census Bureau Population Estimates Program

2019-2027 City of Ukiah Housing Element
Adopted October 23, 2019

Household Characteristics

Household Size

A city's number of households can increase or decrease even in periods of little to no population growth, because of adult children leaving at home, divorce, economic conditions, and through birth and death within the general population. The average number of persons occupying each household is known as household size and is expressed in terms of the number of persons per household. Typically, the number of persons per household is slightly higher in owner occupied households than in renter households. This trend was true in Ukiah, to a lesser extent than the State, with average number of persons per household at 2.47 in 2000 and 2.48 in 2010 (see Table 2.9).



**TABLE 2.9
HOUSEHOLD SIZE BY TENURE**

Year	Persons per Household by Tenure					
	City of Ukiah			State of California		
	Homeowner	Renter	Average	Homeowner	Renter	Average
2000	2.46	2.47	2.47	2.93	2.79	2.87
2010	2.52	2.46	2.48	2.95	2.83	2.90

Source: 2000 and 2010 U.S. Census

**TABLE 2.10
HOUSEHOLD SIZE COMPARISON (2000-2010)**

Household Size	Number (2000)	Number (2010)	Percent (2000)	Percent (2010)
1 Person	1,927	2,064	32.2	33.5
2 Persons	1,805	1,797	30.2	29.2
3 Persons	946	910	15.8	14.8
4 Persons	693	679	11.6	11.0
5 Persons	331	367	5.5	6.0
6 Persons	156	190	2.6	3.1
7 Persons	127	151	2.1	2.5
Totals	5,985	6,158		

Source: 2000 and 2010 U.S. Census

Of the 6,158 households in the City of Ukiah, 3,611 (58.6%) consisted of families, 1,809 (29.4%) consisted of households with children under 18 living at home; and 2,317 (or 37.6%) households being headed by married couples. Of the married couple households, 1,012 (16.4%) had children under the age of 18 living at home.

Overall, there were similar numbers in household size between 2000 and 2010 (see Table 2.10). The number of single-person households increased slightly in 2010, as did the number of 5, 6, and 7 person households. This could be due to the economic recession, with more children living at home in 2010 compared to 2000.

Household Income

Household income is an indication of wealth in a community and therefore directly connected to the ability of residents to afford housing. As household income increases, a household is more likely to be a homeowner. As household income decreases, a household is more likely to pay a disproportionate amount of their income for housing or reside in overcrowded or inadequate housing.

For planning and funding purposes, the California Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a county or metropolitan area (such as Mendocino County):

- Extremely Low Income: households earning up to 30 percent of the AMI
- Very Low Income: households earning between 31 and 50 percent of the AMI
- Low Income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI.
- Above Moderate Income: households earning over 120 percent of the AMI.

**TABLE 2.11
2018 STATE INCOME LIMITS**

Mendocino County 4-Person Area Median Income: \$64,800	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
	Extremely Low (less than 30%)	13650	16910	21330	27750	30170	34590	39010	42800
	Very Low (31-50%)	22700	25950	29200	32400	35000	37600	40200	42800
	Low (51-80%)	36300	41500	46700	51850	56000	60150	64300	68450
	Median Income	45350	51850	58300	64800	70000	75150	80350	85550
	Moderate (81-120%)	54450	62200	70000	77750	83950	90200	96400	102650

Source: California Department of Housing and Community Development, 2019 Income Limits

Combined, the extremely low, very low, and low income groups are referred to as lower income. Units affordable to income groups in these categories are typically referred to as “affordable housing” and often constructed and/or rented with some type of public assistance. Approximately 48 percent of Ukiah households were in the lower income categories, while 52 percent were in the moderate or above income category (see Table 2.12).

**TABLE 2.12
HOUSEHOLDS BY INCOME CATEGORY (2011-2015)**

Income Category (% of County AMI)	Ukiah		Mendocino County	
	Households	Percent	Households	Percent
Extremely Low (30% or less)	840	8.9%	4,575	13.4%
Very Low (31-50%)	1,105	18.2%	5,050	14.8%
Low (51-80%)	950	15.7%	6,040	17.8%
Moderate or Above (over 80%)	3,165	52.3%	18,380	54.0%
Totals	6,060	100%	34,015	100%

Source: U.S. Department of Housing and Urban Development, 2011-15 Comprehensive Housing Affordability Strategy (CHAS)

According to the 2013-17 American Community Survey, nearly 8 percent of Ukiah households had incomes lower than \$10,000, while nearly 30 percent had incomes lower than \$25,000. Approximately 26 percent of households had incomes between \$25,000 and \$49,999, and about the same percent had incomes between \$50,000 and \$99,999. Approximately 18 percent of households are estimated to have earned \$100,000 or more annually in 2013-2017. By comparison, the County’s income distribution during this time period was relatively the same, with slightly more households in the income range of \$50,000 to \$99,999 (see Table 2.13).



**TABLE 2.13
HOUSEHOLD INCOME DISTRIBUTION COMPARISON (2017)**

	Ukiah		Mendocino County	
	Number	Percent	Number	Percent
Total Households	5,923	100%	34,182	100%
Less than \$10,000	459	7.7%	2,494	7.3%
\$10,000 to \$14,999	493	8.3%	2,758	8.1%
\$15,000 to \$24,999	810	13.7%	4,200	12.3%
\$25,000 to \$34,999	765	12.9%	4,044	11.8%
\$35,000 to \$49,999	797	13.5%	4,600	13.5%
\$50,000 to \$74,999	1,014	17.1%	6,148	18.0%
\$75,000 to \$99,999	507	8.6%	3,795	11.1%
\$100,000 to \$149,999	753	12.7%	3,826	11.2%
\$150,000 to \$199,999	129	2.2%	1,211	3.5%
\$200,000 or more	196	3.3%	1,106	3.2%

Source: 2013-2017 American Community Survey, Census Bureau Population Estimates Program

Housing Affordability

Overpayment (Cost Burden)

The Department of Housing and Urban Development (HUD) establishes that a household is “cost-burdened,” i.e. overpaying for housing, if it spends more than 30 percent of gross income on housing-related costs. For renters, housing-related costs may be the gross rent (contract rent plus utilities), whereas for a homeowner housing-related costs may include mortgage payment, utilities, insurance, and real estate taxes. A “severe housing cost burden” occurs when a household pays more than 50 percent of its income on housing costs. The number of households overpaying for housing is an important indicator of local housing market conditions as it reflects the affordability of housing in the community.

Table 2.14 represents overpayment data by income group for Ukiah, derived from the 2011-15 HUD Comprehensive Housing Affordability Strategy (CHAS). Approximately 53 percent of renters paid more than 30 percent of their income on housing compared to 36 percent of owners. The households with the highest incidence of cost burden were very low income renters, of which 79.1% overpaid for housing. Other high incidences of cost burden were found with low income renters and owners, of which 69.6% and 69.2%, respectively, paid more than 30 percent of their income on housing. Extremely low income households, both renters and owners, experienced the highest cumulative overall incidence of cost burden (68.8% and 72.7%, respectively) for all income groups.

TABLE 2.14
HOUSEHOLDS OVERPAYMENT BY TENURE (2011-2015)

Household Income Group	Renters	Owners	Total
Extremely Low (0-30% AMI)	785	55	840
Cost Burden >30%	540	40	580
%Cost Burden >30%	68.8%	72.7%	69.0%
Very Low (31-50% AMI)	980	125	1,105
Cost Burden >30%	775	35	810
%Cost Burden >30%	79.1%	28%	73.3%
Low (51-80% AMI)	625	325	950
Cost Burden >30%	435	225	660
%Cost Burden >30%	69.6%	69.2%	69.5%
Moderate or Above (>80% AMI)	1,175	1,990	3,165
Cost Burden >30%	150	605	755
%Cost Burden >30%	12.8%	30.4%	23.9%
Total	3,565	2,495	6,066
Cost Burden >30%	1,900	905	2,805
%Cost Burden >30%	53.3%	36.3%	46.2%

Source: HUD 2011-15 Comprehensive Housing Affordability Strategy (CHAS)

Overcrowding

The Census defines an overcrowded household as one that has more than one person per room, not including hallways, kitchens, or bathrooms. Severe overcrowding is defined as households with more than 1.5 persons per room. High prevalence of overcrowding can indicate a community does not have adequate supply of affordable housing, especially for large families. Overcrowding also tends to deteriorate existing housing stock. Therefore, maintaining a reasonable supply of housing and alleviating overcrowding is important for enhancing the quality of life in Ukiah.

Between 2011 (data from the 2014-19 Housing Element) and 2013-2017, overcrowding in owner occupied households nearly doubled, from 3.8 percent in 2011 to 6.3 percent in 2013-17 (see Table 2.15). Overcrowding in renter occupied households decreased slightly, from 4.7 percent in 2011 to 2.9 percent in 2013-17. However, the Census documentation may not fully represent the actual condition in the City, as the City also receives complaints of persons living in unauthorized rooms/units, such as garages, sheds, and room conversions.

TABLE 2.15
OVERCROWDED HOUSING UNITS

Occupants Per Room	Owner Occupied		Renter Occupied		Total	
	Households	Percent	Households	Percent	Households	Percent
<i>2011 American Community Survey</i>						
Total overcrowded (More than 1.0 persons/room)	102	3.8%	164	4.7%	266	4.3%
Severely overcrowded (More than 1.5 persons/room)	0	0%	62	1.8%	62	1.0%
<i>2013-17 American Community Survey</i>						
Total overcrowded (More than 1.0 persons/room)	158	6.3%	100	2.9%	258	4.4%
Severely overcrowded (More than 1.5 persons/room)	43	1.7%	48	1.4%	91	1.5%

Source: U.S. Census Bureau, 2011 and 2013-2017 American Community Survey



Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, safe, affordable housing due to their special needs. State law requires an analysis of the special housing needs of seniors, disabled persons (including persons with developmental disabilities), large families, female-headed households, farmworkers, and people experiencing homelessness. The following sections provide a detailed discussion of the housing needs facing each particular special needs population, as well as resources available to address their housing needs.

Seniors

Senior-headed households face a unique set of circumstances that affect their needs for housing, primarily due to physical disabilities and limitations; fixed, limited incomes; and health care costs. Many seniors may also rely on public transportation, especially those with disabilities.

Table 2.16 shows senior households by tenure in Ukiah, compared to Mendocino County. Although there are more total renters than owners in Ukiah, 58 percent compared to 42 percent, respectively, the reverse is true for senior-headed households- at 42.7 percent renters compared to 57.3 percent owners. There are significantly more seniors who are owners in Mendocino County compared to Ukiah, at 77 percent and 57.3 percent, respectively.

**TABLE 2.16
SENIOR HOUSEHOLDS BY TENURE**

	Total Population		Senior-headed Households	
	Percent Owner	Percent Renter	Percent Owner	Percent Renter
Ukiah	42.0%	58.0%	57.3%	42.7%
Mendocino County	59.2%	40.8%	77.0%	23.0%

Source: 2013-17 U.S. Census Bureau, American Community Survey

Resources

The following are affordable senior apartments located in Ukiah:

- Sun House Senior Apartments, 431 S. Main Street – 42 Units
- Creekside Village, 751 Waugh Lane – 39 Units
- Jack Simpson School View Apartments, 1051 N. Bush Street – 30 Units
- North Pine Street Apartments, 148 Gibson Street – 10 Units
- Walnut Village, 1240 N. Pine Street – 47 Units

Additional resources for seniors include the following:

- Ukiah Senior Center – transportation services, senior peer counseling, workshops and support groups, assistance with tax preparation, lunch and dinner services.
- Multipurpose Senior Services Program – housing assistance, personal care assistance, social services, supportive services and nutrition assistance.
- Ukiah Indian Senior Center – meals on wheels, transportation for medical appointments, congregate dining and nutrition assistance.
- Mendocino County Adult & Aging Services – adult protective services, in-home support services and veterans services.
- Area Agency on Aging – plans, coordinates and implements community-based support programs for seniors and their caregivers.

- City of Ukiah City Assistance for Relief through Energy Support (C.A.R.E.S.) – an extension of a program offered by the Salvation Army, C.A.R.E.S. provides financial assistance for electric utility bills to income eligible households.

Persons with Disabilities

A disability is a physical or mental impairment that substantially limits one or more major life activity. Persons with disabilities often require affordable housing located near shopping, services, and public transit. The living arrangements for persons with disabilities depend on the severity of the disability. Many disabled persons live at home in an independent environment with the help of other family members or assisted care services. Other disabled persons may require assisted living and supportive services in special care facilities.

The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States lives in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small fixed pension afforded by Social Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities often experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

According to the 2017 American Community Survey, an estimated 14 percent of Ukiah residents (2,249 persons) have one or more disabilities. Among the disabilities tallied, ambulatory and independent living difficulties were most prevalent. Among the elderly population, ambulatory and hearing difficulties were most prevalent (see Table 2.17).

TABLE 2.17
DISABILITY STATUS (2013-2017)

	% of Disabilities Tallied			
	Age 5-17	Age 18-64	Age 65+	Total
With a hearing difficulty	0.5%	1.5%	21.6%	23.6%
With a vision difficulty	0.0%	0.8%	5.6%	6.4%
With a cognitive difficulty	--	4.4%	12.1%	16.5%
With an ambulatory difficulty	--	7.3%	24.2%	31.5%
With a self-care difficulty	--	2.8%	9.7%	12.5%
With an independent living difficulty	--	6.3%	18.0%	24.3%
Total disabled persons	14	2,209	1,943	4,166

Source: 2013-2017 American Community Survey

Developmental Disabilities

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended state housing element law to require the analysis of people with disabilities to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. This includes intellectual disability, cerebral palsy, epilepsy, and autism.

According to a Consumer Count completed by the California Department of Developmental Services in March 2019, there were a total of 466 persons in Ukiah with a developmental disability- 206 persons between the ages of 0 to 17 and 260 persons over the age of 18.

Resources

The City makes rehabilitation funds available to income qualified households for accessibility improvements. The Housing Rehabilitation Program, funded by both State Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds, has been designed in part to address these needs by providing affordable loans to assist disabled renters and owners improve their units with accessibility features.

Regarding new affordable housing construction activities, in 2017, the City created a Housing Trust Fund- the Ukiah Housing Trust Fund- and in 2018, released a \$500,000 Notice of Funding Availability (NOFA). The City intends to utilize funds in the Ukiah Housing Trust Fund to assist in the development of housing for lower income and special needs residents.

The City also regularly supports funding applications to HOME and other federal and state funding programs, and in 2018 was awarded \$5.1 million in HOME funds for the development of Ukiah Senior Apartments, a new 31-unit affordable senior housing apartment complex. The construction of this complex is anticipated to start in 2019-2020.

A list of organizations with specific services to support persons with disabilities includes, but may not be limited to, the following:

- Redwood Coast Regional Center- prenatal diagnostic services, early intervention supports and services, lifelong individualized planning and service coordination, employment and day services, family support and residential care.
- Manzanita Services- peer counseling, care management, life skills and SSI advocacy.
- Redwood Community Services – adult behavioral health therapy, specialty mental health, whole person care and therapeutic behavioral services.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. Such ramps or guardrails are permitted to intrude into the standard setbacks required under zoning, and are subject only to a building permit. This provision eliminates the need to obtain a zoning variance.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City. The City does not have siting requirements between group homes, defined in the City's Zoning Code as Community Care Facilities.

Zoning and Other Land Use Regulations

As part of this Housing Element Update, the City conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

The City of Ukiah defines “family” as an individual, or two (2) or more persons living together as a single household within a dwelling unit.

Large Households

Large family households are defined by the U.S. Census Bureau as households containing five or more persons. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately-sized, affordable housing. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low-incomes of larger families, results in many large families living in overcrowded conditions.

According to the 2012-2016 American Community Survey, of the 2,252 householders living alone, 64.7 percent were renters and 35.3 percent were owners. At 53.1 percent, renters also comprised a higher number of large households, compared to 46.9 percent of owners with large household sizes.

**TABLE 2.18
HOUSEHOLD SIZE BY TENURE (2016)**

Household Size	Total Owner Occupied		Total Renter Occupied		Totals	
	Number	Percent	Number	Percent	Number	Percent
Householder living alone	796	35.3%	1,456	64.7%	2,252	100%
2-4 persons	1,565	55.6%	1,252	44.4%	2,817	100%
Large households (5+ persons)	281	46.9%	318	53.1%	599	100%

Source: 2012-2016 American Community Survey

Resources

Low and moderate income large households can benefit from many of the same programs (outlined in this section under other special needs groups) that benefit other special needs households. The City uses CDBG, HOME, and Ukiah Housing Trust Funds to assist in the construction of family housing and provide first-time homebuyer assistance to qualified families.

Single-Parent Households

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. These households often have less income compared to two-parent households.

According to the 2010 U.S. Census, an estimated 21 percent of Ukiah households were headed by single parents (Table 2.19). Per the 2012-2016 American Community Survey (Table 2.20), households headed by women with children comprised approximately 19 percent (661 households) of all households in Ukiah and households headed by women without children comprised 5.3 percent (179 households). Out of the 31% of Ukiah households living below the poverty line, 11% were female-headed households.



**TABLE 2.19
SINGLE-PARENT HOUSEHOLDS (2010)**

	Total Households	Single-Parent Households	Percent Total Households	Percent Single-Parent Households
Ukiah	6,158	1,294	21.0%	44.4%
Mendocino County	34,945	6,135	17.6%	37.4%
Fort Bragg	2,863	537	18.8%	45.4%
Willits	1,914	463	24.2%	41.9%

Source: 2010 U.S. Census

**TABLE 2.20
FEMALE-HEADED HOUSEHOLDS (2016)**

	Female-headed Households with Children		Female-headed Households without Children		Female-headed Households under the Poverty Level		Total Families under the Poverty Level	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Ukiah	661	19.4%	179	5.3%	386	11.0%	1,062	31.0%
Mendocino County	1,398	9.9%	863	6.1%	791	6.0%	2,573	18.0%
Fort Bragg	240	15.6%	115	7.5%	153	10.0%	419	27.0%
Willits	250	22.89%	110	10.1%	116	11.0%	365	33.0%

Source: 2012-2016 American Community Survey

Resources

The City has provided first time homebuyer loans to single-parent households in the past through CDBG and HOME-funded programs. Additionally, several local organizations provide social services to assist female-headed households and other special needs households:

- Redwood Community Services (Family Strengthening Services Program and Crisis Line)
- FIRST 5 Mendocino Family Resource Services
- Pinoleville Native American Head Start & Early Head Start
- North Coast Opportunities Head Start Child Development Program
- Mendocino County Department of Social Services

Farmworkers

Ukiah is located in the most urbanized portion of Mendocino County paralleling the Highway 101 corridor. There are no working farms within the City limits, but there are working orchards and vineyards adjacent to the City, particularly to the east along the Russian River.

The *Assessment of the Demand for Farm Worker Housing and Transportation in Mendocino County* prepared in 2008 by the California Institute for Rural Studies found that in 2006, there were 4,163 farm workers in Mendocino County. Of those, 1,416 worked in Mendocino County for seven months or more, 673 worked in Mendocino County for 3 to 6 months, and 2,074 worked in Mendocino County for less than three months. The Assessment found that the majority of farm workers Mendocino Countywide lived in single family residences, rented individual rooms in single family residences, and lived in labor camps, apartments or trailers. The Assessment also found that 47 percent of farm workers lived in the Ukiah Valley.

The U.S. Department of Agriculture (USDA) completed an Agricultural Census in 2012. The number of farmworkers had increased to 5,314 since the 2006 Study by the California Institute for Rural Studies. The USDA Census also reported 498 total farms in Mendocino County. There were 376 permanent farmworker employees living in 21 permanent employee housing facilities, and 183 seasonal farmworker employees living in a total of 8 seasonal employee housing facilities in Mendocino County. 559 total employees lived in a total of 29 employee housing facilities. Additional information regarding farmworkers is contained in Table 2.20.

**TABLE 2.21
FARMWORKERS BY DAYS WORKED (MENDOCINO COUNTY)**

150 Days or More	
Farms	252
Workers	1,442
Farms with 10 or More Workers	
Farms	44
Workers	929
Fewer than 150 Days	
Farms	407
Workers	3,872

Based on this information, it is concluded that the majority of farm workers who live within the City limits live in single family homes, apartments, or mobile homes/trailers.

According to the 2009-2017 ACS, 352 persons, or 5.2 percent of the City's labor force, were employed in the agriculture, forestry, fishing, hunting, and mining industry (see Table 2.8).

Resources

State Public Health and Safety Code Section 17021.5 requires employee housing with accommodations for six or fewer employees be allowed by right and treated as a single family residence rather than a dormitory, boarding house, hotel or other similar term implying that the employee housing is a business run for profit.

The City zoning ordinance allows single family residences by right in the R-1 (Single Family Residential) zoning district. The R-1 zoning district does not limit the number of persons living in a residence, or preclude a group of employees, students, or other non-related persons from occupying the residence. In both the R-2 (Medium Density Residential) and R-3 (High Density Residential) zoning districts, single family dwellings, duplexes, condominiums, apartment houses, and room and board residences are allowed by right without the requirement for a use permit.

Additionally, single family residences and accessory (second) dwelling units are allowed by right in the C-N (Neighborhood Commercial) zoning district, and condominiums and accessory dwelling units (ADUs) are allowed by right in the C-1 (Community Commercial) zoning district. ADUs are also allowed by right in the C-2 (Heavy Commercial) zoning district.

The City zoning ordinance also contains an Agriculture Exclusive (A-E) zoning district. While no land within the City is zoned A-E, the regulations allow by-right "one family dwellings, trailers and accessory buildings, and farm buildings of all kinds..." Nothing in the statutes limits the number of dwelling units or how many persons can occupy the units. This includes bunkhouses of 36 beds or less and up to 12 units of farmworker housing in all zones that

allow agricultural uses in the same manner other agricultural uses are allowed, as defined in Health and Safety Code 17021.6.

Because of the flexibility inherent throughout the City's zoning code related to housing for farmworkers and the relatively small size of the City's farmworker population, the housing needs of this group are addressed through its standard affordable housing strategies.

Homeless

"Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes homeless individuals (not imprisoned or otherwise detained) who:

- Lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who resided in an emergency shelter or a place not meant for human habitation and who is exiting an institution where he or she temporarily resided;
- Will imminently lose their primary nighttime residence;
- Are unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; and
- Are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

In 2018, the County of Mendocino contracted with Robert Marbut, Ph.D. to produce a report on homelessness in Mendocino County. Titled "*Homelessness Needs Assessment and Action Steps for Mendocino County*," the report presented observations and findings, and recommended a series of action steps for addressing homeless issues Countywide. Both the Mendocino County Board of Supervisors and Ukiah City Council adopted the report, but most of the recommendations were primarily applicable to the County because the County is the jurisdiction that facilitates and oversees the existing services to address homelessness.

The 2018 Homelessness Needs Assessment completed by Dr. Marbut counted between 172 and 188 individuals experiencing homelessness in Ukiah.

Previously, the 2017 Mendocino County Point-in-Time (PIT) Count reported a total of 1,238 homeless individuals in Mendocino County. This consisted of 113 individuals in an emergency shelter, 47 in transitional housing, and 1,078 who were unsheltered. Of these homeless individuals, the PIT count reported 824, or 67 percent, were male and 1,026, or 83 percent, were white. The PIT Count did not separate by location in their totals.

Resources

The County of Mendocino has primary responsibility for providing regional homeless services. Ukiah is part of the Mendocino County Homeless Services Continuum of Care (MCHSCoC) system that provides services for the homeless and is comprised of local government jurisdictions and government agencies, nonprofit service and housing providers, and organizations from the faith community.

Additional resources consist of emergency day and overnight shelters, transitional housing, emergency and supportive services, hotel vouchers, and other voucher assistance programs. Below is a list of homeless supportive services in Ukiah.

Emergency Shelters

Emergency shelters offer temporary overnight sleeping accommodations for generally up to 30 days. Currently, one emergency shelter is operating in the City of Ukiah- the Homeless Services Community Center operated by Redwood Community Services. This facility provides overnight shelter for up to 60 individuals for a six-month period during the winter (November through April). The Homeless Services Community Center has also been approved for a Day Resource Center, which will provide social services and case management for homeless persons. The Day Resource Center is currently under construction.

Transitional Housing

Transitional housing is designed to be a bridge between shelter and permanent housing, providing housing for homeless persons for six months to two years. Transitional housing also typically integrates other “wrap-around” social services and counseling programs to assist in the homeless individual’s transition to self-sufficiency. Transitional shelters offer housing, case management, and support services. A list of local transitional housing resources includes:

- The Ford Street Project, Family Transitional Housing Program – serves up to six families with children under the age of 18; room and board is included in the program fees, which are paid for by the families.
- The Ford Street Project, Unity Village – 12 two-bedroom units for families with children under the age of 18.

A program has been added to review and amend the zoning code to allow both supportive and transitional housing in all residential zones pursuant to SB 2.

Homeless Shelter Overlay District

On September 2, 2015 the City Council adopted a homeless shelter overlay district, in accordance with the provisions of SB 2. The area of the overlay was preferred given its proximity to an emergency shelter that had ceased operations in 2012, during the previous Housing Element planning period.

Analysis of Capacity and Suitability of Overlay to Accommodate Homeless Population

Encompassing ±13.73 acres, the homeless shelter overlay district allows homeless shelters by right (without the requirement of a conditional use permit). There are nine separate parcels within the overlay district, all within the Heavy Commercial and Manufacturing zoning districts. None of the parcels are vacant, nor were they vacant at the time of adoption of the overlay district in 2015, but there is a large portion (±1 acre) of one parcel that has an open field. Improvements on the parcels include 6,000-23,000 square foot warehouses, single family residences, garages, barns, and a church. One of the parcels is currently the site of a residential substance use disorder¹ recovery treatment center. There are no active industrial uses or known environmental contamination, hazardous gases, air pollution, etc. The overlay zone has good proximity to public transit, located a quarter mile from one bus stop and a half mile from a second bus stop. The overlay zone is located approximately one mile from an existing job center and other public and private services. These services are accessible via public transit.

Conversion of the warehouses into homeless facilities is possible within the overlay district. Utilizing the existing homeless facility on South State Street as a measure of realistic capacity for homeless shelters in the overlay district, the existing overlay district can accommodate 457 beds for homeless persons. However, given existing constraints within the district, the overlay district should be further evaluated to ensure its continued suitability. A program has been added to re-evaluate the Homeless Shelter Overlay District for possible amendment and consideration of options to maintain compliance with SB 2.

Homeless facilities are also permitted in other zoning districts, upon approval of a use permit from the Ukiah Planning Commission, including: C-N (Neighborhood Commercial), C-1 (Community Commercial), C-2 (Heavy



Commercial), PF (Public Facilities), M (Manufacturing), R-1 (Single-Family Residential), R-2 (Medium Density Residential), and R-3 (High Density Residential).

Housing Stock Characteristics

The characteristics of the housing stock, including type, age, condition, availability, tenure, and affordability are important in determining the housing needs for the community. This section explores each of those sections and analyzes if the current housing supply meets the needs of existing and future residents of Ukiah.

Housing Type

California Department of Finance housing estimates in January 2018 show the majority (55 percent) of the City’s housing stock is comprised of single family detached homes. The second most common type of housing was multi-family (19 percent). Between 2010 and 2018, there continued to be very few 2-4 unit complexes or mobile homes.

It should be noted that these numbers do not reflect results from the City’s adoption of a new accessory dwelling unit ordinance in late 2017, nor do they reflect the City’s deployment of various initiatives related to a 2017 Housing Strategy.

**TABLE 2.22
HOUSING UNITS BY TYPE**

Type of Housing	2010		2018	
	Number	Percent	Number	Percent
Single Family Detached	3,596	55%	3,600	55%
Single Family Attached	412	6%	412	6%
Two to Four Attached	839	13%	841	13%
Five plus Attached (Multi-Family)	1,237	19%	1,279	19%
Mobile Home	439	7%	440	7%
Totals	6,523	100%	6,572	100%

Source: 2010 and 2018 California Department of Finance Population and Housing Estimates

Housing Stock Age and Condition

If not properly and regularly maintained, housing can deteriorate neighborhood housing conditions, decreasing property values and impacting neighborhood pride and quality of life. Typically, housing over 30 years of age is more likely to have needs for rehabilitation.

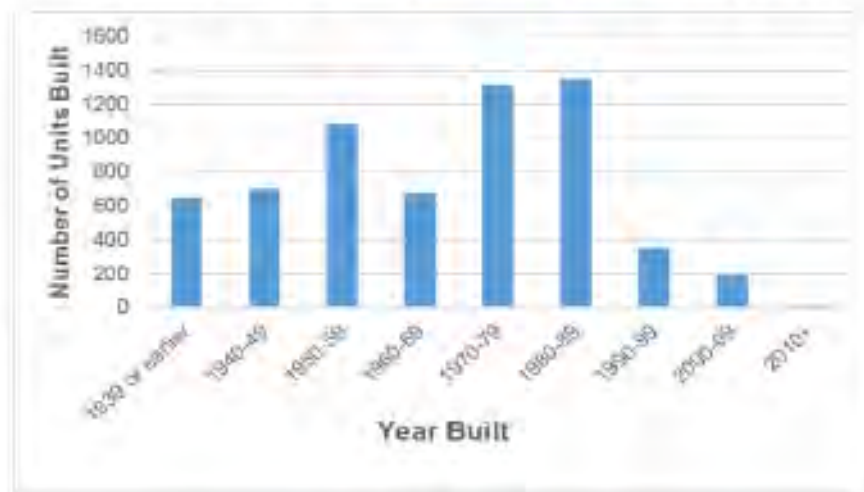
A Housing Conditions Survey completed by the City of Ukiah in 2008 revealed that 77 percent of the local housing stock was more than 25 years old. As depicted in Table 2.21, Ukiah’s housing stock has further aged. Over 90 percent of all housing stock in the City of Ukiah was built in 1989 or earlier and is over 25 years of age. Only 3.3 percent of housing stock is newer (built in the year 2000 or later), and until quite recently very few new housing units were constructed.

**TABLE 2.23
HOUSING STOCK AGE**

Year Built	Number of Units	Percent
2010 and later	17	0.3%
2000 to 2009	191	3.0%
1990 to 1999	357	5.6%
1980 to 1989	1,346	21.2%
1970 to 1979	1,318	20.8%
1960 to 1969	675	10.7%
1950 to 1959	1,081	17.1%
1940 to 1949	700	11.0%
1939 or earlier	651	10.3%
Total units	6,336	100%

Source: 2013-17 American Community Survey, 5-Year Estimates
Please note: housing units were produced in 2010 and later that are not recorded on the above Table or below Figure. Data is used only from ACS for consistency purposes.

**FIGURE 2.1
HOUSING STOCK AGE DISTRIBUTION (2013-2017)**



Since the City has not completed a housing conditions survey since 2008, data was utilized from the 2008 Survey and cross-referenced with current local conditions observed by City of Ukiah Building Division staff and updated data within this Housing Element. Table 2.23 provides an estimate of current housing stock conditions. A program has been added for the City to complete a new housing conditions survey within the next Housing Element planning cycle.



**TABLE 2.24
HOUSING STOCK CONDITIONS**

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single	2,528	939	510	35	0	4,012
Mobile	277	103	56	4	0	440
Duplex	530	197	107	7	0	841
Multifamily	806	299	162	12	0	1,279
Total	4,141	1,538	835	58	0	6,572
Percent	63.0	23.4	12.7	0.9	0.0	100.0

Sources: 2008 City of Ukiah Housing Conditions Survey, 2018 California Dept. of Finance, 2019 City staff survey

The City of Ukiah Building Division operates a building code enforcement program in an effort to improve overall housing conditions in the community. Enforcement violations are investigated as complaints are received from residents. The City also provides housing rehabilitation assistance to lower income residents through the City’s CDBG and HOME programs, as funding becomes available.

Housing Tenure and Availability

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented.

Housing Tenure

In 2000, there was close to an even distribution of owner-occupied and renter-occupied units in Ukiah, at 48.4 percent and 51.6 percent, respectively. By 2010, this trend had begun to shift, and Ukiah was a majority renter-occupied community (over 56 percent). Throughout this same period, Mendocino County was predominantly owner-occupied.

**TABLE 2.25
HOUSEHOLDS BY TENURE COMPARISON (2010 – 2016)**

	2010		2016	
	Number	Percent	Number	Percent
Ukiah				
Owner-occupied	2,673	43.4%	2,642	43.1%
Renter-occupied	3,485	56.6%	3,492	56.9%
Mendocino County				
Owner-occupied	20,601	59.0%	19,764	57.1%
Renter-occupied	14,344	41.0%	14,830	42.9%

Source: 2010 U.S. Census, 2012-2016 American Community Survey

Vacancy Rates

Vacancy rates are an important indicator of the adequacy of housing supply for all economic segments of the community. High vacancy rates usually indicate low demand, and low vacancy rates can indicate high demand and/or inadequacy of supply. Generally, a “healthy” vacancy rate for the single-family housing market is considered as two to three percent; and between seven and eight percent is considered sufficient for the multi-family housing market.

According to the 2010 Census, the overall vacancy rate in Ukiah was 5.3 percent, including units vacant for seasonal or occasional use, rented and sold units that were vacant at the time of the Census, and other unclassified vacant units (see Tables 2.25 and 2.26).

Additional vacancy data was obtained from the 2013-2017 American Community Survey, to demonstrate the vacancy rate over the last approximately 17 years. Vacancy rates in 2010 increased by nearly 100 percent compared to 2000, and this was likely due to the slumping economy at that time. As the economy has recovered, the vacancy rates have again approached 2000 levels (see Table 2.26).

**TABLE 2.26
OCCUPANCY STATUS OF HOUSING UNITS**

	2000	2010
For rent	54	136
For sale only	24	73
Rented or sold, not occupied	16	20
For seasonal, recreational, or occasional use	12	25
For Migratory Workers	0	0
All Other Vacant	46	76
Total	152	330

Source: 2000 and 2010 U.S. Census

**TABLE 2.27
OVERALL VACANCY BY TENURE**

Year Built	2000	2010	2017
Rental vacancy rate	1.7%	3.7%	2.8%
Owner vacancy rate	0.8%	2.6%	0.2%
Overall vacancy rate	2.5%	5.3%	3.0%

Source: 2000 and 2010 U.S. Census, 2013-2017 American Community Survey

Understanding that Ukiah has low rental and owner vacancy rates seems to be a sentiment shared by the community. In 2018, a community housing survey was completed by the City. Over 70 percent of survey respondents listed the number one issue or barrier with obtaining suitable housing for their households as “home/rent prices” (54.9 percent) or “lack of available housing inventory” (17 percent). Similar comments were received at both housing workshops the City hosted to discuss and gather public input and ideas on the Housing Element Update. A copy of the full results of the survey is contained in Appendix B.



All Housing Element Appendices are located in Appendix B of the General Plan.

The City has added an implementation program to address housing production overall.

Housing Costs and Affordability

Median home prices in Ukiah and Mendocino County have been steadily increasing since the economic recovery. With the exception of 1-bedroom units, rental prices have also increased.



**TABLE 2.28
CHANGES IN MEDIAN HOME SALES PRICES**

Jurisdiction	2017 Median Sale Price	2018 Median Sale Price	Percent Change in Median Sale Price
Ukiah	\$329,500	\$350,350	6%
Mendocino County	\$340,850	\$358,800	5%

Source: Zillow.com

**TABLE 2.29
CHANGES IN AVERAGE MONTHLY RENT PRICES**

City	Unit Type	2015	2016	2017
Ukiah	Studio	\$963	\$967	-
	1 Bedroom	\$702	\$640	\$691
	2 Bedroom	\$968	\$973	\$1,016
	3 Bedroom	\$1,200	\$1,268	\$1,334
Fort Bragg	Studio	-	-	-
	1 Bedroom	\$538	\$615	\$673
	2 Bedroom	\$1,089	\$1,071	\$1,098
	3 Bedroom	\$1,766	\$1,698	\$1,688

Source: 2013-2017 American Community Survey

Assisted Affordable Housing Units

Assisted housing developments, or “at-risk units,” are defined as multifamily rental housing developments that receive government assistance under Federal, State, and/or local programs, and which are eligible to convert to market-rate due to termination (opt-out) of a rent subsidy contract, mortgage prepayment, affordability covenant, or other expiring use restrictions within 10 years of the beginning of the housing element planning period. The next “at-risk” housing analysis period is 2019-2029.

State Government Code §65863.10 requires that owners of Federally-assisted properties provide notices of intent to convert their properties to market-rate 12 months prior and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD and the local public housing authority, as well as to all impacted tenant households. There are three general cases that can result in the conversion of publicly assisted units:

- **Prepayment of HUD Mortgages:** Section 221(d)(3). Section 202 and Section 236: A Section 221(d)(3) is a privately owned project where the U. S. Department of Housing and Urban Development (HUD) provides either below market rate loans or a subsidy to the tenants. With Section 226 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low income tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
- **Opt-outs and expirations of project based Section 8 contracts:** Section 8 Project Based Vouchers (Sec. 8) is a federally funded program that provides subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of

the project decides to opt-out of the contract with HUD be pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed contract rents.

- **Other:** Expiration of the low income use period of various financing sources, such as the Low-Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CFHA), Federal Home Loan Bank of San Francisco Affordable Housing Program (AHP), Veterans Assistance Supportive Housing (VASH) United States Department of Agriculture (USDA), Community Development Block Grants (CDBG) and Home Investment Partnerships Program (HOME) funds. Generally, bondfinanced properties expire according to a qualified project period or when the bonds mature. Former properties funded with Redevelopment Agency funds generally require a minimum affordability term of 30 years.

There are a range of publicly assisted rental housing affordable to lower and moderate income households in Ukiah. Table 2.27 provides a summary listing of affordable projects in the City. Overall, 52 projects totaling 537 rental housing units in the City include affordable units. 534 units are set aside specifically for lower and moderate income households.



**TABLE 2.30
INVENTORY OF ASSISTED RENTAL HOUSING**

Project Name and Address	Total Units	Assisted Units	Funding Source(s)	Earliest Date of Conversion	# of Units at Risk
Duane Hill Terrace 600 N Orchard Avenue	32	32	CTCAC, HOME	2067	0
McCarty Manor 741 Waugh Lane	40	40	USDA/RD, Sec. 8, LIHTC	2068	0
Orchard Manor 610 Orchard Avenue	64	63	USDA/RD, Sec. 8, LIHTC	Perpetuity	0
Orchard Village 548 Ford Street	48	47	USDA/RD, Sec. 8, LIHTC	Perpetuity	0
Creekside Village 751 Waugh Lane	44	44	Sec. 8	2027	44
Jack Simpson 1051 North Bush Street	30	30	Sec. 8	Perpetuity	0
North Pine Street 148 Gibson Street	10	10	Sec. 8	Perpetuity	0
Walnut Village 1240 North Pine Street	48	48	Sec. 8	2027	48
Gibson Court 148 Gibson Court	17	17	Sec. 8, HOME	2031	0
Garden Court 875 S Orchard Avenue	10	10	HOME	2026	10
Willow Terrace 237 East Gobbi Street	38	38	LIHTC	2074	0
Holden Street 490 South Dora	6	6	Sec. 8	Perpetuity	0
Summer Creek Village 755 Village Circle	64	64	LIHTC, HOME, Sec. 8	06/28/2059	0
Ukiah Green C/O PPMG 1120 Mulberry Street	38	38	USDA	2033	0
Ukiah Green South C/O PPMG 1130 Mulberry Street	41	41	USDA	2035	0
114 Poulos Court	1	1	Sec. 8	Perpetuity	0
1504 S Dora Street	1	1	Sec. 8	Perpetuity	0
1542 Lockwood Drive	1	1	Sec. 8	Perpetuity	0
195 Wabash Avenue #1	1	1	Sec. 8	Perpetuity	0
195 Wabash Avenue #2	1	1	Sec. 8	Perpetuity	0
195 Wabash Avenue #3	1	1	Sec. 8	Perpetuity	0
212 Irvington Drive	1	1	Sec. 8	Perpetuity	0
213 Irvington Drive	1	1	Sec. 8	Perpetuity	0
213 Tedford Avenue	1	1	Sec. 8	Perpetuity	0
214 Tedford Avenue	1	1	Sec. 8	Perpetuity	0
239 Burlington Drive	1	1	Sec. 8	Perpetuity	0
625 Leslie Street	1	1	Sec. 8	Perpetuity	0
627 Leslie Street	1	1	Sec. 8	Perpetuity	0
635 Leslie Street	1	1	Sec. 8	Perpetuity	0
637 Leslie Street	1	1	Sec. 8	Perpetuity	0
735 Cindee Drive	1	1	Sec. 8	Perpetuity	0
739 Cindee Drive	1	1	Sec. 8	Perpetuity	0
741 Cindee Drive	1	1	Sec. 8	Perpetuity	0
743 Cindee Drive	1	1	Sec. 8	Perpetuity	0
745 Cindee Drive	1	1	Sec. 8	Perpetuity	0
803 Cindee Drive	1	1	Sec. 8	Perpetuity	0
805 Cindee Drive	1	1	Sec. 8	Perpetuity	0
813 Cindee Drive	1	1	Sec. 8	Perpetuity	0
823 Cindee Drive	1	1	Sec. 8	Perpetuity	0
825 Cindee Drive	1	1	Sec. 8	Perpetuity	0
833 Cindee Drive	1	1	Sec. 8	Perpetuity	0
835 Cindee drive	1	1	Sec. 8	Perpetuity	0
College Court Apartments 1461 North Bush Street	7	7	Sec. 8	Perpetuity	0
Sun House Apartments 170 Cleveland Lane	42	41	Sec. 8 VASH, LIHTC, AHP, County CDBG, City UHTF	2032	0
Total	616	613			102

Sources: 2019 City staff survey, California Housing Partnership

Preservation of At-Risk Housing

Within the 2019-2029 “at-risk” housing analysis period, three projects are considered at risk of converting to market-rate housing. These projects offer 102 housing units, and all 102 of the units are affordable to lower income households. Two of the projects, Creekside Village and Walnut Village, are affordable to households with project-based Section 8 rental subsidies. The third project, Garden Court, has expiration of an affordability restriction put in place by the developer’s use of HOME funds for the project.

In an interview with the property owner of Garden Court, the property owner stated they will make sure there is continued affordability, presumably in perpetuity. But the property owner also mentioned that the funding on this project is complex, which is complicated by being in the airport compatibility zone of the 1996 Airport Comprehensive Land Use Plan. Airport compatibility has been listed as a constraint in Section 5.

Creekside Village is a 44-unit apartment project constructed in 1983, with a project-based Section 8 contract for rent subsidies. Walnut Village is a 48-unit apartment constructed in 1979 with a Section 8 contract also due to expire in 2027. The property owner, a locally based affordable housing developer and property management company, can choose to opt out of Section 8 or to renew the Section 8 with HUD.

While the new Section 8 contracts are subject to a periodic renewal process, the approval is fairly automatic. If the property owner decides to allow the Section 8 program to lapse, the tenants would be notified and would have one year to relocate. Subject to funding availability, HUD and the local Housing Authority, the Community Development Commission of Mendocino County, would make Section 8 housing-choice vouchers available to the tenants. Tenants could decide to use the voucher at the project or at a different location.

Costs of Construction/Replacement vs. Costs of Preservation

In addition to identifying units at risk of converting to market rate housing, Government Code Section 65583(a)(8)(B) requires a comparison of costs to replace lost units through construction or rehabilitation to the cost of preserving the existing units.

Using local data, the average new construction/development cost for multi-family rental housing is \$347,437 per unit. For 102 at-risk units, this would require \$35,538,574. The cost estimate includes land acquisition, construction costs, permits, on- and off-site improvements, and other related costs. By comparison, the estimated cost of preservation of multi-family rental housing is \$200,221 per unit.² For 102 at-risk units, preservation costs are estimated at \$20,422,542.

As can be seen from the estimates, the cost of preservation is far less than the cost of replacement of at-risk units. Another factor is that not all units identified as being at-risk are in need of rehabilitation, but may simply require acquisition in order to be preserved as affordable units. This will further reduce the costs of preservation.

An At-Risk Unit Program was started during the 2014-2019 Housing Element but not fully established. Development of this program has been listed as a priority in this 2019-2027 Housing Element Update. It is expected that at a minimum, this Program will involve the City contacting qualified non-profit organizations or other agencies and exploring opportunities to assist and facilitate the ownership transfer of “at-risk” units. Potential funding sources may include programs operated and administered by the State Department of Housing and Community Development and Ukiah Housing Trust Fund.

Further, the City of Ukiah is strongly committed to the preservation of affordable housing units and therefore has identified the following resources in an effort to save such at-risk units.

Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. A list of potential qualified entities for preserving at-risk units is contained in Appendix C. This list is periodically updated on the Policy & Research webpage of the California Department of Housing and Community Development.



All Housing Element Appendices are located in Appendix B of the General Plan.

The following is a list of potential funding sources considered a part of the City's overall plan for preservation of at-risk units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited and public funding for new projects is unpredictable. The following programs are local, State and federal programs. Some are managed locally by the City, under the auspices of the Ukiah Housing Trust Fund.

- **Home Investment Partnership (HOME) Program:** This Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. For the City of Ukiah, HOME funds are made available on an annual or bi-annual competitive basis through the HCD small cities program. Approximately \$500,000 is available to develop and support affordable rental housing and homeownership affordability. Activities include acquisition, rehabilitation, construction, and rental assistance. The City uses HOME funds primarily for first-time homebuyers (homeownership assistance) and owner-occupied rehabilitation. Loan repayments received through these programs are reused to provide funding for additional activities. The City has also been awarded HOME funds for new affordable rental housing projects.
- **Community Development Block Grant (CDBG) Program:** For the City of Ukiah, CDBG funds are made available on an annual or bi-annual competitive basis through the HCD small cities program. Between \$500,000 and \$1 million is generally available to support affordable rental housing acquisition, reconstruction, and rehabilitation and homeownership affordability. Eligible activities are varied and include such activities as acquisition, infrastructure improvements, public facilities rehabilitation, public services, owner occupied housing rehabilitation, and homeownership assistance. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and homeownership assistance and could be a potential resource for preservation activities.
- **City of Ukiah Low and Moderate Income Housing Asset Funds (LMIHAF):** Bond proceeds from the City's former redevelopment agency have been deposited into the LMIHAF for use by the City's successor housing agency on affordable housing activities. Two-thirds of all LMIHAF funds must be utilized on activities for lower income households with gross annual income less than 60% of the area median income for Mendocino County. The City Council has authorized \$500,000 for affordable housing activities in fiscal year 2019-20. LMIHAF funds can be utilized for a variety of programs, including but not limited to the following:
 - Rental Rehabilitation Programs
 - Acquisition/Rehabilitation Programs
 - Homeownership Assistance

- Rental Housing Construction
- **Community Development Commission of Mendocino County Housing Authority (CDC Housing Authority):** The CDC Housing Authority administers a variety of housing programs including Section 8, Shelter Plus Care, and Veterans Housing (VASH) rental assistance. The CDC Housing Authority also owns and manages affordable housing units throughout Mendocino County.
- **Community Reinvestment Act (CRA):** Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs will be to continue to meet with local lenders to discuss future housing needs and applicability of the CRA Act. Although an unpredictable resource, it is important to maintain working relationships for future problem solving.
- **Low Income Housing Tax Credit Program (LIHTC):** This program provides for federal and State tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

9.3 Projected Housing Needs

Under California law, every city and county has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. For Ukiah and other Mendocino County jurisdictions, the regional housing need allocation (RHNA) is determined by the Mendocino Council of Governments (MCOG), based upon an overall regional need number established by the State. The fair share numbers establish goals to guide local planning and development decision making.

Regional Housing Needs Allocation

In 2018, the MCOG in partnership with representatives from local city and County jurisdictions met and agreed upon the local fair share housing needs.

**TABLE 3.1
REGIONAL HOUSING NEEDS ALLOCATION
2019-2027**

Income Category	Units
Very Low (0-50% AMI)	86
Low (51-80% AMI)	72
Moderate (81% to 120% AMI)	49
Above Moderate (120%+ AMI)	32
Total	239

Note: Units serving extremely low-income households are included in the "very low" category.

To enable the City of Ukiah to meet RHNA goals, the City must evaluate its capacity to provide available sites to meet projected future housing needs. The City must demonstrate it has or will make available adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the RHNA.



**TABLE 3.2
REGIONAL HOUSING NEEDS ALLOCATION COMPARISONS**

Years	Very Low	Low	Moderate	Above Moderate	Total
2014-2019	11	7	7	20	45
2019-2027	86	72	49	32	239

The 2019-2027 Housing Element planning cycle is an eight-year period. However, even with this increase in the planning period of three years, housing production expected by HCD over the next eight years is substantially higher (more than 200 percent) than the 2014-19 Housing Element planning cycle. These numbers reflect the demand and need for housing in Ukiah, as reflected in the Housing Needs Assessment.

Housing Needs for Extremely Low-Income Households

Extremely low-income is defined as households with income less than 30 percent of Area Median Income (AMI). According to HCD, the area median income in the City of Ukiah as of April 26, 2018 (the date of the last release of median income data from the State) is \$60,600 for a family of four. For extremely low income households, this results in an income of \$25,100 or less for a four-person household. Many families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households. At the same time, a minimum wage worker could be considered an extremely low-income household with an annual income of approximately \$22,000 or less. Food service workers making sandwiches at a local deli or preparing coffee at a local cafe could be earning \$11 per hour. Pay in these types of jobs, which are fairly common in Ukiah, could qualify workers as extremely low income households.

- **Existing Extremely Low Income Needs:** In 2015, 840 extremely low-income households resided in the City, representing 14 percent of the total households. This was up slightly from 2014 when there were 819 extremely low income households, or 13 percent of total households. Most extremely low-income households are renters (785) and experience a high incidence of housing problems. For example, many of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and most were in overpayment situations. See Table 2.14 for additional details.
- **Projected Extremely Low Income (ELI) Needs:** The Comprehensive Housing Affordability Strategy (CHAS) data indicates that there are 55 owner and 785 renter ELI households in the City of Ukiah. Of the ELI households, approximately 73 percent of owners and 69 percent of renters pay greater than 30 percent of their income on housing costs.

To calculate the projected ELI housing needs, the City assumed 50 percent of its 2019-2027 low-income RHNA would be extremely low-income households. As a result, from the low income RHNA of 86 units, the City has a projected need of 43 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could also be special needs populations. To address the range of needs, the City will deploy a detailed housing plan including promoting a variety of housing types, such as single-room occupancy (SRO) units and small lot subdivisions.

To address the housing needs of extremely low-income households, the City will continue programs and strategies created and deployed in the previous (2014-2019) planning period:

- Identify and meet with nonprofit builders who specialize in building housing for extremely low-income households. This effort is designed to build a long-term partnership in development, gain access to specialized funding sources, identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.
- Work in conjunction with other agencies to address the needs of the extremely low income households in the City. At least annually and on an on-going basis contact agencies and developers to facilitate implementing the program. Actions to be considered for inclusion in the program include prioritizing City funding, supporting grant and other applications for funding, and exploring housing types and construction methods to promote housing for ELI citizens.
- Deploy Ukiah Housing Trust Fund resources to assist in facilitating construction of new housing for extremely low-income households. 4. Support funding applications in support of new housing construction for ELI households.
- Deploy residential rehabilitation programs through CDBG and/or HOME.

Housing Production Since 2014

The City of Ukiah has implemented a variety of incentive-based programs over the preceding five years in an attempt to increase housing production for all economic segments of the community. These include creation of a housing trust fund- the Ukiah Housing Trust Fund, creation of a new Housing Division within the Department of Community Development, development and implementation of a new (2017) Housing Strategy designed to increase production of affordable and middle-income market-rate housing (see Appendix D), and deployment of other programmatic strategies. The result has been a significant increase in new housing construction starts, all of which are infill, as depicted below in Table 3.3.



All Housing Element Appendices are located in Appendix B of the General Plan.

TABLE 3.3
HOUSING PRODUCTION (2014-2018)

Income Level	RHNA (2014- 2019)	2014	2015	2016	2017	2018	Total Units to Date	Total Remaining RHNA (2014-2019)
Very Low (0-50%)	11	0	31	0	0	37	68	0
Low (51-80%)	7	0	10	0	0	0	10	0
Moderate (81-120%)	7	0	0	0	0	35	35	0
Above Moderate (120% +)	20	0	5	7	4	16	32	0
Total Units	45						145	0

9.4 Sites Inventory and Analysis

Approved Projects and Entitled Units

Since the Housing Element planning period begins August 15, 2019, the City of Ukiah can take RHNA credit for new units approved or planned as of August 15, 2019. City staff compiled an inventory of all residential projects with a housing component that are, as of August 15, 2019, approved or planned and anticipated to be built by the end of the current Housing Element planning period (August 15, 2027). For approved and planned projects, deed-restricted affordable units are inventoried as lower-income.

An entitlement was approved on February 28, 2018 by the Ukiah Planning Commission for Ukiah Senior Apartments, to be located at 763 South Oak Street. This will be a 31-unit apartment complex, with 30 units for low-income senior households and one manager's unit. The City applied for and was awarded \$5.1 million in Home Investment Partnerships (HOME) Program funds to assist the developer in funding the project. The project is anticipated to begin construction in 2019-2020 and will be completed well before August 15, 2027.

Vacant and Underutilized Land

Government Code Section 65583.2(c) requires as part of the analysis of available sites that the City of Ukiah demonstrate the projected residential development capacity of the sites identified in the housing element can realistically be achieved. The City must also determine whether each site in the inventory can accommodate some portion of its share of the regional housing need by income level during the planning period.

The inventory must include the following:

- Vacant and underutilized sites zoned for residential use;
- Vacant and underutilized sites zoned for nonresidential use that allow residential development or can be redeveloped for residential use; • A list of properties by assessor parcel number (APN);
- The size, general plan designation, and zoning of each property;
- A description of environmental constraints;
- A description of existing planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities; parcels included in the inventory must have sufficient access to these services;
- Sites identified as available for housing for above moderate-income households in areas not served by public sewer systems. This information need not be identified on a sitespecific basis;
- Number of units that can be "realistically accommodated"; and
- A reference map that shows the location of all identified sites.

The City of Ukiah completed a new vacant and underutilized list and associated analysis as part of the Housing Element Update. The analysis identified vacant and underutilized sites within the current city limits, and then evaluated each site based on current zoning designations, documented constraints, and State requirements. This analysis found that the City has available capacity for housing suitable for low-income and very low-income groups (161 units) and available housing capacity suitable for moderate and above moderate-income groups (165 units).

State law provides a default density which jurisdictions can use as a threshold to determine appropriate lower-income housing sites (includes very-low and low-income groups). For the City of Ukiah, sites allowing at least 15 dwelling units per acre (du/ac) are considered by the State to be appropriate for lower-income housing. The zoning districts of High Density Residential (R-3), Community Commercial (C-1), Heavy Commercial (C-2), Urban General

(UG), Urban Center (UC), and Downtown Core (DC) can support lower-income housing since their maximum densities are 28 du/ac.

State law also stipulates that sites for lower-income housing must be a half-acre or larger, unless the City is able to demonstrate that smaller sites were successfully developed during the prior planning period for an equivalent number of lower-income housing units. Generally, however, it is assumed that sites smaller than a half-acre are not large enough to accommodate multifamily units. Sites smaller than a half-acre typically accommodate single-family homes, duplexes, and fourplexes, which are assumed to be moderate-income housing types. This analysis was completed on a site specific level and some parcels smaller than one-half-acre were determined to be able to accommodate higher density. Small parcels under the same ownership on adjacent parcels may be consolidated into larger sites for identifying lower-income housing sites, provided the zoning allows the appropriate density.

Methodology

The site selection analysis was conducted using data from the City of Ukiah, Mendocino County, and the Federal Emergency Management Agency (FEMA).

Initial Site Identification

Density Assumptions

To begin, zoning districts were identified that allowed residential development. Only parcels within these zoning districts were studied for the sites inventory. Table 4.1 shows the zoning districts evaluated and their development assumptions. These densities and assumptions are consistent with development applications historically received within each zoning district.

TABLE 4.1
ZONING DISTRICTS THAT ALLOW RESIDENTIAL DEVELOPMENT

A. Zoning District	B. Min Lot Size	C. Max du/ac	D. Min du/ac
Single-Family Residential (R1H) Hillside	10,000	4	0.1
Single-Family Residential (R-1)	6,000	7	1
Medium Density Residential (R-2) Districts	3,000	14	1
High Density Residential (R-3)	1,500	28	1
Neighborhood Commercial (C-N)	7,000	6	1
Community Commercial (C-1)	1,500	28	1
Heavy Commercial (C-2)	1,500	28	1
Downtown Zoning Code			
General Urban (GU)	4,500	28	10
Urban Center (UC)	4,500	28	15
Downtown Core (DC)	2,500	28	15

Source: City of Ukiah Zoning Code, 2019

Note: Max and min du/ac refers to the maximum and minimum number of units permitted per acre, a measure of housing density.

In calculating the number of units that could realistically be built on each site, the analysis started with the maximum density allowed within each zoning designation. As described in Section 5, due to the City nearing build-out, demand for housing citywide, and the City's commitment to housing production for affordable and middle-

income households outlined in the City of Ukiah Housing Strategy it is reasonable to assume developers will seek to develop at the maximum allowable density. This includes commercial zoning districts that currently permit high density residential development. All multi-family projects developed in commercial zones within the last 5 years have either maximized density on the parcel and/or applied for an additional density bonus to further increase density (see Section 5- B.4. on page 82 for additional details).

Next, a site specific analysis was completed to obtain realistic development capacity. This included analyzing existing use and development, surrounding uses, access, infrastructure capacity, slope and other environmental constraints, setbacks, landscaping and parking requirements, as well as allowable densities and building area required by code.

In accordance with GC 65583.2(c)), vacant sites identified in the last two housing element planning periods or nonvacant sites identified in one housing element planning period identified to accommodate housing for lower income households were removed from the list.

Identifying Vacant Sites

An initial list of vacant parcels was identified using the Mendocino County Assessor parcel database (April 2019). Assessor's use codes for vacant parcels were as follows:

- 00 – Vacant Residential
- 10 – Vacant Commercial
- 30 – Vacant Industrial

Additionally, parcels were identified where the improvement value equaled "\$0" or "Unavailable" in the Assessor data, which suggested that the parcels could be vacant. Vacancy on these parcels was verified through a review of aerial photography. A field survey consisting of windshield surveying and site visits were also performed to verify the vacancy of parcels.

Identifying Underutilized Sites

An initial list of underutilized parcels was identified using the improvement values of each parcel provided in the Assessor data. Parcels identified where the improvement value was less than \$20,000 suggested that the parcels were underutilized to a degree that would make them more likely to redevelop within the planning period. Site specific analyses and site visits were also performed to verify the underutilization of parcels.

Constraints

Airport Compatibility

Based on the Mendocino County Airport Comprehensive Land Use Plan (ACLUP), airport compatibility zones around the Ukiah Municipal Airport create constraints on residential development, regardless of the underlying zoning district.

- Zone A does not allow residential development, and therefore no parcels within Zone A were included in the inventory.
- Zone B1 allows a parcel size of 10 acres with restrictions (Appendix D, ACLUP). For the purposes of this analysis, one unit is assumed per parcel. Zone B1 is appropriate for above moderate-income housing.
- Zone B2 allows a minimum parcel size of 2 acres (Appendix D, ACLUP). For the purposes of this analysis, one unit is assumed per parcel. Zone B2 is appropriate for above moderate-income housing.

- Zone C allows a maximum density of 15 du/ac which meets the default density requirement set by HCD for this area. Sites within Zone C can be counted toward the lower-income housing RHNA, depending on its underlying zone. In certain cases, such as in Low Density Residential areas where the maximum density is 7 du/ac, the allowed maximum density in the underlying zoning district would not qualify a site to be counted as lower-income housing.
- Zone D has no restrictions other than uses that are hazards to flight, and so the underlying zoning district is relied upon to determine the allowed density.



All Housing Element Appendices are located in Appendix B of the General Plan.

Table 4.2 summarizes the Airport Compatibility Zone Criteria used for this analysis.

**TABLE 4.2
AIRPORT COMPATIBILITY ZONE CRITERIA**

Zone	Location	Maximum Residential Density	Maximum Persons Per Acre	Income Category
A	Runway Protection Zone or within Building Restriction Line	0	10	n/a
B1	Approach/Departure Zone and Adjacent to Runway	10 acres	60	Above-Moderate
B2	Extended Approach/Departure Zone	2 acres	60	Above-Moderate
C	Common Traffic Pattern	15 du/ac	150	Lower-Income
D	Other Airport Environs	No Limit	No Limit	Any

Many sites across all income categories had reduced capacity due to the lower maximum density requirements in Airport Compatibility Zones A, B1, B2, and C. For example, parcels with zoning that allow up to 28 du/ac but are also located in the B2 zone, are not suitable for lower income housing because they are limited to one unit per 2 acres based on B2 zone criteria.

Flood Zones

The 1-percent annual chance flood is also referred to as the base flood, or 100-year flood. For this analysis, we considered the 100-year flood zone to be a constraint to all residential development. The 100-year flood zone contains Flood Hazard Zones A, AE, V, and VE, as defined by FEMA. All parcels within the 100-year flood zone were removed as being available sites.

Steep Slopes

Steep slopes were considered to be a constraint since these topographical challenges result in lower densities and necessitates specialized site design to accommodate for the terrain, resulting in a more expensive development process. Slope modeling data was not available for this analysis, however, all parcels within the Hillside District were considered to be constrained by steep slopes. Site specific analyses using City development standards were completed for each parcel containing steep slopes and a conservative estimate using two units per acre (although City code and General Plan allows 6 units per acre) was applied. This development intensity is consistent with other

development currently existing within the Hillside zoning district. All parcels in the Hillside District are considered only for above moderate-income housing and were not considered to be suitable for housing lower-income groups.

Fire Hazard

Severe fire hazards exist west of the city, but not within city limits. This does not necessarily eliminate the fire risk to the potential sites, but for the purposes of this analysis, the sites were not considered to be constrained by fire hazard areas.

Seismic Hazard

The Alquist-Priolo fault line runs northeast of the City. However, no part of the City falls within the fault zone. Therefore, seismic hazards were not considered to be a constraint to residential development within the city.

Vacant and Underutilized Sites Inventory

Table 4.3 lists all parcels evaluated by APN, ownership, location, existing use, zoning, general plan designation, size, realistic development capacity, population, applicable income group category, and known constraints. Potential unit capacity is determined by multiplying acreage with the assumed buildout density as described above. All sites can be accommodated by infrastructure, unless otherwise noted.

In 2018, the estimated persons per household in Ukiah was 2.5 (California Department of Finance). Potential unit capacity is multiplied by 2.5 persons per unit to estimate the number of people each site could accommodate. Sites that are a half-acre or larger, are zoned to allow 15 du/ac or more, and are not constrained by the 100-year flood, steep slope, or Airport Compatibility Zones A, B1, and B2, are categorized as suitable for housing very low- and low-income groups. Sites that are either smaller than a half-acre, are zoned to allow under 15 du/ac, and are not constrained by the 100-year flood or Airport Compatibility Zone A are categorized as suitable for housing moderate and above-moderate-income groups.

Figure 4.1 shows a map of all identified parcels and constraints. Figure 4.2 shows a map of identified vacant parcels. Figure 4.3 shows a map of identified underutilized parcels.

TABLE 4.3: VACANT AND UNDERUTILIZED INVENTORY

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
Very-Low/Low Vacant Parcels												
1	00230155	763 S Oak St	Vacant	C1	C	0.88	38,332	31	77	Very-Low/Low	C	Undeveloped but approved for an entitlement for Ukiah Senior Apartments (31 units) project in Feb 2018. Expected to be developed within 1-2 years.
2	00237027	None Assigned. Corner of Clara & N Orchard	Vacant	C1	C	0.67	29,185	15	37	Very-Low/Low	None	Undeveloped. Realistic development capacity- 22,806 sf available to build up to 15 multi-family units. Due to need for housing and citywide build-out, expected to be developed within planning period.
3	17903025	700 E Perkins St	Vacant	C1	C	1.24	54,014	25	62	Very-Low/Low	None	Undeveloped. Realistic development capacity- 37,800 sf available for up to 25 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
4	17903028	730 E Perkins St	Vacant	C1	C	0.58	25,264	16	40	Very-Low/Low	None	Undeveloped. Realistic development capacity- up to 16 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
5	17906104**	705 E Perkins St	Vacant	C1	C	0.52	22,651	14	35	Very-Low/Low	None	Minor improvements including parking lot. Realistic development capacity for up to 14 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
Very-Low/Low Vacant Parcels Subtotal						3.89	169,446	101	251			
Moderate/Above-Moderate Vacant Parcels												
6	00111126	None Assigned. Corner of Dora & N Spring	Vacant	R1	LDR	0.16	6,969	2	5	Mod/Above-Mod	None	Undeveloped and surrounded by single family dwellings (SFDs). Realistic development capacity-based on lot restrictions site could be developed with up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
7	00114239*	179 Park Pl	Vacant	R1	LDR	0.41	17,809	2	5	Mod/Above-Mod	None	Mostly undeveloped but some topographical lot restrictions. Surrounded by SFDs. Realistic development capacity of up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
8	00114244	169 Park Pl	Vacant	R1	LDR	0.27	11,761	2	5	Mod/Above-Mod	None	Undeveloped. Surrounded by SFDs. Could build up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
9	00114245	169 Park Pl	Vacant	R1	LDR	0.24	10,454	2	5	Mod/Above-Mod	None	Undeveloped. Some lot restrictions including road access. Realistically could build 2 units- SFD and accessory dwelling unit (ADU). Due to need for housing and citywide build-out, expected to be developed within planning period.
10	00121404	None Assigned. Near S Barnes St & W Clay St	Vacant	R1	LDR	0.54	23,522	3	7	Mod/Above-Mod	D; None	Undeveloped. Lot restrictions and zoning restrict number of units that can be realistically developed to 3. Could increase density if merging with parcel 00121409. Due to need for housing and citywide build-out, expected to be developed within planning period.
11	00125323	None Assigned. Oak Park Ave. Between W Clay St & Jones St	Vacant	R1	LDR	0.47	20,473	3	7	Mod/Above-Mod	D; None	Undeveloped and surrounded by SFDs. Realistic development capacity for up to 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
12	00142036	271 Mendocino Pl	Vacant	R1	LDR	0.46	20,037	2	5	Mod/Above-Mod	D; Slope	Undeveloped. Although larger lot, topographical restrictions limit to realistic maximum of 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.



Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
13	00211480	None Assigned. Behind existing homes on Oak St.	Vacant	R1	LDR	0.15	8,464	2	5	Mod/Above-Mod	None	Undeveloped. Needs road access but realistically could develop 2 units - an SFD and ADU. Due to need for housing and citywide build-out, expected to be developed within planning period.
14	00301059	1010 Helen Ave	Vacant	R1	LDR	0.15	6,534	2	5	Mod/Above-Mod	D; None	Undeveloped; surrounded by SFDs. Due to lot restrictions, maximum development capacity of 1 SFD and 1 ADU. Due to need for housing and citywide build-out, expected to be developed within planning period.
15	00302124	None Assigned. Cochrane Ave Between 410 & 420	Vacant	R1	LDR	0.14	6,088	1	2	Mod/Above-Mod	D; None	Undeveloped. Due to setback limitations realistic development capacity is 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.
16	00311056	None Assigned. At the terminus of Redwood Ave	Vacant	R1	LDR	0.29	12,632	2	5	Mod/Above-Mod	D; Slope	Undeveloped. Existing slope constraints allow a realistic development maximum of 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
17	00311079	1080 Helen Ave	Vacant	R1	LDR	0.50	21,780	3	7	Mod/Above-Mod	D; None	Undeveloped flag lot; surrounded by SFDs. Due to lot limitations realistic development capacity is 3 units maximum. Due to need for housing and citywide build-out, expected to be developed within planning period.
18	00352055	None Assigned. Off of S Dora St Near Washington behind homes	Vacant	R1	LDR	0.16	6,969	2	5	Mod/Above-Mod	D; None	Undeveloped; surrounded by SFDs. Due to lot size, setbacks, and access limitations, realistic development capacity is up to 2 units. Expected to be developed within the planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
19	00352056	None Assigned. Off of S Dora St near Washington behind homes	Vacant	R1	LDR	0.15	6,534	2	2	Mod/Above-Mod	D; None	Undeveloped; similar to parcel 00352055 and same owner. Due to lot size, setbacks, and access limitations, realistic development capacity is up to 2 units. Expected to be developed within the planning period.
20	00354065	None Assigned. On Cresta near Wabash. Adjacent To 191 Cresta Dr	Vacant	R1	LDR	0.21	9,147	2	5	Mod/Above-Mod	D Slope	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
21	00354066	191 Cresta Dr	Vacant	R1	LDR	0.20	8,712	2	5	Mod/Above-Mod	None	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
22	00357217	None Assigned. Cooper Ln near Betty St	Vacant	R1	LDR	0.19	8,276	2	5	Mod/Above-Mod	C	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
23	00357218	None Assigned. Cooper Ln near Betty St	Vacant	R1	LDR	0.21	9,221	2	5	Mod/Above-Mod	None	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
24	00309045	21 Betty St	Vacant	R2	MDR	0.13	5,662	1	2	Mod/Above-Mod	C; Limited access	Undeveloped. Parcel has some access and lot size limitations and realistically could accommodate one SFD. Due to need for housing and citywide build-out, expected to be developed within planning period.
25	00211432	670 N Stale St	Vacant	C1	C	0.31	13,503	9	22	Mod/Above-Mod	None	Undeveloped, surrounded by residential development.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
												Realistically could accommodate up to 9 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
26	00214611	528 N State St	Vacant	C1	C	0.31	13,815	9	22	Mod/Above-Mod	None	Undeveloped, surrounded by residential development. Realistically could accommodate up to 9 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
27	00230153	638 S State St	Vacant	C1	C	0.26	11,325	3	7	Mod/Above-Mod	C	Undeveloped but given lot limitations and setbacks only 4,550 sf could be realistically developed, setting maximum capacity at 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
28	00204047	None Assigned. On Low Gap Rd in between N State St & Mazzoni St	Vacant	C2	C	0.21	9,147	6	15	Mod/Above-Mod	None	Undeveloped, narrow lot sets realistic development capacity at up to 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
29	00228110*	190 Cleveland Ln	Vacant	C2	C	0.19	8,403	6	15	Mod/Above-Mod	None	Undeveloped. Existing lot limitations sets realistic development capacity at not more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
30	00313065	1137 S Dora St	Vacant	CN	C	0.41	17,859	6	15	Mod/Above-Mod	D; None	Undeveloped; but existing lot size limitations and setbacks removes 300 sf and zoning limits density. Realistic development capacity is not more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
31	00226307	None Assigned. Corner of	Vacant	GU	C	0.10	3,257	2	5	Mod/Above-Mod	C	Undeveloped; surrounded by commercial development. Zoning allows up to 28 du/acre but lot

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
		W Clay St & S Oak St										and setback limitations limit realistic development capacity to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
32	00350014	None Assigned. Access from Helen Ave and Foothill Ct	Vacant	R1	LDR	7.56	329,313	12	30	Mod/Above-Mod	Slope	Existing slope constraints allow for 299,000 sf (6 ac) of lot to be developed. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre setting realistic development capacity at 12 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
33	00104002***	None Assigned. Access off of W Stanley St	Vacant	R1H	LDR	36.97	1,610,413	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with a 5 acre lot. 2 units are possible on this parcel and are expected to be developed within the planning period given need for housing and citywide build-out.
34	00104065***	500 Lookout Drive	Vacant	R1H	LDR	6.29	273,992	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 2 units is possible on this parcel and is expected to be developed within the planning



Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
35	00104082***	360 S Highland Ave	Vacant	R1H	LDR	29.63	1,290,682	12	30	Mod/Above-Mod	Slope; infrastructure	period given need for housing and citywide build-out. Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 12 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
36	00104084***	None Assigned. Access from Highland Ave	Vacant	R1H	LDR	10.08	439,084	4	10	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 4 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
37	00104088***	None Assigned. Access from Highland Ave	Vacant	R1H	LDR	8.45	368,081	4	10	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 4 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
38	00104092	335 Janix Dr	Vacant	R1H	LDR	4.77	207,781	8	20	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre; a maximum of 8 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
39	00104093***	335 Janix Dr	Vacant	R1H	LDR	4.86	211,701	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 2 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
Moderate/Above-Moderate Vacant Parcels Subtotal						115.43	5,000,718	124	308			
Very-Low/Low Underutilized Parcels												
40	00304079; 00304077; 00304078**	210 E Gobbl St	Underutilized	C1;C2	C	2.4	22,098	36	90	Very-Low/Low	B2	Underutilized, existing community garden on-site. Application for \$500,000 in Ukiah Housing Trust Fund received in 2018 for 40 low income housing units but due to airport constraints, realistic development potential is 36 units. This site consists of three parcels suitable for development. Two of the parcels, 00304077 and 00304078, were listed in the prior planning period. The third parcel, 00304079, was not listed. However, realistically all three

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
												parcels will be developed at one time and this will also maximize development potential on the site. Program 2h to allow by right housing development on these parcels has been added. Due to need for housing and citywide build-out, expected to be developed within planning period.
41	00357407**	817 Waugh Ln	Underutilized	R3	HDR	1.66	72,309	24	60	Very-Low/Low	C	Underutilized with existing SFD and minor outbuildings. Existing topographical and lot limitations, plus airport constraints, set realistic development capacity at up to 24 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
Very-Low/Low Underutilized Parcels Subtotal						4.06	94,407	60	150			
Mod/Above-Mod Underutilized Parcels												
42	00104061	None Assigned. Parcel off of Hillview Ave	Underutilized	R1	LDR	3.23	140,698	14	35	Mod/Above-Mod	D; None	Partially developed with residential and/or commercial. Due to existing lot limitations, approximately 30% of the lot has been removed for potential development capacity. Lot area for development is expected to be 87,000 sf and would accommodate up to 14 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
43	00125129	438 Mcpeak St	Underutilized	R1	LDR	0.18	7,840	1	2	Mod/Above-Mod	D; None	Partially developed with residential and/or commercial. Existing lot limitations and development set future realistic development capacity at 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.

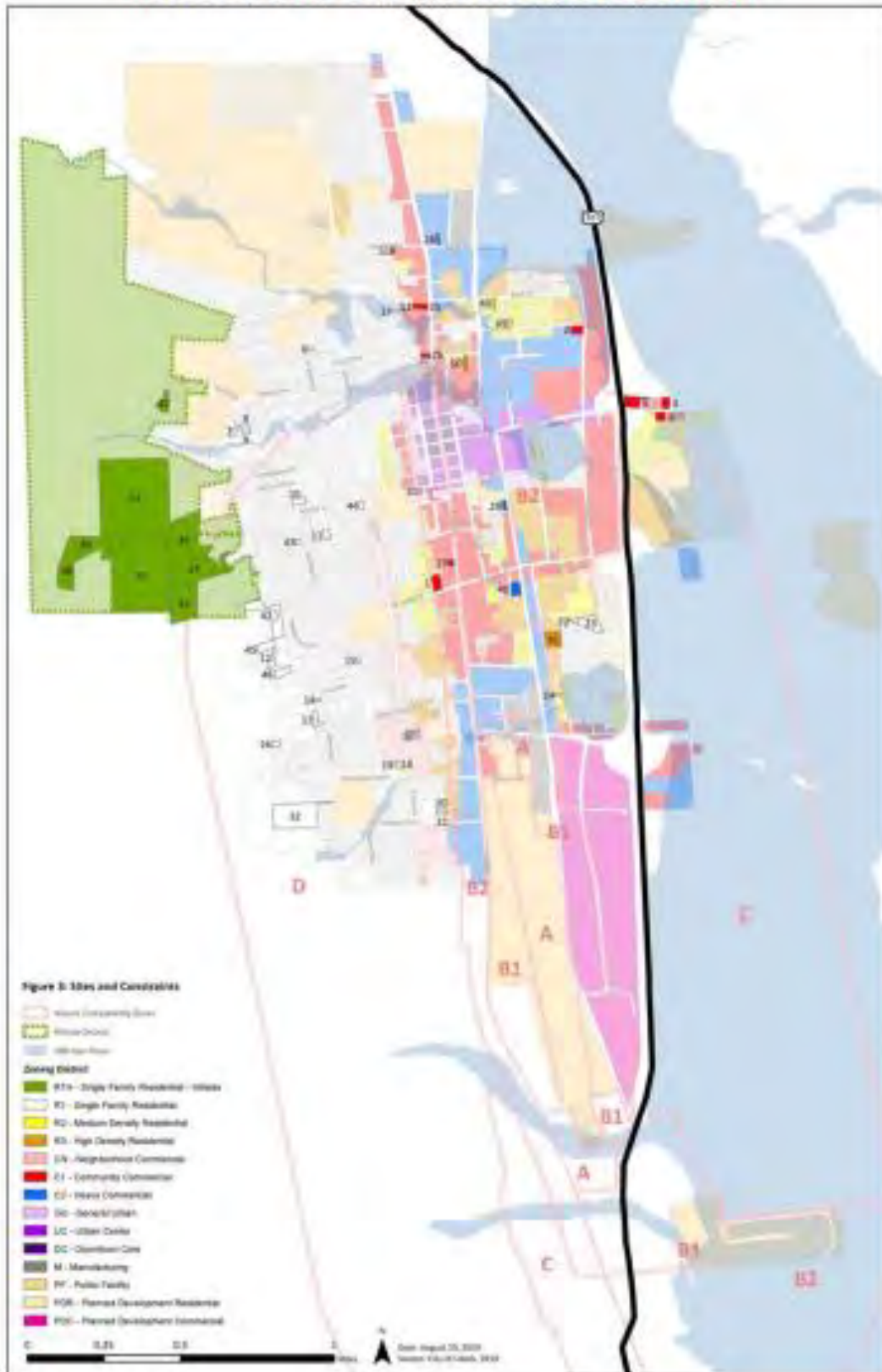
Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
44	00126618	611 W Clay St	Underutilized	R1	LDR	0.29	12,632	2	5	Mod/Above-Mod	D; None	Partially developed with residential and/or commercial. Given existing development on site, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
45	00142034	275 Mendocino Pl	Underutilized	R1	LDR	0.98	42,688	6	15	Mod/Above-Mod	D; Slope	Partially developed with residential and/or commercial. Given existing topographical, development, and lot limitations including slope constraints, realistic development capacity anticipated at no more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
46	00142041	145 Mendocino Pl	Underutilized	R1	LDR	0.84	36,590	5	12	Mod/Above-Mod	D; Slope	Partially developed with residential and/or commercial. Given existing topographical, development, and lot limitations including slope constraints, realistic development capacity anticipated at no more than 5 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
47	00113052	1217 W Standley Ave	Underutilized	R1H	LDR	1.18	51,400	1	2.5	Mod/Above-Mod	Slope	Partially developed with residential and/or commercial. Given existing development on site plus slope limitations, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
48	00212404	217 Ford St	Underutilized	R2	MDR	0.22	9,583	3	7	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus topographical limitations, realistic development capacity is



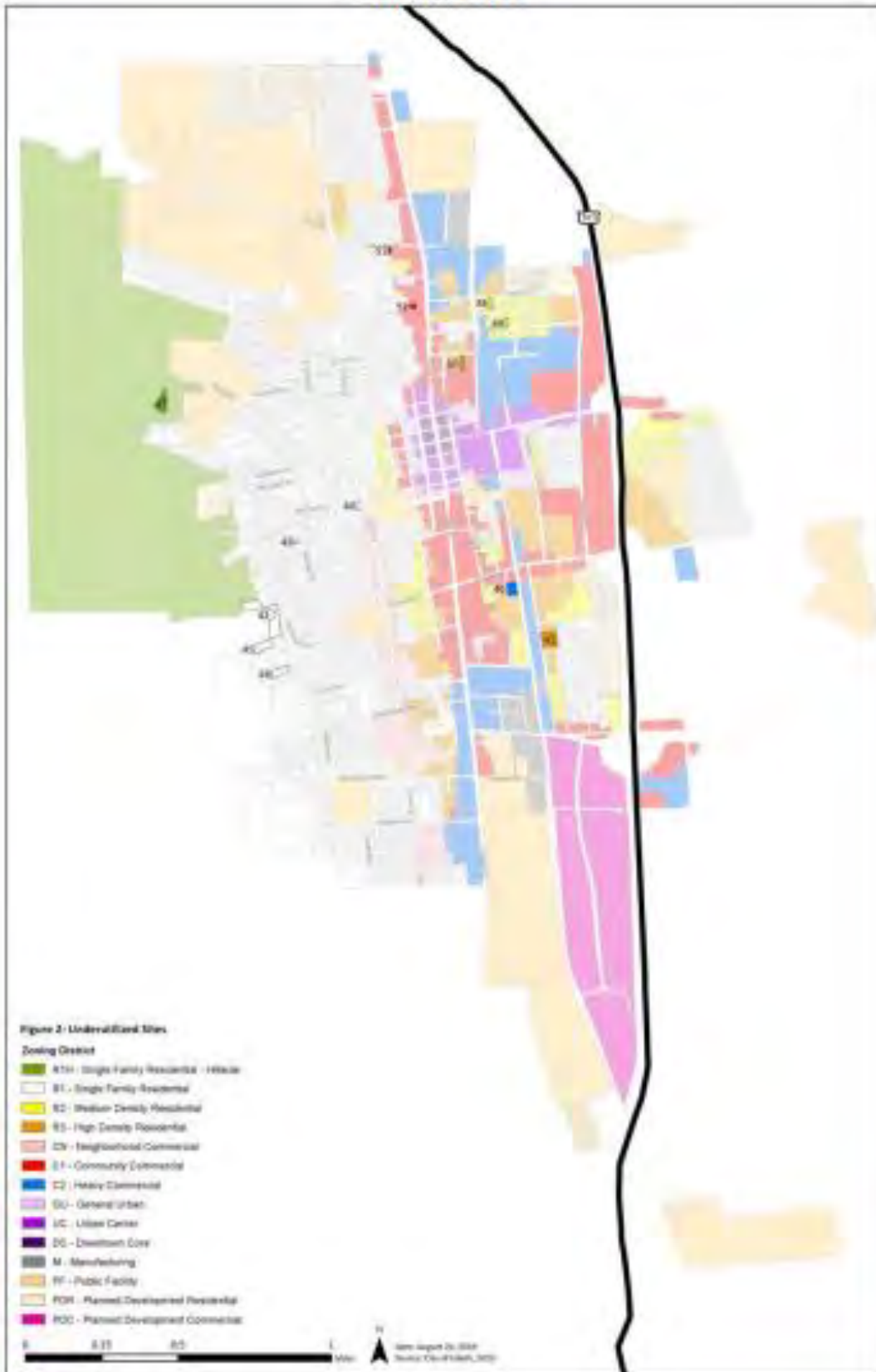
Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square foot	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
												no more than 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
49	00213309	308 Clara Ave	Underutilized	R2	MDR	0.22	9,562	3	7	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus topographical limitations, realistic development capacity is no more than 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
50	00215305	221 Norton St	Underutilized	R3	HDR	0.46	20,037	2	5	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus slope limitations, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
51	00208004	170 Low Gap Rd	Underutilized	C1	C	0.17	7,406	4	10	Mod/Above-Mod	None	Partially developed with residential and/or commercial but parcel is largely undeveloped/vacant. Realistic development capacity is up to 4 units and expected to be developed within the planning period.
52	00211436	678 N State St	Underutilized	C1	C	0.22	9,583	1	2	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus lot limitations, realistic development capacity is 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square foot	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
Moderate/Above-Moderate Underutilized Parcels Subtotal						7.77	197,757	41	100.5			
Very-Low/Low Vacant Parcels Subtotal						3.89	169,446	101	251			
Moderate/Above-Moderate Vacant Parcels Subtotal						115.43	5,000,718	124	308			
Very-Low/Low Underutilized Parcels Subtotal						4.06	94,407	60	150			
Moderate/Above-Moderate Underutilized Parcels Subtotal						7.77	197,757	41	100.5			
Totals Very-Low/Low Vacant + Underutilized Parcels						7.95	263,853	161	401			
Totals Moderate/Above-Moderate Vacant + Underutilized Parcels						123.2	5,19,9475	165	408.5			
<p>LEGEND: Zoning: R1- Single Family Residential; R1H-Single Family Residential, Hillside Combining District; R-2- Medium Family Residential; R-3- High Density Residential; C1- Community Commercial; CN-Neighborhood Commercial; C2-Heavy Commercial; GU-General Urban; DC- Downtown Core; UC-Urban Center. General Plan: LDR- Low Density Residential; MDR- Medium Density Residential; HDR- High Density Residential; C- Commercial. Constraints (Airport Influence Zones): B2-Extended Approach/Departure Zone; C-Common Traffic Pattern; D-Other Airport Environs. * = Identified in both 2009-2014 and 2014-2019 HE cycles. ** = Neither of these sites were identified in the prior planning period. ***= R1H regulations require a 5 acre lot for parcels with 30-50% slopes. NOTE: All parcels have access to infrastructure and utilities unless otherwise noted</p>												

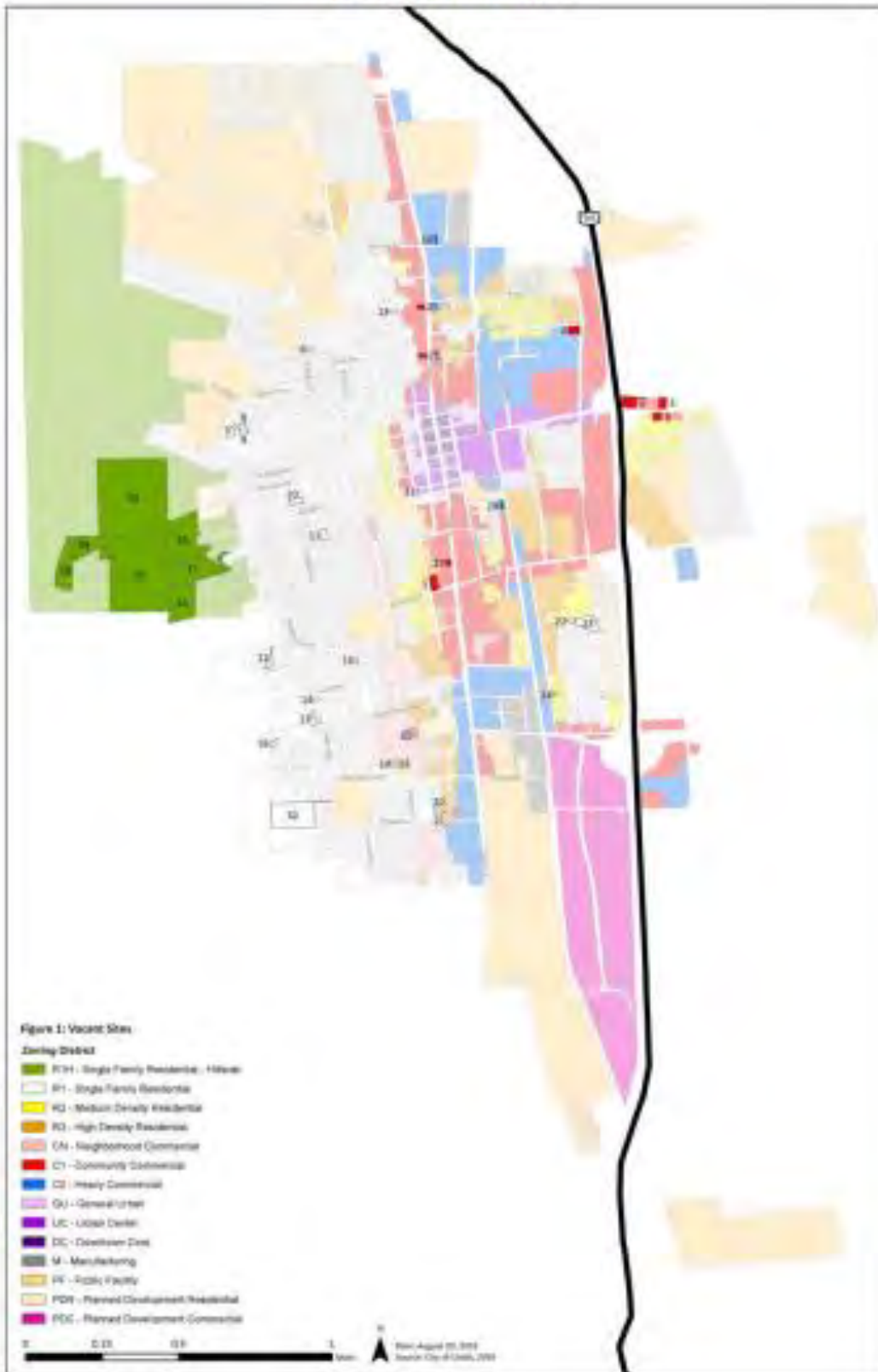
**FIGURE 4.1
VACANT AND UNDERUTILIZED SITES AND CONSTRAINTS**



**FIGURE 4.2
VACANT SITES**



**FIGURE 4.3
UNDERUTILIZED SITES**





Summary of Findings

According to the 2018 RHNA prepared by the Mendocino Council of Governments, the City of Ukiah is responsible for identifying adequate sites, with appropriate zoning, to support 86 very low-income housing units and 72 low-income housing units, for a total of 158 lower income housing units, and 49 moderate-income and 32 above moderate-income housing units, for a total of 81 moderate and above moderate housing units. This analysis shows that the city has capacity for 161 very-low and low-income housing units and 165 moderate and above-moderate income housing units. In 2018, the estimated persons per household in Ukiah was 2.5 (California Department of Finance). After applying this estimate to the maximum capacity for lower-income units, the city would be able to accommodate an additional 401 people in low and very-low-income housing, and 408 additional people in moderate and above-moderate-income housing. Table 4.4 shows a summary of these findings.

**TABLE 4.4
SUMMARY OF HOUSING CAPACITY BY INCOME LEVEL**

	Very Low	Low	Moderate	Above Moderate
RHNA	86	72	49	32
Vacant Sites Capacity		101		124
Underutilized Sites Capacity		60		41
<i>RHNA Total</i>		158		81
<i>Existing Capacity</i>		161		165
<i>Housing Capacity Surplus</i>		+3		+84
<i>Population Capacity</i>		401		408

Program Considerations

Although there is enough capacity to meet and exceed the RHNA allocation, the City has added the following programs to more proactively plan for the provision of additional housing opportunities in the future:

- **Amend C1 and C2 Zones to allow by-right housing development, with objective design and development standards.** This program would make it easier for developers to build housing and that lower income housing will be built on parcels zoned C1 and C2 within the planning period. This is especially relevant since all identified vacant parcels for lower income housing have C1 or C2 zoning.
- **Amend the R-2 Zone to allow up to 15 du/ac instead of 14 du/ac.** This program would allow the City to use sites with R-2 zoning toward the lower income RHNA allocation, based on Ukiah’s default density of 15 du/ac. This program would create more sites that allow by-right lower-income housing in the future.
- **Amend the C-N Zone to increase residential density and allow similar housing types as allowed in R-2.** This program would allow more housing types for moderate-income housing, which typically consists of small-lot single-family homes and smaller multifamily developments such as duplexes and fourplexes.

9.5 Housing Constraints and Opportunities

The City has regulatory constraints (fees/exactions and zoning standards) and environmental constraints like other communities in California. The environmental constraints include traffic, drainage/flood zones, mature trees, and airport compatibility. All of these constraints affect future development to varying degrees, and each site listed in the Vacant and Underutilized Land Survey (Appendix E), was examined not only for the presence of constraints, but to what degree the constraints would impact the future development of housing.

The following sections provide an analysis of potential and actual constraints to housing development, as well as an evaluation of whether the potential constraint has been addressed through past policies or will need to be addressed in the future. Where needed, specific policies and programs to address identified constraints are outlined in the Housing Goals, Policies, and Programs section of the Housing Element Update. Additionally, this section summarizes opportunities for energy conservation, as they relate to new residential development in Ukiah.

Governmental Constraints

Zoning Code

Through its Zoning Code, the City of Ukiah enforces minimum site development standards for new residential uses. The City has lot coverage, setbacks, height limitations and other regulatory constraints to development. While these zoning standards are typical, the City does not have a Floor Area Ratio (FAR) standard, which limits development in other communities. The City also has a Planned Development overlay zoning classification, providing the opportunity for increased flexibility for development projects, a density bonus for new affordable housing projects, and allows high density residential uses within its commercial zoning districts. In 2018, as a part of the City's 2017 Housing Strategy, City Staff developed a residential density calculation ordinance applicable to mixed-use and medium density (R-2) residential projects. The impact of the ordinance was to increase density by at least one to three units per acre.

The City's current zoning code allows for a variety of housing types throughout the City. Individual single family residences are allowed by right in all residential districts and within the Neighborhood Commercial (CN) district. Second dwelling units are allowed by right within all residential districts and commercial districts and accessory dwelling units (ADUs) are allowed by right in the Single Family Residential (R-1) zoning district. Multiple family residential apartment units are allowed by right in R-2 and R-3 zoning districts and permitted in all commercial zoning districts with the securing of a Use Permit. Table 5.1 includes a summary of permit type required for each housing type within each zoning district. Table 5.2 includes development standards within those districts. Figure 5.1 is a map of the zoning districts within the City.

The City does not have any locally adopted ordinances such as an inclusionary housing ordinance or short-term rental ordinance that impact the cost or supply of housing.



**TABLE 5.1
PLANNING PERMIT REQUIREMENTS BY ZONING DISTRICTS**

	R1	R2	R3	CN	C1	C2	M	R1H	GU	UC	DC
Single Family Residence	A	A	A	A	UP	UP	—	UP	A	A	—
Manufactured Homes/ Factory Built Homes*	A	A	A	--	--	--	--	--	--	--	--
Second/Accessory Dwelling Unit	A	A	A	A	A	A	--	UP	A	A	--
Duplex	--	A	A	--	UP	--	--	--	A	A	--
Condominiums	UP	A	A	--	A	--	--	UP	A	A	A
Multifamily	--	A	A	--	UP	UP	--	--	A	A	--
Dwelling Groups	--	UP	UP	--	--	--	--	--			
Mobile home park	--	--	UP	--	UP	--	--	--	--	--	--
Mixed Use (Residential & Commercial)	--	--	--	UP	UP	UP	--	--	A	A	A

NOTES:
 A. (Allowed by right); UP (Allowed through approval of a Use Permit); -- (Not allowed)
 Within the R2 zoning district single-family dwelling on a three thousand (3,000) square foot lot (1 side 0 lot line and 1 side 5-foot setback provided that "0" lot lines are contiguous) may be allowed through obtaining a UP.
 Second/Accessory Dwelling Units are allowed on lots developed with a single-family residence.
 Within the GU, UC and DC zoning districts, mixed use residential/commercial is allowed on floors above the ground floor or behind a ground floor use. A major use permit is required to allow on the street frontage of the ground floor.
 Dwelling Group is defined as a group of three (3) or more single-family residences or two (2) or more detached duplex buildings, apartments, condominiums, and occupying a parcel of land in the same ownership and having any yard or court in common. Dwelling group does not include motels.
 * Manufactured homes must be certified under the National Manufactured Home Construction and Safety Standards Act of 1974 (42 USC section 5401 et seq.), subject to the following regulations:
 A. Foundation System: The manufactured home shall be attached to a permanent foundation system approved by the city building official and designed and constructed pursuant to section 18551 of the State Health and Safety Code.
 B. Utilities: All utilities to the manufactured home shall be installed pursuant to City standard practices and policies.
 C. Permits: All applicable building, site development, and encroachment permits associated with development of residential property shall be secured prior to any on site construction.

**TABLE 5.2
RESIDENTIAL ZONING DISTRICTS AND DEVELOPMENT STANDARDS**

Zoning District	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Height	Maximum Lot Coverage	Required Site Area	Max Density per General Plan	Parking Required
R-1 Single Family Residential	20' 30' for garages	10' 5' for accessory buildings	20' 5' for accessory buildings	30' 20' for accessory buildings*	N/A	6,000 sq ft 7,000 sq ft for corner lot	6 dwelling units per acre	2 on-site
R-2 Medium Density Residential	15' 25' for garages	10'	15'	30' 20' for accessory buildings*	N/A	6,000 sq ft 7,000 sq ft for corner lot 3,000 for multi-family	14*** dwelling units per acre	2 Per duplex unit; 1 per bedroom for MFR
R-3 High Density Residential	15' 25' for garages	5'	10'	40' 30' when abutting R-1 or R-2	N/A	6,000 sq ft 7,000 sq ft for corner lot 1,500 for multi-family	28 dwelling units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-N Neighborhood Commercial	10' 15' for second story	5' 10' for second story	10'	30' 20' for accessory buildings	40%	7,000 sq ft	28 dwelling units per acre	2 Per duplex unit; 1 per bedroom for MFR
Zoning District	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Height	Maximum Lot Coverage	Required Site Area	Max Density per General Plan	Parking Required

C-1 Community Commercial	5' 5' for second story	0' unless abutting an R-1, R- 2, or R-3 parcel**	0' unless abutting an R- 1, R-2, or R-3 parcel	50'	N/A	6,000 sq ft 7,000 sq ft corner lot 1,500 for multi- family	28 dwelling units per acre	2 Per duplex unit; 1 per bedroom for MFR
C-2 Heavy Commercial	5' 5' for second story	0' unless abutting an R-1, R- 2, or R-3 parcel	0' unless abutting an R- 1, R-2, or R-3 parcel	40' 20' for accessory buildings	N/A	None for commercial 1,500 for multi- family (defaults to R3 standards)	28 dwelling units per acre	2 Per duplex unit; 1 per bedroom for MFR
P-D Planned Development	To be determined in the review process	To be determine d in the review process	To be determined in the review process	To be determined in the review process	To be determined in the review process	½ acre unless located in the downtown and fulfills other criteria	28 or more units per acre	Flexible

NOTES:

1. * 20' or the maximum height of the main building whichever is less.
2. ** If abutting an R-1, R-2, or R-3 parcel, then the setback for that residential district applies.
3. ***Application of the 2018 residential density calculation ordinance may yield up to an additional one to three units per acre, depending on lot size and characteristics of the property.
4. The B1 and B2 Airport Compatibility Zones list multiple story offices as "normally not acceptable." The B2 Infill Policy north of the airport limits buildings to two stories.
5. Various residential housing types are allowed or permitted in all of the above zoning districts.
6. Parking requirements vary, but are generally less than nearby jurisdictions in an effort to reduce the size of parking lots and to discourage automobile use.
7. Deviation from lot coverage and parking standards are possible with discretionary review.

Downtown Zoning Code

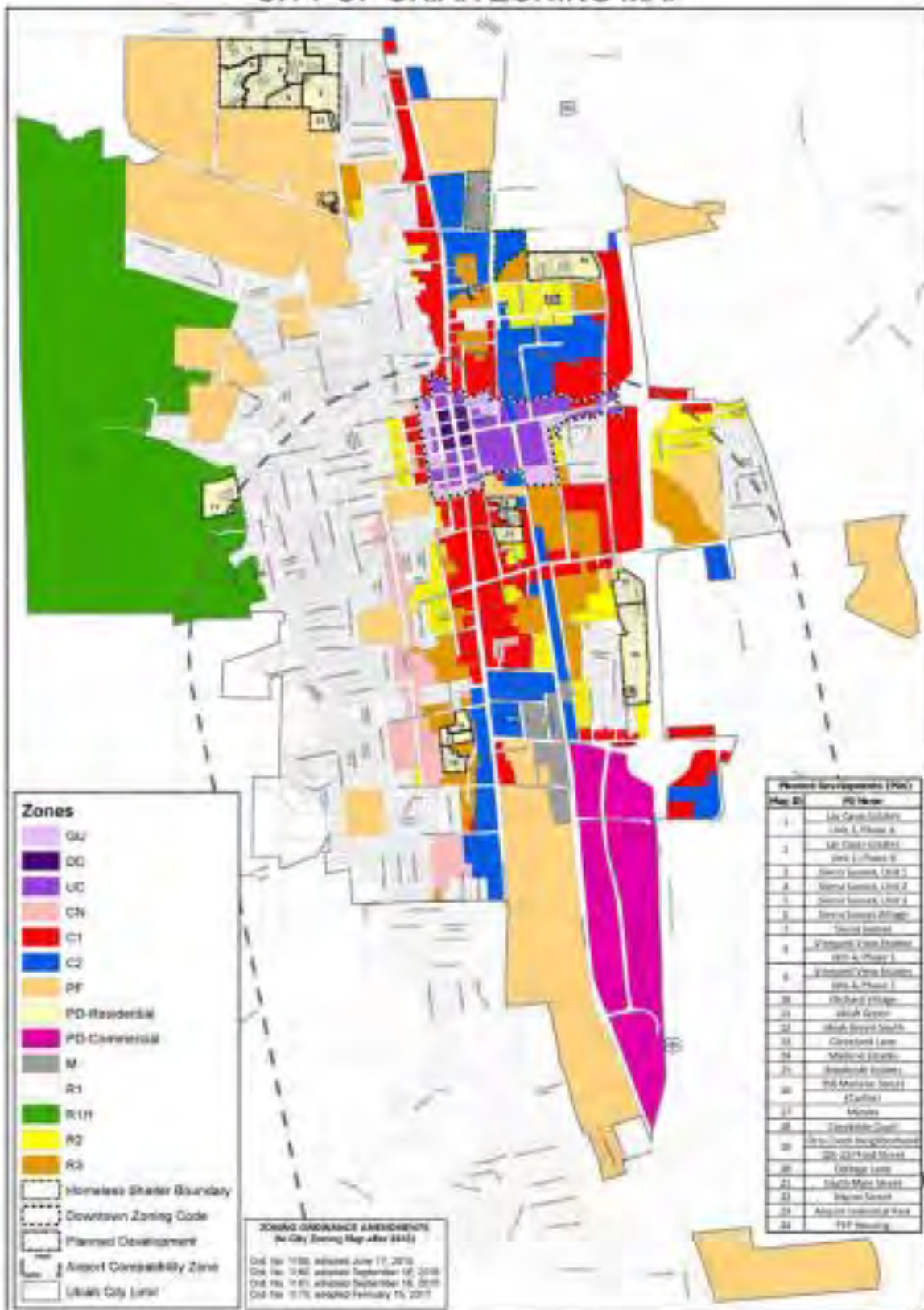
The Downtown Zoning Code (DZC) is a form-based code that was adopted in 2012, out of the 2009-2014 Housing Element. The DZC allows for residential development by right in most districts and contains a separate set of development standards. Table 5.2 shows a summary of these standards for density, height, and setbacks, and Figure 5.1 is a map of the zoning designations in the City (areas of the DZC are shown in purple). The DZC also contains specific development standards, such as for landscaping, architectural standards, building orientation, and pedestrian access.



**TABLE 5.3
DOWNTOWN ZONING CODE DEVELOPMENT STANDARDS SUMMARY**

Standards	GENERAL URBAN (GU)	URBAN CENTER (UC)	DOWNTOWN CORE (DC)	Modification to Standard
RESIDENTIAL DENSITY (Also Subject to Airport Zone Restrictions)				
Minimum	10 units/acre	15 units/acre	15 units/acre	Major Exception
Maximum	28 units/acre	28 units/acre	28 units/acre	Major Exception
LOT STANDARDS (6) (Also Subject to Airport Zone Restrictions)				
Lot Size – Interior	4,500 square feet	4,500 square feet	2,500 square feet	Major Exception
Lot Size – Corner	5,000 square feet	5,000 square feet	3,000 square feet	Major Exception
Lot Width	30 feet minimum	30 feet minimum	30 feet minimum	Major Exception
Lot Depth	70 feet minimum	70 feet minimum	70 feet minimum	Major Exception
Lot Coverage	70% maximum	80% maximum	90% maximum	Major Exception
BUILDING SITING (SETBACKS)				
Front	0 ft. minimum 10 ft. maximum	0 ft. maximum	0 ft. maximum	Major Exception
Front with sidewalk cafe/shopfront	12 ft. maximum	12 ft. maximum	12 ft. maximum	Major Exception
Side	0 ft. minimum 10 ft. maximum	0 ft. minimum 10 ft. maximum	0 ft. minimum 6 ft. maximum	Major Exception
Rear	6 ft. minimum	6 ft. minimum	6 ft. minimum	Major Exception
Rear – corner lot no alley	6 ft. maximum	6 ft. maximum	6 ft. maximum	Major Exception
Rear – with alley	14 ft. from center line	14 ft. from center line	14 ft. from center line	Major Exception
BUILDING HEIGHT				
New building	2 stories minimum 2 stories maximum (8)	2 stories minimum 3 stories maximum (8)	2 stories minimum 4 stories maximum (8)	Major Exception
PARKING REQUIREMENTS				
Residential	1.5 per dwelling unit	1.0 per dwelling unit	1.0 per dwelling unit	Major Exception

FIGURE 5.1
CITY OF UKIAH ZONING MAP



Planned Development Combining District

The Planned Development (PD) combining district contained in the Ukiah City Code is used as a tool to allow flexibility in design and development in order to promote economical and efficient use of land. It generally provides a method for deviating from standardized zoning requirements to foster well-planned, creative, and quality development projects. The PD tool is similar to an overlay zoning district that produces a result similar to a rezoning. For example, an affordable senior housing project applicant may propose to overlay the PD zone over an existing R-3 (High Density Residential) zoning district to reduce parking requirements, relax yard setbacks, and reduce access roadway widths. The application requires review and a public hearing by the Planning Commission and a final review and action by the City Council.

Current zoning code regulations do not appear to represent a clear constraint to new housing development. Improvements to the zoning code such as the affordable housing density bonus, accessory dwelling unit ordinance, and residential density calculation ordinance have further reduced the potential for constraints and led to development of new housing throughout the City. Recently a developer praised the City of Ukiah for its proactive approach to removing potential constraints for housing development, stating an intention to seek out additional parcels in Ukiah for development of housing projects.

Although the City has made good progress in recent years removing barriers to housing development and developing incentives to encourage future development, the City also seeks to proactively ensure the potential for additional housing opportunities in the future. As stated in Section 4, the City has added programs focused on removing constraints in the zoning code.

Parking

Excessive parking requirements may serve as a constraint by increasing development costs and reducing the amount of land available for additional units or project amenities such as gyms and open space or common areas. The Ukiah City Code generally requires one parking space for one-bedroom apartment units and two spaces for two-bedroom apartment units. Mixed use projects containing a commercial component generally require one space per every 250 square feet of gross leasable space.

Relief from parking requirements may be granted through the discretionary review process in some instances. In any district, the sum of the separate parking requirements for each use in a mixed residential/commercial project may be reduced by not more than 35% where day and night time uses offset parking demand based on documentation that supports a finding of reduced parking demand.

In addition, Parking District 1 within the downtown area offers reduced parking requirements for projects near city parking lots, projects containing pedestrian accessibility to services and projects within certain distances from transit stops. Parking District 1 also contains a variance procedure for further reductions.

In any district, the Community Development Director may approve a reduction in parking requirements not exceeding thirty percent (30%) for housing projects with at least four living units reserved for seniors, disabled persons, emergency shelters, transitional housing, single room occupancies, or other special needs housing with reduced parking demand based on factors such as age of occupants, disabilities, household size, or other factors that support a finding of reduced parking demand.

Regardless of the flexibility in parking standards mentioned above, City staff has heard from some multi-family housing developers, particularly those that construct housing for market-rate moderate-income households, that the City's parking standards may be unintentionally reducing the number of housing units feasible on a particular site. The City's 2017 Housing Strategy (see Appendix D) also addressed parking standards as a possible constraint to development of middle-income housing and an intention to explore flexible or other parking standards.

Based on the aforementioned, existing parking standards have been identified as a potential constraint to housing development, especially for affordable and moderate-income market rate housing. Therefore, research of flexible or other parking standards has been listed as a Program under the Housing Goals, Policies, and Programs section and will be prioritized for completion within the first few years of implementation of the 2019-2027 Housing Element Update.



All Housing Element Appendices are located in Appendix B of the General Plan.

City Design Guidelines

The City of Ukiah adopted Design Guidelines in 1992 to establish a vision for the City's design character. The Guidelines, although not prescribed as requirements, serve as a bridge between the goals in the General Plan and the requirements of the Zoning Code. The Guidelines are a necessary component of design review for commercial and residential development projects and establish a process for independent evaluation by an appointed Design Review Board, an advisory board to the Zoning Administrator and Planning Commission.

City staff have heard from developers that the existing Design Guidelines do not provide prescriptive design standards and that the project review process is vague. To address these concerns City staff will work with the Design Review Board to seek and develop a set of clear objective design standards and ways to streamline the process.

Although not necessarily a constraint to housing development, the design review process could be streamlined to save time during the development process. This has been listed as a Program under the Housing Goals, Policies, and Programs section.

Airport Influence Zones

The Ukiah Municipal Airport is the largest airport in Mendocino County and provides an important regional service, both for public safety purposes and local economic development. Ensuring development that is compatible with existing airport environs is an essential function of the Mendocino County Airport Land Use Commission, which reviews projects under requirements in the existing Airport Comprehensive Land Use Plan.

Adopted in 1996, the existing Plan sets both density and height limitations, including that threestory buildings (other than for public facilities) are disallowed in the B2 Infill area north of the airport.

See Figure 5.2 for the Compatibility Zoning Map from the Mendocino County Airport Comprehensive Land Use Plan. Table 5.3 provides details on the compatibility criteria in each of the compatibility zones.

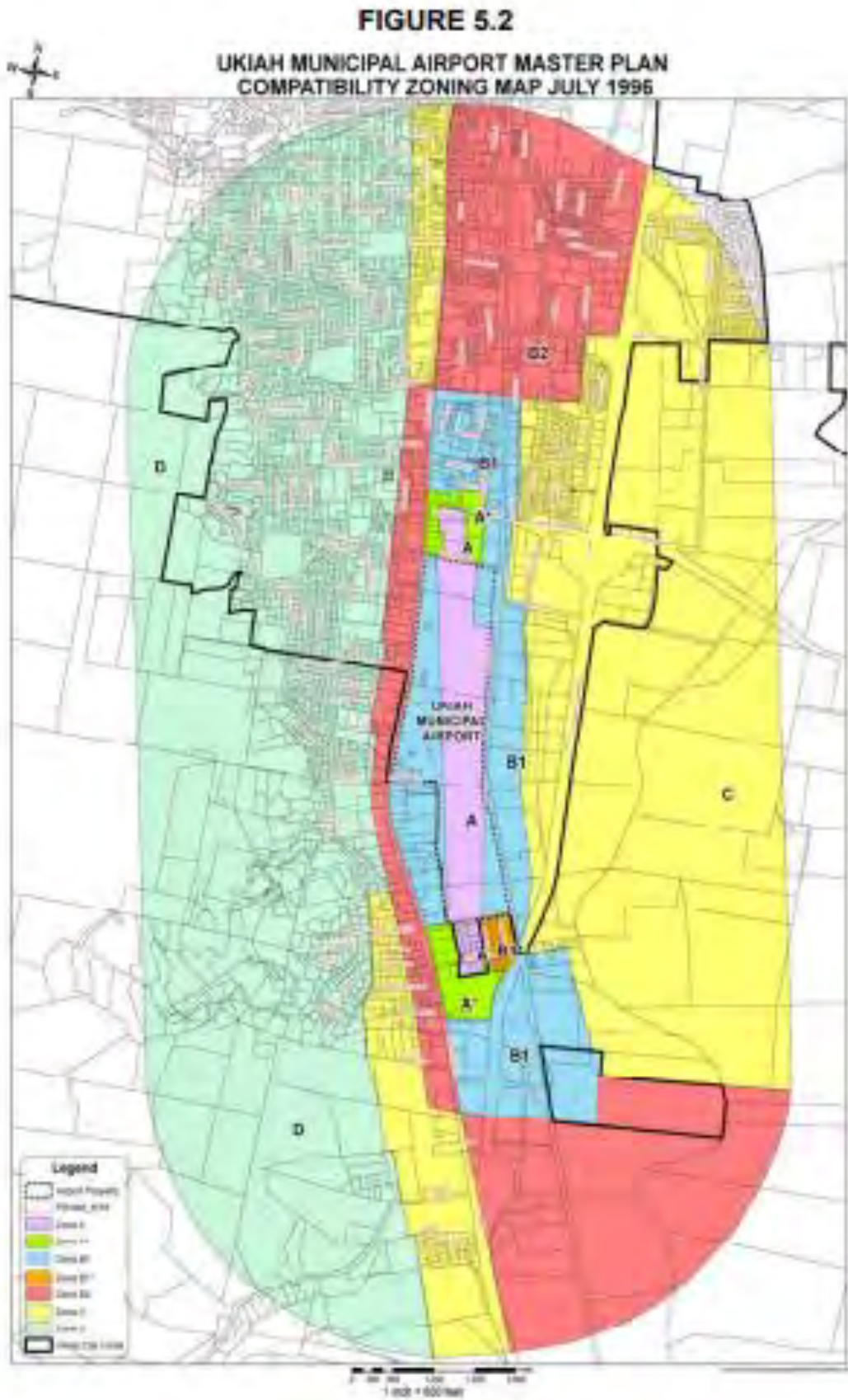


TABLE 5.4
1996 AIRPORT COMPREHENSIVE LAND USE PLAN COMPATIBILITY CRITERIA
 (Excerpt from Table 2A of Plan)

Airport Zone/Location	Open Space Req.	Maximum Densities		Prohibited Uses / Uses Not Normally Acceptable
		Residential	Other Uses (people/ac.)	
A – Runway Protection Zone	All Remaining	0	10	All structures except ones with aeronautical function; objects exceeding FAR Part 77 height limits
B1 – Approach / Departure Zone	30% Required	10 acres	60	Multi-family residential, residential subdivisions
B2 – Extended Approach / Departure Zone	30% Recommended	2 acres	60	Multi-family residential, residential subdivisions

If development projects in the zones listed above can meet the requirements, they can proceed without an Airport Comprehensive Land Use Plan consistency determination from the Mendocino County Airport Land Use Commission (ALUC). However, if any project involves a General Plan amendment, rezoning, or specific plan, or there is a question of compatibility under the City of Ukiah ALUC Referral Procedure, then the project is required to be submitted to the ALUC for a consistency determination.

As noted in the Table, the Ukiah Airport Master Plan indicates that residential subdivisions and multi-family residences are not normally acceptable in the B1 and B2 airport compatibility zones. However, the Plan also indicates that “These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative exists.”

These constraints result in less opportunity for housing development.

Update to the Mendocino County Airport Comprehensive Land Use Plan

The process of referring a project to the Mendocino County Airport Land Use Commission for a consistency determination, with a possible overrule decision from the Ukiah City Council, can result in months added to the entitlement process timeline, which affordable housing developers in particular often cannot accommodate due to timing requirements of funding sources. City staff has thus been working with the Mendocino County Airport Land Use Commission and Mendocino County Planning and Building Services to facilitate an update to the Airport Comprehensive Land Use Plan.

On February 13, 2019, the City of Ukiah executed a contract with an airport land use planning consultant to complete an update to the Airport Land Use Compatibility Plan (formerly, the Airport Comprehensive Land Use Plan) for Ukiah Municipal Airport. The updated plan will be approved and adopted by the Airport Land Use Commission, with staff support and funding provided by the City Community Development Department and Mendocino County Planning and Building Services.

Despite the potential for constraints due to airport compatibility concerns related to the 1996 Airport Comprehensive Land Use Plan, City staff has found no examples of a housing project being considered inconsistent by the Airport Land Use Commission. Multi-family residential projects have been proposed and approved in the B1



and B2 Infill compatibility zones north of the airport over the past several years, the most notable of these being the 64-unit Summercreek Village affordable housing project, completed in 2001, and the Sun House Apartments 42-unit affordable senior project, completed in 2017.

Although staff have found no examples of a housing project being considered inconsistent, completion of a new Airport Land Use Compatibility Plan is expected to further alleviate the potential for constraints to housing development. Compatibility criteria, noise contours, and airport compatibility zones will be updated with current airport environs and requirements listed in the 2011 California Airport Land Use Planning Handbook. The Airport Land Use Compatibility Plan for Ukiah Municipal Airport is scheduled to be completed and adopted by the Mendocino County Airport Land Use Commission by December 31, 2019.

Fees and Extraction

An updated fee schedule was adopted in 2018. Reduced planning permit fees are charged for affordable housing and special needs housing projects (see Table 5.4). The City requires payment of different fees as a condition of development approval. These fees are lower than comparable market-rate fees for technical plan review tasks and for fees charged by other nearby jurisdictions.

**TABLE 5.5
2018 PLANNING PERMITS AND RELATED SERVICES FEES**

Type of Fee	Fee Amount	Fee Amount for Affordable Housing
Site Development Permit – Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Site Development – Minor Level 1	\$200	No fee discount
Site Development – Minor Level 2	\$600	No fee discount
Use Permit Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Use Permit Minor	\$600	No fee discount
Variance Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Variance Minor Level 1	\$200	No fee discount
Variance Minor Level 2	\$600	No fee discount

Subdivision Major	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Subdivision Minor	\$900	Affordable Housing: \$720 Special Needs Housing: \$540
Subdivision Exception	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Boundary Line Adjustment	\$350	Affordable Housing: \$260 Special Needs Housing: \$170
Lot Merger	\$350	No fee discount
General Plan Amendment	100% cost recovery	No fee discount
Annexation	100% cost recovery	No fee discount
Rezoning	100% cost recovery	No fee discount
Rezoning Planned Unit Development	100% cost recovery	Affordable Housing: 80% cost recovery; Special Needs Housing: 60% cost recovery
Environmental Impact Report (EIR)	Consultant cost plus 15% administration	No fee discount
Specific Plan/Master Plan Review	\$2,000-\$3,000 deposit; 100% cost recovery	Affordable Housing: \$800 deposit; 100% cost recovery Special Needs Housing: \$800 deposit; 100% cost recovery
Development Impact Fees	<p>None, except for a specific traffic impact fee associated with the development of the Airport Business Park mixed use shopping center and Gobbi Street and Orchard Avenue traffic signal and storm drain.</p> <p>Residential sewer hook-up fees vary depending upon how many bedrooms are proposed. The fee for a one-bedroom home is \$9,820; two bedroom \$10,911; and a three bedroom is \$12,002. For each bedroom beyond 3, and for a bedroom addition to an existing home, the fee is \$1,091.</p>	Developers of affordable housing projects may be eligible for funding and fee deferrals to help finance infrastructure improvements.

Interviews with local developers confirm the City's permitting and impact fees are lower than other Mendocino, Lake, and Sonoma County communities; particularly, fees for building permits. Although fees for water and sewer hook-



ups are perceived by the development community as being slightly higher than neighboring communities, the fee deferral program available to housing developers has assisted in mitigating this potential constraint. The typical fees for single-family development are \$30,000 and represent 12% of the total development costs (\$250,000) per unit. The typical fees for multi-family development are \$12,500 per unit and represent 9.5% of the total development costs (\$131,000) per unit.

Processing and Permit Procedures

Table 5.5 describes the approximate time required and the reviewing body for the City’s various permitting procedures. The entitlement process can impact housing production costs, with

lengthy processing of development applications adding to financing costs. In general, developers interviewed in the past have indicated that the City’s entitlement timeline is shorter or comparable with other jurisdictions in the area. Estimations of the amount of time between entitlement approval and building permit issuance vary but is generally about one month. Nevertheless, the City has included programs and goals to streamline application review.

**TABLE 5.6
TIMELINES FOR PLANNING PERMITS**

Project Type	Typical Processing Time	Approving Body	Comments
Individual single family house	10 days	Community Development Staff	Plan check prior to issuance of building permit, if needed.
Minor Subdivision	4 to 6 weeks	City Engineer	Processed concurrently with Site Development Permit or Use Permit, if required.
Major Subdivision	3 to 5 months	Planning Commission and City Council	Processed concurrently with Site Development Permit or Use Permit, if required.
Parcel Map	1 to 3 months	City Engineer	None.
Final Map	1 to 2 months	City Engineer/City Council	None.
Multifamily Housing With No Subdivision	3 weeks to 5 months	Community Development Staff or Planning Commission	Depending on the complexity of the project, Minor or Major Site Development Permits may be required.
Multifamily Housing With Major Subdivision	4 to 5 months	Planning Commission	Site Development Permit/Use Permit -and Subdivision Map

Mixed Residential Commercial Use (CUP)	2 to 4 months	Planning Commission	Depending on the complexity of the project, Minor or Major Site Development Permits may be required.
Planned Development Rezoning	4 to 6 months	Planning Commission and City Council	Requires a Rezone, General Plan Amendment and a Precise Development Plan with Planning Commission and City Council approval.
NOTE: The initial step of processing the application is the determination of completeness. If items are missing, staff notifies the applicant and then must wait until the missing items are submitted in order to move forward with project review. Due to this cooperative process, timelines for receiving a complete application are variable and are not included in the processing times listed above. In addition, public notification requirements, review by other agencies or advisory bodies, and set recurring hearing dates for Planning Commission and City Council can result in varied processing times.			

Site Development Permit

The review of a Site Development Permit focuses on architecture, landscaping, parking, and other site design elements. As mentioned above in Section 5(a)(3), the City has an adopted set of design guidelines for projects within and outside of the downtown area to assist with design review during the Site Development Process.

Site development permits are required for the construction of new multiple-family residential, commercial, and industrial structures, or the substantial exterior modification of existing multiple-family residential, commercial, and industrial structures. Projects exempt from the site development permit process include interior building remodels, repair and maintenance of structures or parking areas, minor alterations on building exteriors, and minor accessory structures to established, multiple-family residential, commercial, and industrial buildings. Upon request, the Community Development Director determines whether a project is exempt under this subsection in accordance with the following standards:

- The project involves an addition of less than one hundred fifty (150) square feet to an existing structure, and the addition would not be highly visible from any public street; or
- The project involves minor facade modifications that would not significantly change the architectural character or appearance of the structure.

The Design Review Board reviews and makes recommendations to the Zoning Administrator, Planning Commission and City Council on site development permit applications, planned development applications and precise development plans. The Zoning Administrator or Planning Commission conducts a public hearing and decides all applications for site development permits. If the Community Development Director determines that the site development permit application is minor in nature, it will be scheduled for a public hearing before the Zoning Administrator. If the Community Development Director determines that the site development permit application is major in nature, it will be referred to the Planning Commission for public hearing and action.

Processing a typical Minor Site Development Permit takes approximately 2-3 months, while Major Site Development Permits typically take 4-6 months. The Site Development process includes the following steps:

- **Filing an Application.** Applications are submitted to the City at the Community Development public information counter at the Ukiah Civic Center – 300 Seminary Avenue, Ukiah. While pre-application review (at no cost, up to one hour) - see Step 2 below - is encouraged, it is not required.
- **Pre-Development Meetings.** If Staff or the Applicant requests a Pre-Development meeting (typically for Major permits), the project planner will schedule the project for Pre-Development Meeting which serves as a roundtable discussion between the applicants and various City departments to flush out concerns, answer applicant questions, and to provide the applicants with a preliminary determination regarding possible conditions that may be imposed on the project.
- **Application Completeness.** Within approximately two weeks after application submittal, the project planner will determine if enough information has been submitted to fully understand the proposed project. If enough information has been submitted, the application will be deemed “complete.” If not, the project planner will send a detailed “incomplete letter” to the applicant indicating exactly what information is needed to fully understand the proposal.
- **Project Referral.** Once an application is preliminarily deemed complete, the project planner will circulate the application materials to all pertinent City departments, as well as applicable outside agencies for review and comment. If comments are received stating more information is needed, this is relayed to the applicant through an incomplete letter. If no outstanding items are identified the application will continue through the process.
- **Environmental Review (California Environmental Quality Act).** Projects that are ministerial in nature, such a construction of a single family residence, accessory dwelling units, and some multifamily projects within certain zoning districts, are allowed by right and do not require environmental review under the California Environmental Quality Act (CEQA). All discretionary projects on the other hand, require environmental review to some degree under CEQA. While many projects within the City limits qualify to use a CEQA exemption due to their location and scope, some, including Site Development Permit applications may require a higher level of environmental review through preparation of an Initial Study. The purpose of this review is to find out if the project will cause any substantial environmental impacts.
- **Public Notice.** Once the project planner has completed an analysis of the proposal, and all issues have been resolved, a public notice is published in the local newspaper describing the proposal and when the required public hearing will be conducted. A public notice is also sent to all property owners within 300 feet of the project site, and the project planner will physically post/stake a notice on the subject parcel. These noticing procedures take place 10 days prior to the public hearing.
- **Public Hearing and Action.** The City Zoning Administrator (for Minor SDPs) or Planning Commission (for Major SDPs) will conduct a public hearing, make findings, and take action on the project. If the project is approved, the Zoning Administrator or Planning Commission may impose conditions on the project. See the below two sections for information about typical findings, action, and conditions on site development permits.

Action

The Zoning Administrator reviews, conducts public hearings, and decides upon all minor site development permit applications. The Planning Commission reviews, conducts public hearings, and decides upon all major site development permit applications. Appeals of the Zoning Administrator or Planning Commission actions are heard by the City Council for a final decision.

The Community Development Director can refer any site development permit application to the Planning Commission for consideration and decision-making action.

Findings

The Zoning Administrator and/or Planning Commission makes findings when acting to approve site development permit applications. The findings are to be sufficiently detailed to apprise a reviewing court of the basis of the action by bridging the gap between the evidence and the decision-maker's conclusions, and must be based upon evidence contained in the administrative record. Failure to make findings that support the following determinations will result in a denial of the site development permit application:

- The proposal is consistent with the goals, objectives, and policies of the City General Plan.
- The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.
- The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses.
- Sufficient landscaped areas have been reserved for purposes of separating or screening the proposed structure(s) from the street and adjoining building sites, and breaking up and screening large expanses of paved areas.
- The proposed development will not restrict or cut out light and air on the property, or on the property in the neighborhood; nor will it hinder the development or use of buildings in the neighborhood, or impair the value thereof. The improvement of any commercial or industrial structure will not have a substantial detrimental impact on the character or value of an adjacent residential zoning district.
- The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.
- There is sufficient variety, creativity, and articulation to the architecture and design of the structure(s) and grounds to avoid monotony and/or a box-like uninteresting external appearance.

Conditions of Approval

Conditions of project approval may be imposed on site development permit applications, such that 1) In approving a site development permit, the Zoning Administrator or Planning Commission may include such conditions as are deemed reasonable and necessary to maintain or assure compliance with listed standards/criteria; and 2) The Zoning Administrator or Planning Commission may condition a site development permit to prohibit occupancy of a project building until an inspection has been made which finds that the project building, landscaping and other required improvements have been completed, and the project complies with all conditions specifically required to be completed prior to occupancy. If a site development permit is so conditioned, the Community Development Director is to notify the City Building Official of such conditions. If a building permit is issued for a building or structure which is subject to a site development permit so conditioned, the Building Official will not approve a final inspection of such building or structure until the conditions have been satisfied.

Use Permit

The primary finding required to approve a Use Permit is that the housing project would not have a detrimental effect on the health, safety, and general welfare of the public. Use Permits are not required for uses allowed by right within the zoning code (such as single family residences and multifamily units in certain zoning districts- see Table 5.1). The Use Permit review process and time is the same as the Site Development Permit Review process, and contains two levels: Minor Use Permits and Major Use Permits. Determining whether a use permit is major or minor depends

on the use and impact of the proposed project. New construction on vacant parcels, large additions/expansions to existing buildings, substantial amendments to previously approved permits, and changes in use of existing structure(s) that would require an expansion of an existing parking facility, or that could generate substantial amounts of additional traffic, noise, or other impacts/nuisances are considered major permits. Other small and relatively insignificant applications as determined by the Community Development Director are considered minor. Specific only to the C-N (Neighborhood Commercial) Zoning District, a use permit is required to exceed the maximum 30% floor area ratio standard. A proposal to exceed this standard by less than 10% is considered a minor use permit.

For projects requiring both a Site Development Permit and Use Permit, City Staff consolidates these approvals into one application and process in order to streamline the process. This results in shorter wait times, decreased fees, and one public hearing (rather than two). Additionally, projects requiring a use permit for new construction or exterior modifications need not have a separate site development permit.

Planned Development Rezoning

The Planned Development Rezoning tool provides flexibility with development standards such as lot sizes, yard setbacks, driveway widths, etc. The process is discretionary and generally follows the Site Development Permit and Use Permit process, but involves public hearings before both the Planning Commission and City Council as it includes a Rezone and General Plan Amendment process. The review process for Planned Development projects takes approximately four to six months. The City offers fee reductions for affordable housing projects.

Building Permit

The Building Division of the Community Development Department prides themselves on responsive and efficient customer service, including inspection scheduling and plan check and building permit issuance. Plan check currently takes 10 to 15 business days, with an additional 5 to 10 days if plans require revisions. Once a building permit is issued, construction may commence immediately.

Code Enforcement

New construction in Ukiah must comply with the 2016 California Building Code, which was adopted with no major revisions. Therefore, there are no extraordinary building regulations that would adversely affect the ability to construct housing in Ukiah.

The City of Ukiah code enforcement activities have become complaint-driven since the elimination of the Code Compliance Coordinator position approximately 10 years ago. However, City staff pursue initial code compliance cases when observed during routine inspection and field observations.

Permit procedures and timelines are comparable or faster than those of similar-sized jurisdictions and do not appear to impose an undue burden or potential constraint to housing development. Although the City lacks a code enforcement division, City staff's efforts related to pursuit of initial code compliance cases and responsiveness to neighbor complaints allows identification and addressing of potential issues before they become significant problems.

Additionally, to further improve customer service and responsiveness staff in the Community Development Department have been cross-trained in the other divisional areas- housing, planning, and building services. Besides providing education and information to help facilitate additional development opportunities, this approach is also leading to exploration of such programs as the potential linking of housing rehabilitation programs with code enforcement activities. This has been listed as a Program to be further explored.

Onsite/Offsite Improvement Standards

Water and Sewer

The City of Ukiah's primary water source is the underflow from the Russian River which is classified as Ground Water under Direct Influence for Surface Water. There are four ground water sources located at various points within the City Limits. These sources meet the winter demand and supplement the summer demand. Because of the nature of ground water in the Ukiah Valley, the only requirement that is necessary from water drawn from the wells is the addition of a disinfectant to maintain safe potable water in the distribution system. The City of Ukiah has a high quality supply of cold, clear water.

Water service connection fees are typical of a small rural City and have not resulted in a barrier to affordable housing projects. The City received \$34 million in grants and low interest loans to construct phases one through three (of four total phases) of a valley-wide recycled water infrastructure system. These three phases will serve about 650 acres of agriculture, 20 acres of pasture, three parks, and a school and is planned to be completed in 2019. The project will also provide numerous integrated benefits and meet various State and regional objectives:

- Helps meet State water conservation objectives
- Improves environmental habitat by providing alternative source for frost protection
- Reduces diversions from the Russian River
- Reduces cost associated with wastewater discharge management
- Promotes a vibrant agricultural region
- Demonstrates regional cooperation

The Waste Water Treatment Plant underwent a three-year, \$56.5 million improvement project that was completed in 2009. This plant insures continued compliance with permit requirements and the ability to meet future growth in demand. The sewer connection fees charged by the City are identical to those charged by the Ukiah Valley Sanitation District, which provides wastewater service to the unincorporated areas outside the City limits. The fees are considerably less than those charged by cities to the south in Sonoma County.

There is sufficient water and sewer capacity available to serve the identified vacant, underutilized and parcels with realistic development capacity.

Electric

The City owns its own electrical utility and its electrical service connection fees are not only considered reasonable, but are typically less than those charged by the Pacific, Gas and Electric Company (PG&E), which provides electrical service outside the City limits. Additionally, nearly 70% of electricity generated by the City's utility come from renewable sources. The Electric Utility has sufficient capacity to serve new housing construction projects as well as identified vacant and underutilized and parcels with realistic development capacity.

Drainage

The City adopted new Low Impact Development (LID) storm water drainage standards which can result in higher costs for housing projects. Ukiah's LID standards are based on the City of Santa Rosa and County of Sonoma Low Impact Development Technical Design Manual.

As part of a 2018 update to the City's Housing Strategy, the City Council directed that staff explore the possibility of an LID offsite mitigation bank. Given that this could further reduce the potential for constraints to housing development, this has been listed as a Program in the Programs, Goals, and Implementing Tasks section of the 2019-2027 Housing Element Update.

Streets and Street Standards

The City requires streets, curb, gutter and sidewalks, water and sewer connections, electrical connections and landscaping for all new construction, including affordable housing projects.

The City Department of Public Works maintains a Standard Plans document that provides housing developers with details and specifications for street, sidewalk, curb, gutter, wheel chair ramps, sewer, water, drains and street tree improvements. All the details and specifications are typical of a small rural city, and present no hardship or unreasonable requirement for housing developers. The specification for a typical residential street, curbs and gutters, and sidewalks are typical of a small rural city, and have not resulted in a significant barrier to affordable housing projects.

**FIGURE 5.3
CURB, GUTTER AND SIDEWALK SPECIFICATIONS**



- NOTES**
1. Typical street section to be used for residential developments.
 2. ADT is Average Daily Traffic.
 3. Flood curb and gutter may be permitted in street where and where case is approved.
 4. The planter width may vary as allowed on the planter (CONCRETE OR OTHER MATERIAL) showing details in the appendix to related street specifications if approved.
 5. The street section shown is a simplified one and is not to be used for design.

Landscaping

Affordable housing projects (new construction) are required to landscape 20% of the project site, and this has not presented a significant barrier to past projects. The zoning code does allow a reduction to the amount of landscaping depending upon the size, scale, intensity, and location of the project.

Traffic

Traffic congestion, particularly along the City’s major street corridors can affect how some parcels are developed. However, the City’s adopted 2018-19 Capital Improvement Program (CIP) identifies street and intersection improvement projects and funding sources to remedy many traffic congestion problems.

Depending upon the number of units and location of a proposed project, including affordable housing proposals, a traffic study may be required. As part of the 2009-2014 General Plan Housing Element update, the City amended its General Plan Circulation Element to relax the roadway level of service from a "C" to a "D" as an interim measure until the City completed a citywide traffic model and further revisions to its Circulation Element. This has removed a barrier to affordable housing development.

It is concluded that the City's required on and off site improvements do not present a significant barrier to the development of affordable housing projects. This is evident because of the continued project approvals for market-rate and affordable housing projects, where onsite and offsite improvements did not present barriers.

Housing for Persons with Disabilities

The Zoning Code was amended in 2008 to include provisions for reasonable accommodation. Additionally, planning permit fees for special needs housing projects are discounted in comparison to those assessed for affordable housing projects (which are already discounted in comparison to market-rate housing projects). The City has an existing reasonable accommodation procedure that was evaluated for this 2019-2027 Housing Element Update.

Housing for Persons with Disabilities/Reasonable Accommodation Procedure:

Request: A request for reasonable accommodation may be made by any person with a disability as defined under the federal fair housing act and California fair employment and housing act, or his/her representative or any entity, when the application of a regulation under this chapter acts as a barrier to fair housing opportunities. In general, a person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. A request for reasonable accommodation may include modifications or exceptions to the regulations, standards, policies and practices for the siting, placement, construction, development or use of housing or housing related buildings, structures and facilities that would eliminate regulatory barriers and provide persons with a disability equal opportunity to housing of their choice.

Application Submittal: A request for reasonable accommodation shall be submitted on an application form provided by the director of the department of planning and community development including documentation of the disability and any other information required to make the determinations required by this section.

Review of Application: Applications for reasonable accommodation shall be reviewed by the Director of the Department of Community Development or designee, or may be referred to the authority taking action on a concurrent application.

In granting an application for reasonable accommodation, the Director may impose any conditions of approval relating to the findings above as deemed practical and necessary including, but not limited to, restoration of the property to its former condition and recording in the office of the county recorder notice thereof.

Safety and High Density Housing Management

Working with the Ukiah Police Department, City staff have added Crime Prevention through Environmental Design (CPTED) standards as guidelines to support quality safety practices in development of new housing projects. CPTED was accomplished through implementation of the 2014-2019 Housing Element, and additional details are contained in Appendix F.

Nongovernmental Constraints

Land Costs

As a part of the research into land costs citywide, City staff reached out to developers and property owners in both the non-profit affordable housing market and market-rate sectors. In general, the developers and property owners reported that the cost of land has increased over the last five years, with current estimates averaging \$125,000 to \$175,000 per acre. Developers reported very limited availability of land in Ukiah.

The limited supply of residentially designated vacant land in Ukiah contributes to higher land costs in the City when compared to unincorporated areas. While the County has a much greater number of acres of undeveloped land, the environmental and infrastructure constraints associated with these areas often make development cost prohibitive. As a result, high demand for developable land drives up land costs in urbanized areas. The City has listed programs in the updated Housing Element exploring ways within the zoning code to increase housing density, which could reduce the cost of land per dwelling unit. The City also regularly applies density bonuses for affordable housing projects.

Private sector "for-profit" developers typically do not build affordable housing. Offering new units for sale or rent at prices that are affordable to lower income households reduces investment return, and in many cases, is financially infeasible due to high land, labor, and materials costs. This model can be especially challenging in rural areas, due to lower area median incomes not supporting rents that would guarantee a strong return on investment. Consequently, this has led some developers to seek additional incentives to help subsidize projects affordable to moderate-income households.

Construction Costs

Local affordable housing builders have reported the cost of construction in Ukiah as comparable to that of neighboring counties of Sonoma and Lake. Typical construction costs have been between \$190 and \$215 dollars per square foot. However, due in part to the destruction of homes in Mendocino County from the 2017 and 2018 wildfires, and shortages in qualified contractors from the resulting large-scale rebuilding efforts, cost of construction has increased and now ranges between \$250 per square foot and \$350 per square foot. This data is reported by local affordable housing builders and realty companies.

Availability of Financing

The financing of a residential project, particularly affordable housing projects with many different funding sources, is complex. The upfront cash commitment required can be a problem for developers when there is limited net cash flow for adequate return on investment, such as can be the case in rural areas like Ukiah. In checking with local lending institutions, interest rates for housing construction projects typically are between 5.3 percent and 7.75 percent.

To assist affordable housing developers in financing new housing construction projects, the City of Ukiah created the Ukiah Housing Trust Fund (UHTF) in 2017. Besides providing a critical piece of gap funding to developers, the UHTF also allows a competitive edge on Low Income Housing Tax Credit applications, as the UHTF can serve as local match funding. With the dissolution of redevelopment agencies, securing local match funding points on applications for has become more difficult.

It can be difficult for very low, low, and moderate-income first-time homebuyers to acquire sufficient savings and income to pay for a downpayment, closing costs, monthly mortgage, and tax and insurance payments. To address this problem, the City of Ukiah administers the First Time Homebuyer Program (FTHB), a special low-interest,

deferred-payment loan program designed to provide “silent” second mortgages of up to 49 percent of the purchase price of a home, not to exceed the loan amount of the first mortgage with a traditional lending institution. The City’s FTHB program is funded by a combination of the State Home Investment Partnerships (HOME) Program and State Community Development Block Grant (CDBG). Applicants must demonstrate financial need and pre-approval for a first mortgage; the second mortgage is financed as a three-percent-interest, 45-year deferred loan payment.

The City of Ukiah also has a Housing Rehabilitation Program, as funding becomes available through State CDBG and HOME funds. With rental vacancy rates near one percent, the City will continue to rely upon rental housing rehabilitation programs to maintain the condition of its current housing stock. Rental subsidy programs will also continue to be used locally to assist tenants with rising costs for rent.

Typical Densities Built in Zoning Districts

Due to the limited availability of land citywide and the City nearing “build-out,” developers typically develop projects at the maximum densities allowed by the City’s Zoning Code. In City staff’s review of affordable and market-rate multi-family housing projects entitled and/or constructed within the last five years, all projects maximized density and applied for density bonuses, when possible, as shown in Table 5.6 below:

**TABLE 5.7
DENSITIES FOR MULTI-FAMILY HOUSING PROJECTS 2014-2019**

Project Name	Type	Parcel Size (Acres)	Number of Units	Year Entitled/ Completed	Zoning District	Max Density and/or Bonus
Sun House Apartments	Affordable senior multifamily	1.5	42	2015/2018	C2, PD/HDR*	Zoning change to maximize density
Willow Terrace Apartments	Permanent supportive affordable housing	1.0	38	2017/2019	C1	Yes
Main Street Village	Market-rate apartments	1.21	35	2018/under construction	C1, R3	Yes
Ukiah Senior Apartments	Affordable senior multifamily	0.88	31	2018/applying for funding	C1	Yes

* Planned Development-High Density Residential

The City adopted a residential density calculation ordinance in 2018 that redefined the method for calculating the density of a parcel by measuring to the Right-of-Way. This effectively provided an additional density bonus for both affordable and market-rate housing development.

The trend of maximizing density in the City’s zoning districts is also apparent for other types of residential development, including in commercial zoning districts where residential development is permitted. This is confirmed upon a review of the typical densities built for zoning districts identified in the vacant and underutilized sites inventory (Table 4.3 and Appendix E).



All Housing Element Appendices are located in Appendix B of the General Plan.

In the R-1 (Single-Family Residential) zoning district, since August 2017 when the City adopted an Accessory Dwelling Unit (ADU) ordinance, 22 percent of new single-family residence applications have also proposed ADUs. An additional 7 ADUs have been constructed on R-1 parcels where a single family residence exists. As indicated in Table 5.6, high density residential projects have been proposed in the zoning districts of R-3 (High-Density Residential), C-1 (Community Commercial), and C-2 (Heavy Commercial). Additionally, a zoning change was approved by the City Council in one of the projects, Sun House Apartments, to accommodate an even greater



density. No projects within the last five years have been proposed in the R-1-H (Single-Family Residential- Hillside Combining), the C-N (Neighborhood Commercial), or R-2 (Medium-Density Residential) zoning districts, but these three zoning districts also contain few sites in the site inventory and are typically developed for higher income, “above moderate income” residents. Projects developed in the Downtown Zoning Code zoning districts of GU (General Urban), UC (Urban Core), and DC (Downtown Core) have generally developed at the maximum density. The Planned Development zoning tool can also be utilized to further increase density. PDs have successfully been utilized throughout the City, such as for the Sun House Apartments.

As such and despite existing constraints, the realistic development potential for infill parcels in the City generally tends to be at or exceeding the number of maximum density in units per acre. This is especially the case for multifamily parcels in zoning districts listed in the site inventory including for lower income housing projects.

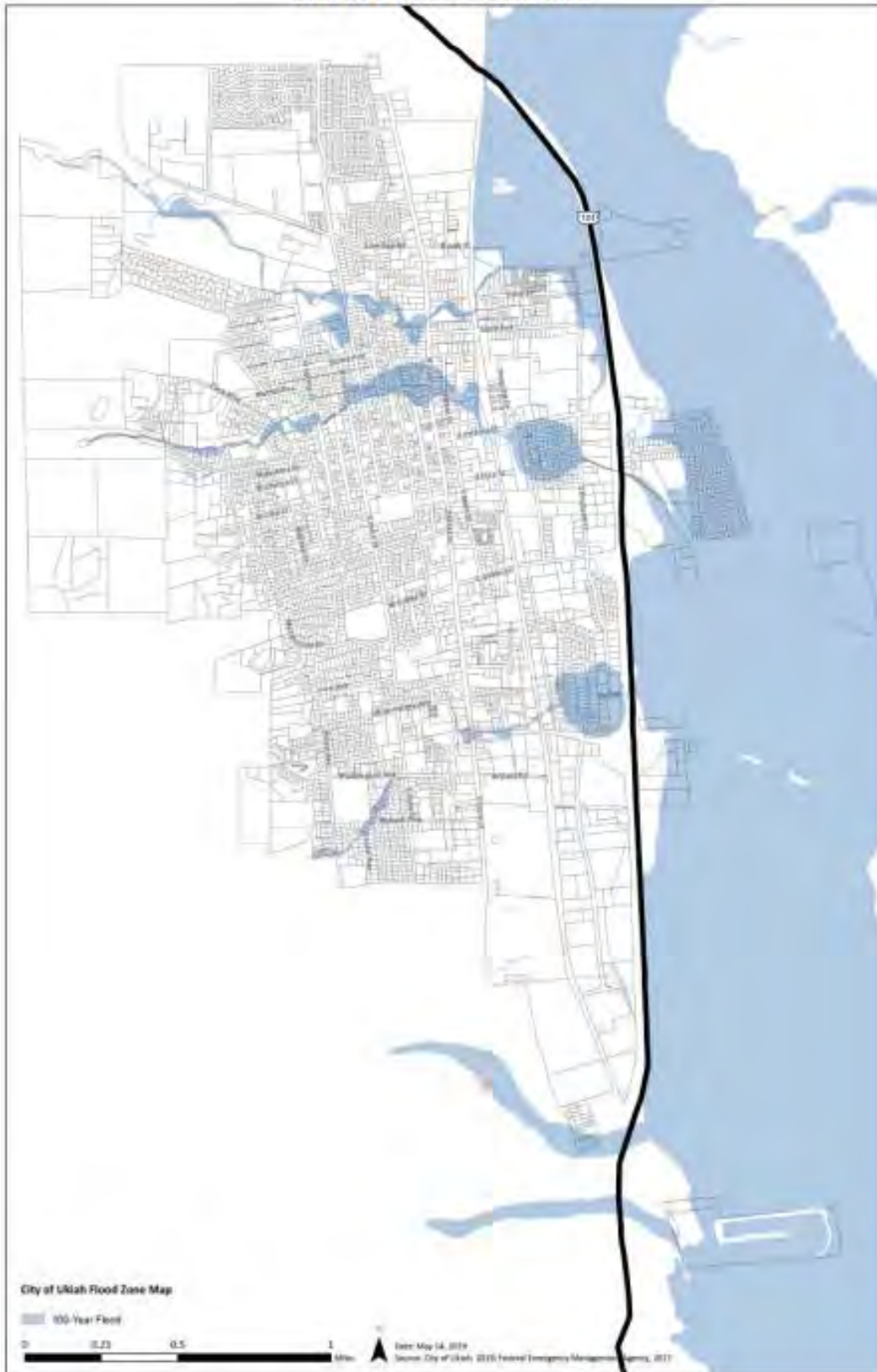
The City continues to be innovative in seeking ways to encourage housing development and maximize density on existing infill parcels. Additional programs to further incentivize the production of housing are included in Section 6.

Environmental Constraints

Flood Zones

Projects situated within the 100-year Flood Zone require that structures and roads be elevated and potentially other measures to protect life and property in the event of a 100-year flood event. This represents potential increased cost associated with the future development of these parcels. 100-year flood zones and flood-ways exist in the City, but ample suitable land is available to meet the housing need. Most of the identified vacant and underutilized parcels are not situated in a 100-year flood zone. See Figure 5.4.

**FIGURE 5.4
UKIAH FLOOD ZONE MAP**



Military Compatibility

There are no military bases in or near the City of Ukiah or Mendocino County. However, the City is within an SUA (Special Use Airspace) more specifically termed a Military Operations Area (MOA). An MOA is an area of airspace designated for military training activities and requires the City to notify the appropriate military office when it proposes to amend or adopt a new General Plan or when large development projects are proposed. A program has been added requiring these tasks to be accomplished.

Opportunities for Energy Conservation

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 2016 with a 2019 update anticipated to be effective on January 1, 2020. All new construction must comply with the standards in effect on the date a building permit application is made.

A Note on Greenhouse Gas Emissions and Global Warming

The greenhouse effect is a natural phenomenon whereby the Earth's heat is trapped in the atmosphere by certain gases. Greenhouse gases thus contribute to maintaining a surface temperature on Earth favorable to life. Industrialization and the population explosion that have occurred over the past 200 years have been accompanied by a substantial increase in the use of fossil fuels such as coal, oil and natural gas, thus leading to an equally considerable increase in greenhouse gas emissions in the atmosphere. The additional greenhouse gas emissions have in turn exacerbated the greenhouse effect, which appears to be the cause of the increase in the temperature of the Earth's surface and the lower layers of its atmosphere.

According to California Assembly Bill 32, "Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems."

In response to greenhouse gas emissions and global warming, as well as other basic planning principals, green and sustainable building practices, water conservation, energy efficiency, pedestrian orientation, and careful infill development will be emphasized in new housing development projects. Implementing programs have been added to accomplish this goal.

Energy Conservation

City of Ukiah Electric Utility Division

The City's Electric Utility Division offers a number of energy conservation incentives and rebates for residential development. These include:

- Energy Efficiency & Solar Program
- Energy Efficiency Air Conditioning and Heat Pump Rebate Program
- Weatherization Rebate Program
- Energy Efficiency Water Heater Rebate Program
- Energy Efficiency Appliance Rebate Program

- Residential Lighting Program
- Residential Equipment Rebate Program

The programs generally include higher incentive rebate amounts for lower income households.

Water Conservation

The City has been proactive in water conservation matters and offers both indoor and outdoor water conservation tips on its website. The Planning Commission raises water conservation issues when reviewing proposed development projects and routinely requires native drought tolerant plant species in landscaping plans.

9.6 Quantified Objectives

Table 6.1 lists the quantified objectives for the City of Ukiah for the 2019-2027 Housing Element period. As noted in the table, the City of Ukiah has set a target for 239 new residential units in Ukiah by 2027. Although this is the goal identified, the City anticipates deploying additional programs and tools to attempt to exceed the goal. Additionally, the City anticipates establishing owner-occupied and renter-occupied rehabilitation programs for extremely low, low, and moderate income households, assisting in increasing the number of units rehabilitated and conserved/preserved, primarily through future deployment of Ukiah Housing Trust Fund resources. Private market forces are expected to contribute to future rehabilitation efforts for moderate income and above moderate income households.

**TABLE 6.1
QUANTIFIED OBJECTIVES, CITY OF UKIAH (2019-2027)**

Income Category	New Construction*	Rehabilitation	Conservation/ Preservation	Total
Extremely Low Income	43	5	20	68
Very Low Income	43	10	35	88
Low Income	72	10	40	122
Moderate Income	49	5	0	54
Above Moderate Income	32	35	0	67
Totals	239	65	95	399

Source: City of Ukiah Community Development Department, 2019

** The City of Ukiah does not own, manage, or construct housing units. The New Construction objective refers to the number of new units that potentially may be constructed using public and/or private funding sources.*

9.7 Housing Plan

The Housing Plan identifies the City's housing goals, policies, and implementing programs. It consolidates existing strategies and policies into one Plan and presents a balanced and diverse array of policies that cover housing needs identified through this Update, input from the public, and four overall areas of concern: construction, rehabilitation, conservation, and administration. The goals and policies of the Housing Element were organized into concise goal and policy directives. A review of the 2014-2019 Housing Element accomplishments is included in Appendix G and a summary of the below 2019-2027 Goals, Policies and Implementing Programs can be found in Appendix H.



All Housing Element Appendices are located in Appendix B of the General Plan.



Goals, Policies, and Implementing Programs

H-1 *Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.*

H-1.1 **Bu Encourage the rehabilitation of existing residential units.**

H-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.**

H-1.3 **Preserve at-risk housing units.**

H-1.4 **Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.**

H-1.5 Continue to implement effective crime prevention activities.

H-2 *Expand housing opportunities for all economic segments of the community, including special needs populations.*

H-2.1 **Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.**

H-2.2 **Encourage the development of a variety of different types of housing.**

H-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.**

H-2.4 **Pursue State and Federal funding for very low-, low-, and moderate-income housing developments.**

H-2.5 **Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.**

H-2.6 **Expand affordable housing opportunities for first time homebuyers.**

H-3 *Remove governmental constraints to infill housing development.*

- H-3.1** Improve building and planning permit processing for residential construction.
- H-3.2** Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.
- H-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.
- 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.*
- H-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.
- H-4.2** Promote and facilitate community awareness of the City of Ukiah's goals, tools, available resources and programs for lower income households.
- H-5** *Provide support for future housing needs.*
- H-5.1** Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.
- H-5.2** Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.
- H-5.3** Assume a leadership role in the development of all types of housing in the community.



**TABLE 6.2
2014-2019 AND 2019-2027 HOUSING GOALS COMPARISON**

2014 – 2019 Housing Goals	2019 – 2027 Housing Goals
<p>Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.</p>	<p>H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.</p>
<p>Goal H-2: Provide housing for all economic segments of the community.</p>	<p>H-2: Expand housing opportunities for all economic segments of the community, including special needs populations.</p>
<p>Goal H-3: Expand affordable housing opportunities for persons with special housing needs such as the homeless, mentally ill, physically disabled, households with very low and low to moderate incomes, senior citizens, farm workers, female heads of households with children under 18 years old, first time homebuyers and the developmentally disabled.</p>	<p>Goal H-3: Remove governmental constraints to infill housing development.</p>
<p>Goal H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.</p>	<p>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.</p>
<p>Goal H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.</p>	<p>Goal H-5: Provide support for future housing needs.</p>
<p>Goal H-6: Maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.</p>	

Annual Reporting

California Government Code Section 65400 requires each city and planning agency to prepare an annual report on the status of the General Plan housing element and its progress with implementation. The annual reports are required to contain data assessing progress in meeting the RHNA, a summary of the total number of units which building permits were issued during the reporting period, status report of previous Housing Element goals, policies and implementing programs, etc.

The City will review its annual reports with the Planning Commission and City Council and will submit them to the State Department of Housing and Community Development.

A review of the 2014-2019 Housing Element accomplishments can be found in Appendix G.



All Housing Element Appendices are located in Appendix B of the General Plan.



9.8 Implementation Programs

Programs	Responsible Department(s)	Schedule
<p>1a Implement a residential rehabilitation program.</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><i>Ongoing, as funding is available</i></p>
<p>1b Continue the City’s Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs.</p> <p>Funding: Energy efficiency and renewable energy rebate program funds</p>	<p>Electric Utility Department</p>	<p><i>Ongoing, as funding is available</i></p>
<p>1c Support funding or other applications that would preserve/conserv e existing mobile home parks. 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><i>Ongoing, as funding is available</i></p>
<p>1d Continue providing informational materials to the public through the Green Building Information Center and at the public counter.</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><i>Ongoing, as funding is available</i></p>

Programs	Responsible Department(s)	Schedule
<p>1e 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.</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>	Community Development Department, Planning Services Division	<i>Establish development standards and design guidelines by the end of calendar year 2020.</i>
<p>1f Develop an At-Risk Units Program.</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>	Community Development Department, Housing Services Division	<i>Develop At-Risk Program by the end of calendar year 2020.</i>
<p>1g Tenant Education and Assistance for Tenants of At-Risk Projects.</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>	Community Development Department, Housing Services Division	<i>Develop education program and notification procedures by June 30, 2020; implement program on an ongoing basis throughout the 2019-2027 planning period.</i>
<p>2a Update the inventory of vacant and underutilized parcels.</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>	Community Development Department, Planning Services Division	<i>Updated annually, by June 30 of each year; posted on the City's website and at the public counter.</i>



Programs	Responsible Department(s)	Schedule
<p>2b Monitor the rate of conversion of primary residences to short-term rental units.</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><i>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</i></p>
<p>2c Monitor the conversion of single family residential homes to commercial uses.</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><i>Gather data and report findings to City Council by June 30, 2021.</i></p>
<p>2d Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing.</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><i>Ongoing.</i></p>

Programs	Responsible Department(s)	Schedule
<p>2e Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community.</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><i>Ongoing community and stakeholder outreach, occurring at least on a quarterly basis and continuing throughout the 2019-2027 planning period.</i></p>



Programs	Responsible Department(s)	Schedule
<p>2f Amend the zoning code as follows:</p> <ul style="list-style-type: none"> ▪ Emergency Shelters. The City will amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code. ▪ Transitional/Supportive Housing. 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. ▪ Single-Room Occupancy Housing. 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. ▪ Manufactured/Factory-Built Homes. 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>Funding: Departmental budget</p>	<p>Community Development Department, Housing Services Division</p>	<p><i>Complete draft Zoning Code amendments by December 30, 2020; secure adoption by June 30, 2021.</i></p>
<p>2g Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.</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><i>Present report to Planning Commission and City Council, with recommendations, by June 30, 2026.</i></p>

Programs	Responsible Department(s)	Schedule
<p>2h Ensure capacity of adequate sites for meeting RHNA. 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> <ul style="list-style-type: none"> ▪ Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards. Units allowed by-right will include multifamily, SROs, duplexes, triplexes, and fourplexes. 92 2019-2027 City of Ukiah Housing Element Adopted October 23, 2019 ▪ Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre. ▪ Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2. ▪ By-right housing program for select parcels. 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>Funding: Departmental budget</p>	Community Development Department, Planning Services Division	<i>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.</i>
<p>2i Monitor residential capacity (no net loss).</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>	Community Development Department, Planning Services Division	<i>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.</i>



Programs	Responsible Department(s)	Schedule
<p>2j First Time Homebuyer Assistance.</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><i>Ongoing</i></p>
<p>2k Collaborate with local service providers on addressing homelessness.</p> <p>Continue participation in the Mendocino County Continuum of Care.</p> <p>Funding: N/A</p>	<p>City Manager's Office</p>	<p><i>Ongoing</i></p>
<p>2l Review existing City processes for compliance with AB 2162.</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><i>Complete review of existing City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020</i></p>
<p>2m Housing Units Replacement Program.</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><i>The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.</i></p>

Programs	Responsible Department(s)	Schedule
<p>2n Homeless Shelter Overlay District Evaluation.</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>	Community Development Department, Planning Services Division	<i>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.</i>
<p>3a 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:</p> <ul style="list-style-type: none"> ■ Increasing maximum allowable height for new residential buildings. ■ Increasing density. ■ Reducing yard setbacks. ■ Reducing minimum site area. <p>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.</p> <p>Funding: Departmental budget</p>	Community Development Department, Planning Services Division; Planning Commission; City Council	<i>Complete draft Zoning Code amendments by December 30, 2021; secure adoption by June 30, 2022</i>
<p>3b Develop flexible parking policies for new residential development.</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>	Community Development Department, Planning Services Division; Planning Commission; City Council	<i>Complete draft policy by June 30, 2020</i>

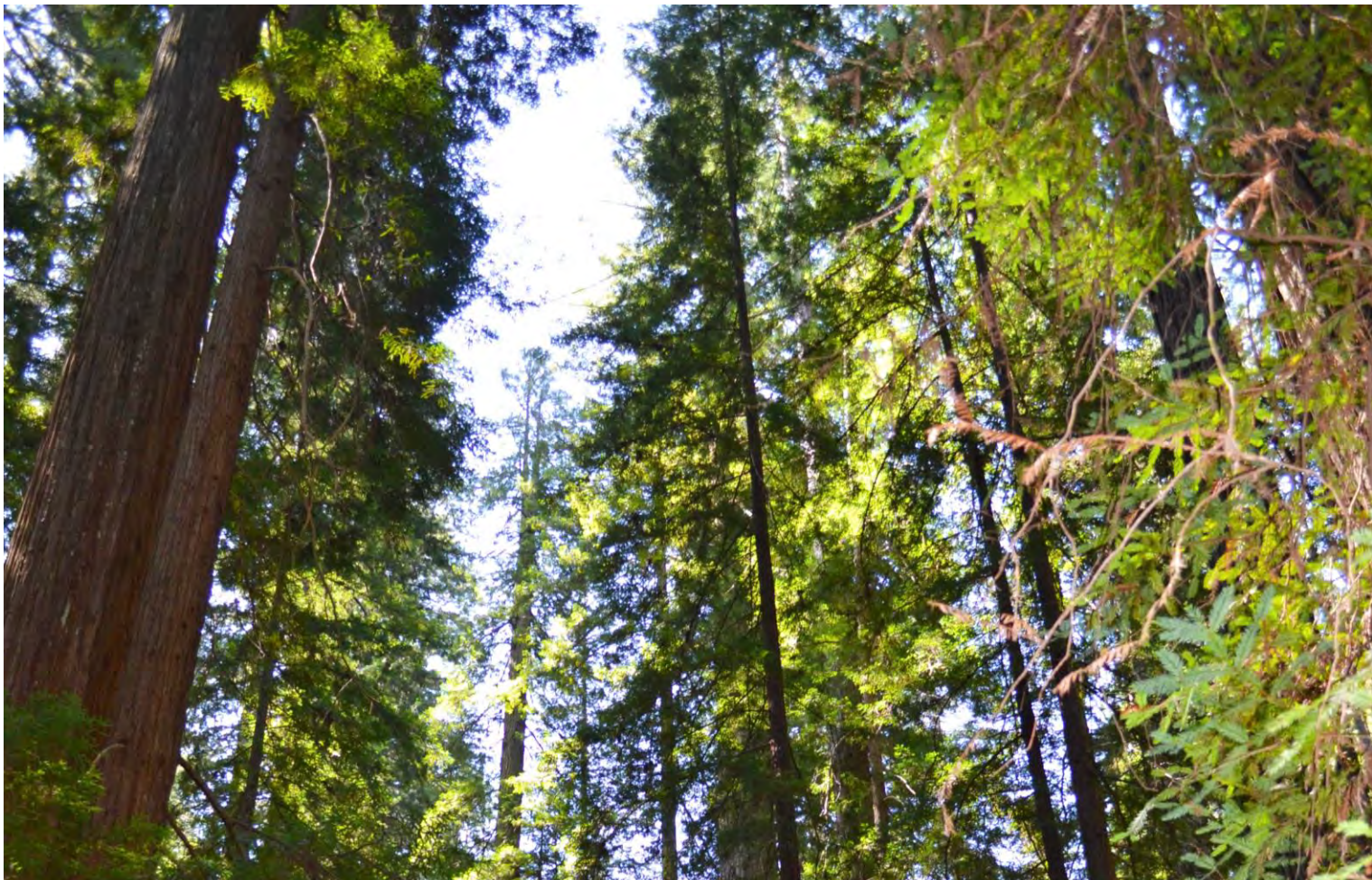


Programs	Responsible Department(s)	Schedule
<p>3c Explore other policies and regulations that facilitate new infill housing development.</p> <p>Produce report with recommendations and present to Planning Commission and City Council. Possible areas of research include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Temporary housing options. ▪ Low Impact Development offsite mitigation. ▪ Community benefit zoning. <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division; Planning Commission; City Council</p>	<p><i>Complete draft report by June 30, 2026</i></p>
<p>3d Facilitate improvements to permit processing to streamline housing development.</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><i>Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021</i></p>
<p>3e Continue to apply the CEQA infill exemption to streamline environmental review.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division</p>	<p><i>Ongoing</i></p>
<p>3f Review Site Development Permit and Use Permit Processes.</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><i>Report due to City Council by December 31, 2020; process and/or code improvements to be implemented immediately thereafter.</i></p>

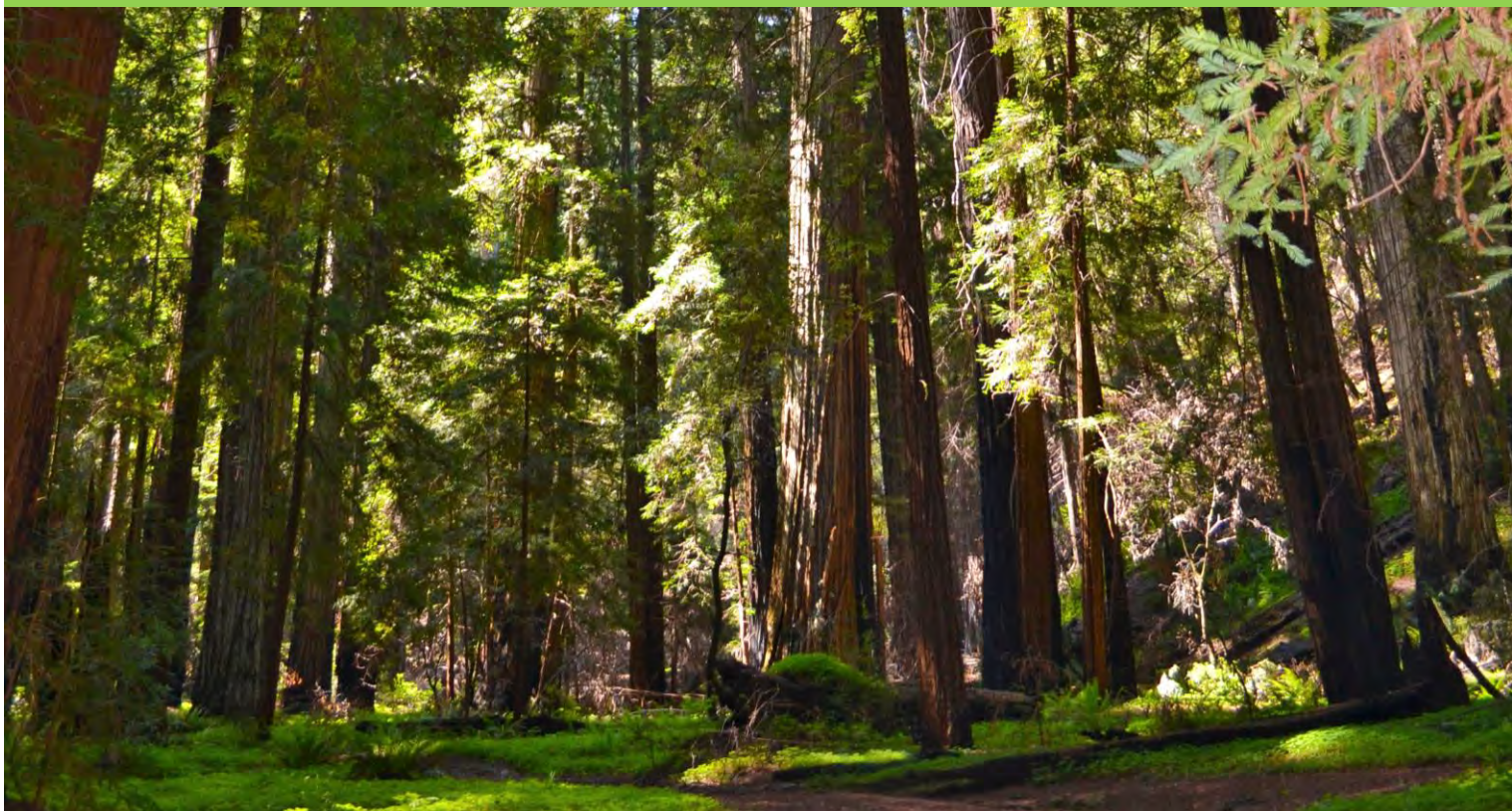
Programs	Responsible Department(s)	Schedule
<p>4a Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe.</p> <p>Support the Crime Prevention through Environmental Design standards through continued referral of residential new construction projects to the Ukiah Police Department.</p> <p>Funding: General Funds</p>	Community Development Department, Planning Services Division, Building Services Division; and Ukiah Police Department	<i>Ongoing</i>
<p>4b 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).</p> <p>Funding: Departmental budget</p>	Community Development Department, Housing Services Division	<i>Ongoing</i>
<p>4c Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment.</p> <p>Revise the planning permit application form to include this step of referral.</p> <p>Funding: Departmental budget</p>	Community Development Department, Planning Services Division	<i>Develop referral procedure and revise planning permit application form by December 31, 2019; implement on January 1, 2020.</i>
<p>5a Maintain a housing resources webpage.</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>	Community Development Department, Housing Services Division	<i>Updated regularly, as new and relevant information is available.</i>
<p>5b Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan. Include an annexation policy.</p> <p>Funding: Departmental budget, other funding as available</p>	2020- Sphere of Influence and Municipal Service Review; 2021- Ukiah 2040 General Plan.	<i>Community Development Department, Planning Services Division</i>



Programs	Responsible Department(s)	Schedule
<p>5c Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints and update the housing plan accordingly.</p> <p>Funding: Departmental budget, other funding as available</p>	<p>Community Development Department, in conjunction with stakeholder jurisdictions.</p>	<p><i>Ongoing, at least on an annual basis.</i></p>



10 Glossary



Glossary

#

100-Year Flood Event. A flood event that would occur on average every 100 years, or that has a one percent chance of occurring in any given year.

500-Year Flood Event. A flood event that would occur on average every 500 years, or that has a 0.2 percent chance of occurring in any given year.

A

Accessory Dwelling Unit. An accessory dwelling unit is a detached or attached dwelling unit. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and is generally smaller and located on the same parcel as a proposed or existing primary dwelling. An accessory dwelling unit also includes efficiency units and manufactured homes.

Adaptation. Adaptation is preparing for climate change impacts that are expected to occur by making adjustments in natural or human systems in response to actual or expected climatic stimuli or their effects that are aimed at minimizing harm or taking advantage of beneficial opportunities.

Added Value. The practice of processing a resource through additional steps in order to generate additional wealth/jobs within the community before the resource is sent outside the community.

Agricultural Lands. Lands devoted toward the commercial growing of food and fiber.

Airport Land Use Commission (ALUC). A commission authorized under the provisions of California Public Utilities Code, Section 21670 et seq., for the purposes of promoting compatibility between airports and the land uses surrounding them and are established, with limited exceptions, in each county where a public-use airport is located.

Aircraft. Means jets, planes, helicopters, hang-gliders, motorized gliders, and any form of aircraft whether or not it is regulated by the Federal Aviation Administration (FAA).

Airport. An area used for the landing and takeoff of aircraft.

Annexation. The legal steps and actions taken to attach a territory of land to an incorporated city or special district.

Annual Average Daily Traffic (AADT). The annual average number of motor vehicles traversing a given roadway over a 24-hour period.

Archaeology. The scientific study of material remains of past cultures or human life and activities.

Area Plan. A component of the General Plan that provides more precise planning information for an identified territory.

Arterial Boulevards. High visibility access and mobility routes, that provide direct multi-modal access to key commercial sites, and serve transit service.

Arterial Streets. Arterials provide the principal network for citywide travel by all modes of travel, including walking, bicycling, motor vehicle and transit, and serve as regional connections.

Average Daily Traffic (ADT). The average number of motor vehicles traversing a given roadway over a 24-hour period.

A-Weighted Sound Level. All sound levels referred to in this policy document are in A-weighted decibels. A weighting de-emphasizes the very low and very high frequencies of sound in a manner like the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

B

Bicycle Lanes (Class II Bikeways). A portion of a roadway that has been set aside by striping and pavement markings for the preferential or exclusive use of bicyclists. Bicycle lanes are intended to

promote an orderly flow of bicycle and vehicle traffic. This type of bikeway is established by using the appropriate striping, legends, and signs.

Bicycle Routes (Class III Bikeways). Class III bicycle routes are facilities where bicyclists share travel lanes with vehicle traffic. Bike routes must be of benefit to the bicyclist and offer a higher degree of service than adjacent streets. They provide for specific bicycle demand and may be used to connect discontinuous segments of bicycle lane streets. They are often located on local residential streets.

Bicycle Boulevard. Bicycle Boulevards are generally installed on relatively low-volume streets and often include elements to facilitate bicycle travel, such as reorienting stop signs to reduce delays to cyclists, and/or discouraging use by motorists making through trips, such as through inclusion of traffic calming measures.

Biological. This term refers to the life or processes of living organisms.

Building Coverage. The amount of a lot that is covered by buildings, which is expressed as a percentage.

C

California Environmental Quality Act (CEQA). State law that requires state and local agencies to evaluate and disclose the significant environmental impacts of discretionary actions and to avoid or mitigate those impacts, if feasible.

Channelization. Stream bank engineering strategies that include concrete waterways, piling rocks, and creating berms used to redirect water from flood plains or to protect the edges of a waterway from erosion.

City limits. The boundary that includes all land that has been incorporated into a city. (*Source: New*)

Climate. Climate, in a narrow sense, is usually defined as the "average weather," or more rigorously, as the statistical description in terms of the mean and

variability of relevant quantities over a period of time ranging from months to thousands of years. The classical period is three decades, as defined by the World Meteorological Organization. These quantities are most often surface variables such as temperature, precipitation, and wind. Climate in a wider sense is the state, including a statistical description, of the climate system.

Climate Change. Climate change refers to any significant change in measures of climate (such as temperature, precipitation, or wind) lasting for an extended period (decades or longer). Climate change may result from: natural factors, such as changes in 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.).

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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 housings units on the site (excluding accessory

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

Development. Means the improvement of land for the purposes of accomodating land uses.

Disadvantaged Community. An area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the California Health and Safety Code or a predominately low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

Discharge. A rate of water flow, typically expressed as a unit volume of water per unit of time [e.g., cubic feet per second (cfs)].

Dwelling Unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen) that constitutes an independent housekeeping unit, occupied, or intended for occupancy by one household on a long-term basis.

E

Ecosystem. The interacting system of a biological community and its non-living environmental surroundings. In the context of in-stream beneficial use assessment application, a complex system composed of a community of fauna and flora, and considering the chemical and physical environment with which the system is interrelated.

Ecologically Sensitive Areas. Areas that can support special-status species, such as wetlands, riparian areas, waterways, and non-disturbed vegetated areas.

Environmental Justice. According to California Code Section 65040.12, 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.

Equivalent Noise Level (Leq). The average A-weighted noise level during the measurement period.

F

Fault. A fracture in the earth's crust along which rocks on one side have moved relative to those on the other side. Most faults are the result of repeated displacements over a long period of time. A fault trace is the line of the earth's surface defining the fault. An active fault is one that has ruptured in the past 11,000 years.

Fire Hazard Severity Zones. Areas identified by California Department of Forestry and Fire Prevention (CAL FIRE) that describe fire hazard severity. based on three factors: fuel, slope, and weather.

Floodplain. The area adjacent to a watercourse or other body of water that is subject to recurring floods.

Floodway. See Regulatory Floodway.

Floor Area Ratio (FAR). The intensity of non-residential development, which can be regulated by total building size and lot coverage, is measured by Floor Area Ratio (FAR). FAR means the gross floor area of a building or buildings on a parcel divided by the area of the parcel.

Freeways. A freeway is a limited-access State highway with multiple lanes in each direction separated by a barrier or median. Intersections are grade-separated.

G

Goal. A broad statement that provides a blueprint for the future.

Greenhouse Gases (GHGs). Gases that contribute to the greenhouse effect of the planet by absorbing infrared radiation. Common greenhouse gases are carbon dioxide, methane, nitrous oxide, and fluorinated gases, among others.

Gross Acres. An acre is a measurement of land area equal to 43,560 square feet. The gross acreage of a lot includes all land within the boundaries of the lot and is defined as the total area, measured on a horizontal plane, and is the measure used for determination of density and intensity calculations.

Groundwater. Water present beneath Earth's surface in soil pore spaces and in rock formation fractures.

H

Historic Resources. A district, site, building, structure, or object that is significant in the history, architecture, engineering, archaeology, or culture and is typically 50+ years old.

I

Indundation. Means to cover by flooding either by river, creek, or stream, or by collapse of a dam.

Infill Development. Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

Intensity. Intensity is a measure of the extent to which a land parcel is developed in conformity with the zoning ordinance.

J

None.

K

None.

L

Landslide. The sliding movement of masses of loosened rock and soil down a hillside or slope. Fundamentally, slope failures occur when the strength of the soils forming the slope exceeds the pressure, such as weight or saturation, acting upon them.



Land Use Designation. A specific geographic designation with associated land use or management policies and regulations.

Level of Service (LOS). A quantitative measure used to rate a roadway segment’s traffic flow characteristics during peak hours. LOS acts as an indicator of roadway performance relative to locally established standards for quality of service based on measures of speed, density, and congestion that are designated using letters from “A” (good) to “F” (poor). LOS can assist in determining when roadway capacity improvements are needed.

Liquefaction. Liquefaction occurs when soil grains consolidate during groundshaking, pushing water towards the surface and causing a loss of strength in the soil. The soil surface may sink or spread laterally. The three conditions necessary for liquefaction to occur include: a high-water table; layers of loose sand; and moderate or greater earthquake groundshaking.

Local Streets. Local streets provide direct access to abutting properties by all modes of travel and are designed for trips within neighborhoods, and to connect to collectors and arterial streets.

Local Agency Formation Commission. Means the Mendocino County Local Agency Formation Commission (LAFCo) appointed pursuant to the Cortese-Knox Local Government Reorganization Act.

Lot coverage. Lot coverage is the percentage of a lot that is covered by all buildings compared to the total area of the lot.

M

Mendocino County Air Quality Management District (MCAQMD). Mendocino County Air Quality Management District; the public agency responsible for regulating stationary air pollution sources in Mendocino County.

Missing Middle Housing. Missing middle housing is a term used to describe multiple units on a single parcel (whether attached or detached) that are compatible in scale and form with detached single-

family homes. Common housing types include duplexes; triplexes; fourplexes; courtyard apartments; cottage courts; townhomes; triplex stacked (vertical); and live-work spaces.

Multi-modal. This term refers to transportation planning that considers various modes (i.e., vehicles, bicycles, walking, public transit) and the connections between these modes.

Multi-Family Residential. Residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.). Accessory dwelling units (ADUs) are not considered multi-family residential.

Multi-Use Paths (Class I Bikeways). A path physically separated from vehicle traffic by an open space or barrier, and either: within a highway right-of-way or within an independent right-of-way used by bicyclists, pedestrians, joggers, skater, and other non-motorized travelers.

N

Non-point Source Pollution. A pollution source that cannot be defined at a discrete location; a dispersed source area.

O

Open Space. Land in a predominantly natural state or altered for natural resources-based uses (i.e., farming) and may include, but is not limited to, riparian habitat, agricultural lands, grassland and upland habitat, wetlands, and agricultural buffers.

P

Park. An open area that offers recreational and green space for residential and visitor use. May also be called an urban or municipal park if within jurisdictional limits or a public park if publicly owned.

Particulate Matter. Particulate matter is fine metal, smoke, soot, and dust particles suspended in the air. Particulate matter is measured by two sizes: course

particles (PM10), or particles between 2.5 and 10 micrometers in diameter; and fine particles (PM2.5), or particles less than 2.5 micrometers in diameter.

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.

Precipitation. Precipitation is moisture in the form of rain, snow, hail, etc., that has fallen at a given place within a given period, usually expressed in inches or centimeters.

Policy. A policy is a statement that guides a specific course of action for decision-makers to achieve a desired goal.

Public Transportation. Travel by bus, rail, or other vehicle, either publicly- or privately-owned, which provides general or specialized service on a regular or continuing basis.

Q

None.

R

Recycled Water. Wastewater that has been treated for beneficial purposes such as agricultural and landscape irrigation, industrial processes, and replenishing ground water basins.

Regulatory Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.

Renewable Energy. Energy produced from natural resources, including solar, wind, rain, tides, geothermal, and biomass.

Renewable Resources. Self-perpetuating types of resources; living or biotic resources and resources that are finite in quantity but can be reused, such as air and water. Other renewable natural resources include solar, wind, biomass, and water resources.

Riparian Area. A zone of transitional habitat between terrestrial and aquatic ecosystems, dependent on the existence of perennial, intermittent, or ephemeral surface or subsurface water, such as the bank of stream, river, or lake.

Runoff. Precipitation (rain or snowmelt) that is not used by plants, evaporated or infiltrated to soils, and flows across land surfaces to streams or other surface water bodies.

S

Seismic. Geologic movement or vibrations of the earth and its crust.

Sensitive Species. Wildlife species or their habitat that have small or declining populations or are at-risk for decline or extinction.

Separated Bikeway (Class IV Bikeways). A Class IV Bikeway is for the exclusive use of bicycles and includes a separation between the bikeway and adjacent vehicle traffic.

Setback. The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

Shall, must. Terms used to signify a mandatory requirement that the City will follow.

Should, could, can. Terms used to define the intentions of the City relative to these components.

Single-Family Residential. Single-family residential includes fully detached, semidetached (semi-attached, side-by-side), row houses, and townhouses. In the case of attached units, each must be separated from the adjacent unit by a ground-to-roof wall in order to be classified as a single-family structure. Also, these units must not share heating/air-conditioning systems or utilities.

Sphere of Influence (SOI). Includes both incorporated and unincorporated areas within which the City will have primary responsibility for the provision of public facilities and services, and established by Mendocino County Local Agency Formation Commission (LAFCo).

Stormwater. Large surface water quantity resulting from heavy rain or snow falls.

Structure. A topographical feature that conveys water over the land perennially, intermittently, or ephemerally through a bed or channel with banks. This term also applies to water courses having a surface or subsurface flow that support or have supported riparian or alluvial vegetation.

Structure. A shelter, building, dwelling unit, or other physical development upon the land to house, protect, store, or cover persons or things.

Surface Rupture. Fault movement that breaks through to the surface.

Sustainability. The physical development and operating practices that meet the needs of present users without compromising the ability of future generations to meet their own needs, particularly with regard to use and waste of natural resources. Sustainability presumes that resources are finite, and therefore should be used conservatively and wisely with a view to the long-term priorities and consequences.

T

Transportation Demand Management (TDM). TDM strategies are used to reduce vehicle travel, with an emphasis on reducing travel during peak periods. TDM is intended to reduce congestion and improve traffic flow without having to increase the capacity or physical size of a section of transportation infrastructure. TDM strategies and programs could include, but are not limited to, measures such as alternative work schedules, bicycle parking, showers, and route maps for employees, subsidized transit passes, and future measures as programs and technologies evolve.

Tribal Cultural Resources. A Tribal Cultural Resource as defined in AB 52 are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe(s).

U

Unincorporated Areas. Lands under the jurisdiction of the County of Mendocino.

V

Vacant/Underutilized Sites. VMT measures the total amount of vehicular travel by the population of a specific area and is used to analyze potential air quality and greenhouse gas impacts. VMT is also the required method used for the evaluation of environmental impacts as required under CEQA.

Vehicle Miles Traveled (VMT). Vacant/underutilized sites includes undeveloped and underdeveloped parcels. A majority of a parcel must be undeveloped for a parcel to be considered underutilized.

W

Wastewater. Water (either treated or untreated) that has been affected by human use, including household, commercial, industrial, and agricultural activities.

Water Quality. The chemical, physical, and biological characteristics of water, usually in respect to its suitability for a particular purpose.

Wetlands. Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wildland. Land in an uncultivated natural state that is covered by vegetation.

X

None.

Y

None.

Z

Zoning Ordinance. The legislative code enacted by the City or County to regulate the physical development and use of land.



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A Appendix A | Goals, Policies, and Implementation Programs



Appendix A | Goals, Policies, and Implementation Programs

Section	Title	Page
A.1	Land Use Element	3
A.2	Economic Development Element.....	12
A.3	Mobility Element.....	16
A.4	Public Facilities, Services, and Infrastructure Element.....	22
A.5	Environment and Sustainability Element	28
A.6	Safety Element.....	36
A.7	Agriculture Element.....	48
A.8	Housing Element (2019-2027).....	51

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.

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.

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

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.

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.

LU-1.5 Existing Neighborhoods. The City shall encourage all new multi-family residential development to comply with objective design and development standards.

Mixed-Use

LU-2 To encourage mixed-use development projects that create vibrant, walkable districts.

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.

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.

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.

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.

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.



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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

Hillside Areas

LU-6 To preserve the natural character of hillside development areas.

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.

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.

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.

Development Pattern

LU-7 To ensure the orderly and timely growth and expansion of the City.

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.

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.

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.

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.

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.

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.



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.

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.

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.

LU-8.1 Contiguous Development. The City shall strongly discourage new development that is not contiguous with existing urban development.

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.

LU-8.3 Infill Development. The City shall encourage population and employment growth toward infill development sites within the city.

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.

LU-8.5 Historic Preservation. The City shall strive to preserve residential and commercial structures of historic value to the community.

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

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.

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.

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.

LU-9.3 Adaptation of Existing Residential Units. The City shall encourage the adaptation of existing residential units to support multi-family use.

Special Planning Areas

LU-10 To assure coordination and consistency with special planning areas.

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.

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.

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.

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.

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).

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.

Community Character and Design

LU-11 To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

LU-13 To ensure that all community members have equal access to healthy foods, education, green spaces, and medical services.

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.

LU-13.2 Equitable Capital Improvements. The City shall promote equitable investment in capital improvements City-wide.

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.

LU-14 To develop, implement, and enforce policies to ensure access to safe and sanitary housing throughout the community.

LU-14.1 Code Enforcement. The City shall prioritize code enforcement for rental housing in disadvantaged communities to assure safe, sanitary housing.

LU-14.2 Clean and Safe Drinking Water. The City shall ensure access to clean and safe drinking water for all community members.

LU-15 To promote meaningful dialogue and collaboration between members of disadvantaged communities and decision-makers to advance social and economic equity.

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.

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.

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.

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.

General Plan Use and Maintenance


LU-16 Promote the effective use and implementation of the General Plan Land Use Map.

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.

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.






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

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.

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>A Downtown Pedestrian Improvements The City shall, in collaboration with interested public agencies and downtown businesses, prepare a study of potential sidewalk and streetscape improvements, including lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art, to create a safe, convenient, and pleasant pedestrian environment Downtown.</p>	<p>LU – 3.4 LU – 7.7</p>	<p>Public Works</p>					



Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>B Downtown Parking Plan The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. The City will collaborate with other public agencies, Downtown businesses, and the Chamber of Commerce to identify parking deficiencies, consider alternatives, and prepare a comprehensive parking strategy.</p>	LU – 3.5	Public Works Community Development		■			
<p>C Housing Element Amendments to Address Annexation-related RHNA Changes The City shall amend the Housing Element in conjunction upon the annexation of any County land designated for residential uses and identified in the Mendocino County Housing Element as satisfying a portion of the County’s RHNA. The City Housing element amendment will increase the City’s RHNA by a commensurate amount. The City shall coordinate any proposed amendment in advance with the Mendocino Council of Governments and the California Department of Housing and Community Development to assure the amendment is acceptable to both agencies.</p>	LU – 7.6	Community Development					■
<p>D City Gateway Design Standards The City shall prepare gateway design standards for all City gateways, The standards will address landscape design and materials, signage, building form, and historic themes that create a unique sense of place.</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>E Zoning Code Amendments The City shall amend the Zoning Code to address the following topics:</p> <ul style="list-style-type: none"> • Downtown Zoning Code and Design Guidelines; • Commercial Design standards that address neighborhood character and compatibility, including materials, siting, scale, and landscaping; • Sign regulations; • Water efficient landscape standards; • Historic Structure Preservation; and • Zoning districts and map consistency with the 2040 Land Use Diagram. 	LU – 10.1 LU – 11 LU – 11.4 LU – 11.8	Community Development					
<p>F Ukiah Municipal Airport Land Use Compatibility Plan The City shall review every five years and update as necessary the Ukiah Municipal Airport Land Use Compatibility Plan. The review and potential update shall consider changing airport facility and aviation needs, new aircraft types, and new noise and safety standards.</p>	LU – 10.4 LU – 10.5 LU – 10.6	Airport					
<p>G Design Standards The City shall update the Commercial Design Guidelines to establish design standards for street furniture and streetscape landscaping.</p>	LU – 11.6	Community Development					



<p>H Five Year General Plan Review The City shall conduct a technical review of the General Plan every five years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs.</p>	<p>LU – 16.4</p>	<p>Community Development</p>		<p>■</p>	<p>■</p>		
<p>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.</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.

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

ED-1.2 Economic Initiatives. The City shall support regional economic initiatives and marketing activities by actively participating in economic development programs.

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.

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.

ED-2 To promote a strong local economy by improving critical infrastructure, including water, transportation, and renewable energy.

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.

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

ED-3 To provide opportunities for expansion of businesses by ensuring the availability of suitable sites, appropriate zoning, and access to infrastructure and amenities.

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.

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.

ED-3.3 Airport Industrial Park. The City shall develop adequate linkage from the Airport Industrial Park to the east side of the airport.

ED-4 To attract visitors and provide them with the amenities and services to make their stay in Ukiah enjoyable.

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.

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.

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.

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.

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.

ED-5 To ensure Ukiah's long-term economic success and sustainability by diversifying and expanding tourist attractions.

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.

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.

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.

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

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.

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.

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.

ED-7 To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses.

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).

ED-8 To cultivate a culture of entrepreneurship to encourage and support local business start-ups.

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.

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.

ED-9 To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of evolving business needs.

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.

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

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

ED-10 To foster a robust and diversified local economy that provides quality employment and attracts stable businesses.

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.

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

ED-10.3 Airport-Related Businesses. The City shall encourage and promote the development of airport-related businesses at the Ukiah Municipal Airport.

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.

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.

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.

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.

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.

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.

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.



Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>A Economic Development Strategy 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>	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.

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.

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.

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.

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

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.

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.

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.

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.

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.

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.

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.

Vehicle Miles Traveled

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

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.

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.

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.

MOB-2.4 Transit Facility Design. The City shall require new development to include facilities designed to make public transportation convenient.

MOB-2.5 Transit Ridership. The City shall support funding and incentives to increase transit ridership opportunities.

MOB-2.6 Downtown Transit Center. The City shall support creation of a Transit Center.

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.

Transportation Safety and Planning

MOB-3 To provide a safe transportation system that eliminates traffic-related fatalities and reduces non-fatal injury collisions.



MOB-3.1 Safety Improvements. The City shall provide safety improvements along high-injury and fatality streets and intersections.

MOB-3.2 Safe Routes to Schools . The City shall promote Safe Routes to Schools programs for all schools serving the City.

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.

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.

MOB-3.5 Community Engagement . The City shall engage the community in promoting safe walking and bicycling through education and outreach.

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.

MOB-3.7 Video Enforcement. The City shall consider the use of video surveillance for traffic enforcement.

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

Transportation and Mobility Needs

MOB-4 To maintain an ongoing periodic evaluation process to inventory transportation and mobility needs.

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.

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.

MOB-4.3 Safety Monitoring . The City shall monitor high-priority corridors and intersections to better understand the potential for safety improvements.

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.

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.

MOB-4.6 Alternate Access Routes. The City shall explore the feasibility of establishing alternate north/south and east/west access routes.

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

Parking

MOB-5 To promote a balance of multi-modal options, to be reflected in flexible parking regulations.

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.

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.

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).

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.

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.

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.

Implementation Programs	Implements Which Policy(is)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>A Street Design Standards 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.</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>		
<p>B Transportation Impact Fees The City shall reevaluate and update its transportation impact fees every five years to ensure fees are adequate and fairly apportion to new development.</p>	<p>MOB – 1.5</p>	<p>Public Works Community Development</p>	<p>■</p>	<p>■</p>	<p>■</p>		



Implementation Programs	Implements Which Policy(is)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
C Right-of-Way Needs 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.	MOB – 1.1	Public Works					
	MOB – 1.3						
	MOB – 2.5	Community Development	■				
	MOB – 3.6						
	MOB – 4.2						
D Vehicle Miles Traveled (VMT) Performance Measures 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 & Research (OPR).	MOB – 2.1	Community Development					
	MOB – 2.2	Public Works	■				
E VMT Modeling The City shall develop a model for assessing VMT for new development consistent with new VMT performance measures.	MOB – 2.1	Community Development					
	MOB – 2.2	Public Works	■				
F TDM Program 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.	MOB – 2.2	Community Development					
	MOB – 2.3						
	MOB – 2.5	Public Works	■				
	MOB – 2.6						
G Transit Center 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.	MOB – 2.7	Public Works					
		Community Development		■			

Implementation Programs	Implements Which Policy(is)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
H Net Zero The City shall develop and implement a “net zero” strategy aimed at achieving zero fatalities due to collisions on Ukiah’s street network.	MOB – 3.1 MOB – 3.2 MOB – 3.3 MOB – 3.4 MOB – 4.3	Public Works Community Development		■			■
I Regional Transportation Plan Updates 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.	MOB – 4.1 MOB – 4.2	Public Works Community Development		■	■		■
J Short-term Transportation Study 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.	MOB – 4.2	Public Works Community Development	■				
K North/South and East/West Access Routes 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.	MOB – 4.6 MOB – 4.7	Public Works Community Development	■				
L Airport Parcels The City shall prepare a study to identify parcels on which new development could benefit the airport and supports annexation of those parcels.	MOB – 6.1 MOB – 6.2 MOB – 6.3	Community Development	■				

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.

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.

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.

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.

PFS-1.4 Water Storage. The City shall encourage the protection and expansion of existing sources and methods of water storage for future development.

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.

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.

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.

Wastewater

PFS-2 To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development.

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.

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.

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.

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.

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.

PFS-2.6 Wastewater Service Capacity. The City shall ensure there is adequate wastewater service capacity prior to annexation of additional land.

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.

Solid Waste, Composting and Recycling

PFS-3 To ensure adequate solid waste, recycling, and composting services and maximize waste diversion from landfills.

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.

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.

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.

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.

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.

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.

PFS-4 To enforce Citywide codes and ordinances, with special attention regarding private property maintenance, abandoned vehicles, rubbish/weeds, and public nuisances.

PFS-4.1 Solid Waste Diversion Targets. The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible.

Stormwater Management

PFS-5 To maintain an adequate stormwater management system to accommodate runoff and improve environmental quality.

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).

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.

Utilities and Energy

PFS-6 Improve the efficiency and quality of utility services in the city.

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.



PFS-6.2 Undergrounding Utilities . The City shall encourage the conversion of overhead transmission and distribution lines to underground as economically feasible.

PFS-6.3 Energy Efficiency Education . The City shall support education for residents and businesses on the importance of energy efficiency.

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.

PFS-6.5 Privately-Owned Building Retrofits . The City shall promote retrofitting of privately-owned buildings to increase energy efficiency.

PFS-6.6 Local Power Generation. The City shall support local power generation and production that is economically and operationally feasible.

PFS-7 To ensure a safe and resilient utility and infrastructure system.

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.

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.

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.

PFS-8 To transition to sustainable and renewable energy.

PFS-8.1 Utility Sustainability. The City shall continue to expand alternative, sustainable electric energy use.

PFS-8.2 Sustainable Design and Energy Efficiency . The City shall encourage the site planning and design of new buildings to maximize energy efficiency.

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.

PFS-8.4 Residential Electric Appliances. The City shall encourage the use of electric appliances and utility hook-ups in all new residential development.

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.

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.

Fire Protection and Emergency Response

PFS-9 To maintain effective, fast, and dependable fire protection and emergency medical response in Ukiah.

PFS-9.1 Emergency Medical Services. The City shall coordinate emergency medical services between agencies servicing the city.

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.

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.

Law Enforcement

PFS-10 To provide high-quality public safety and crime reduction services to maintain a safe and secure community.

PFS-10.1 Police Staffing. The City shall prioritize the maintenance of Police Department staffing levels in line with community needs.

PFS-10.2 Interagency Coordination. The City shall coordinate with the Mendocino County Sherriff's Office on joint operations and services.

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.

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.

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.

PFS-11.2 Joint-Use Facilities . The City shall partner with Mendocino County and the Ukiah Unified School District to provide joint-use facilities.

Parks and Recreation

PFS-12 To provide parks, recreational facilities, and trails for residents and visitors.

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.

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.

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.

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.

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.



PFS-12.6 Park Safety. The City Police Department shall patrol and secure parks and recreational facilities from potential crime and misuse.

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.

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.

Education

PFS-13 To ensure high-quality educational institutions for all community members that foster diversity and educational attainment.

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.

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.

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.

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.

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.

Healthy Community

PFS-15 To ensure all residents have access to healthy lifestyle options.

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.

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.

PFS-15.4 Vending Machine Options. The City shall support healthy food options for vending machines in City-owned and leased locations.

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.

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.

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Wastewater Annual Review The City shall annually review the wastewater collection, treatment, and disposal system to ensure the financing structure and viability of the system.	PFS – 2.2 PFS – 2.3 PFS – 2.6	Public Works				■	
B Parks Gap Analysis 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.	PFS – 12.1 PFS – 12.3	Community Services	■				
C Park Maintenance and Security Program The City shall establish a comprehensive maintenance and security program for all recreational facilities, parks, and trails in the Ukiah area.	PFS – 12.1 PFS – 12.5 PFS – 12.6	Community Services		■			
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.	PFS- 15.1	Community Development		■			
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.	PFS-3.1 PFS-3.2 PFS-3.3 PFS-3.4 PFS-3.5 PFS-3.6	Public Works Community Development	■				

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.

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

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

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

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

ENV-2.1 Tree Preservation. The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots, and city facilities. The City shall also prepare an Urban Forest Master Plan, review 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.

ENV-2.3 Accommodation of Trees along Roadways. The City shall ensure future roadway plans accommodate existing and new trees without compromising sidewalk accessibility.

ENV-2.4 Tree Trimming for Fire Prevention. The City shall encourage private tree trimming as a fire hazard mitigation.

Historic-Archeological

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

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.

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

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

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

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

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

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

Conservation

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

ENV-4.1 Habitat Preservation. The City shall require new development to preserve and enhance natural areas that serve, or may potentially serve, as habitat for special-status species. Where preservation is not feasible, the City shall require appropriate mitigation.

ENV-4.2 Trail Connectivity. The City shall identify appropriate areas for trails along the ridge line that can be connected to trails in the valley.

ENV-4.3 Interconnected Greenways. The City shall encourage new development to incorporate and facilitate interconnected greenways that support wildlife conservation and recreational purposes.

ENV-4.4 River and Creek Preservation. The City shall work cooperatively with the County and private landowners to develop pedestrian access along creeks flowing through the City where safe and feasible to do so and where it will not cause adverse impacts.

ENV-4.5 Recycled Water. The City shall support efforts to increase recycle water use.

ENV-4.6 Groundwater Protection. The City shall require, for new development that could result in a significant reduction in groundwater recharge area or water quantity, an analysis, prepared by a licensed hydrologist, of the project impacts on groundwater recharge and quality.

ENV-4.7 Water Capturing Permits. The City shall encourage and support residents to have an on-site water capturing system for landscaping and household use.

ENV-4.8 Mitigate Water Resource Pollutants. The City shall protect water quality from adverse impacts of urban and agricultural runoff.

Biological Resources

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

ENV-5.1 Local Collaboratives. The City shall participate in local collaborative efforts to restore and preserve the health of the Russian River as a habitat for riparian species.

ENV-5.2 Community Education. The City shall work with schools' education providers, and non-profit community groups, to organize educational trips, cleanup days, and similar activities that promote involvement with and knowledge of the Russian River habitat.

ENV-5.3 Russian River Riparian Area. The City shall support the County in maintaining the Russian River as a natural riparian corridor.

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

ENV-6.1 Restoration Master Plans The City shall establish a Creek and Stream Restoration Master Plan for each creek flowing through the City limits.



ENV-6.2 Contamination and Sedimentation Prevention. The City shall require new development to use site preparation, grading, and construction techniques that prevent contamination and sedimentation of creeks and streams.

ENV-6.3 Waterway Restoration. The City shall encourage and provide resources to landowners in the city to remove invasive species, plant native plant species, and prevent pollution from entering local creeks and waterways.

ENV-6.4 Waterway Channelization. The City shall actively support the use of natural waterways within the city by avoiding any new waterway channelization within the city and collaborating with local and regional agencies to restore channelized waterways where feasible.

ENV-6.5 Creek Protection. The City shall require new development located adjacent to stream corridors to include appropriate measures for creek bank stabilization, erosion and sedimentation prevention, and natural creek channel and riparian vegetation preservation.

ENV-6.6 Erosion Control Plans. The City shall require new development that requires significant grading near creeks, streams, wetlands, and riparian areas to prepare erosion control plans that address grading practices that prevent soil erosion, loss of topsoil, and drainageway scour, consistent with biological and aesthetic values.

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

ENV-6.8 Research and Educational Access. The City shall work with public and private landowners adjacent to creeks to allow public access to creeks, streams, waterways, and riparian areas for educational and research programs.

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.

ENV-7.1 Transit Oriented Development. The City shall encourage concentration of new development near areas served by transit access and reduce single-occupancy vehicle dependency.

ENV-7.2 Active Transportation. The City shall prioritize pedestrian and bicycle access, infrastructure, and education to encourage increased use of alternative modes of transportation as a means to reduce direct and indirect air contaminant emissions.

ENV-7.3 Implement Clean Air Plan. The City shall cooperate with Mendocino County Air Quality Management District (MCAQMD) to implement the Clean Air Plan required by the Clean Air Act, reduce non-attainment pollutants, including PM₁₀, PM_{2.5}, and ozone, and enforce air quality standards as required by State and Federal statutes.

ENV-7.4 Public Outreach. The City shall cooperate with the MCAQMD and Mendocino County Public Health to create public awareness and education programs about air quality issues and safety measures during hazardous air events.

ENV-7.5 Construction and Operations. The City shall require that development projects incorporate feasible measures that reduce construction and operational emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM₁₀ and PM_{2.5}).

ENV-7.6 Wood Burning Fireplace Replacement. The City shall promote the replacement of non-EPA certified fireplaces and woodstoves and encourage city residents to participate in MCAQMD and NSCAPCD programs, such as the Wood Stove Rebate Program.

ENV-7.7 City Vehicle and Equipment Fleet. The City shall continue to purchase low-emission vehicles and use clean alternative fuels as part of their fleet. When possible, the City will replace gas and hybrid vehicles with electric vehicles.

ENV-7.8 Residential EV Charging Stations. The City shall encourage new development to install EV charging stations in homes to increase the potential for the public to use zero-emission vehicles, lessening the impacts to air quality through pollution.

ENV-7.9 Public EV Charging Stations. The City shall install public charging stations in its commercial areas to provide additional charging options for city visitors.

Climate Change and Sustainability

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

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

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

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

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






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

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

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

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



Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>A Hillside Ordinance 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"> • Protect of natural terrain and hillside areas on the west side of Ukiah; • Promote habitat connectivity and scenic viewsheds; • Include development standards for grading, road and trail improvements, density, structure design and placement, clustering, erosion and sediment control, habitat preservation; and • Promote wildfire safety standards and site development regulations. 	ENV – 1.1 ENV – 1.2	Community Development					
<p>B Landscaping Standards The City shall update the Zoning Code to include landscaping standards to require drought-resistant and native plants.</p>	ENV – 1.1 ENV – 4.7	Community Development					
<p>C Open Space Management Revise the Zoning Code to include standards for maintaining open space and green areas within new developments.</p>	ENV – 1.2	Community Development					
<p>D Updated Undeveloped Land Inventory The City shall annually update the undeveloped lands inventory.</p>	ENV – 1.2	Community Development					

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



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

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>K Creek and Stream Protection Zone Establishment for New Development The City shall establish creek and stream protection zones for waterways that extend a minimum of 30 feet (measured from the top of a bank and a strip of land extending laterally outward from the top of each bank), with wider buffers where significant habitat areas or high potential wetlands exist. The City shall prohibit development within a creek and stream protection zones, except as part of greenway enhancement, including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping). City approval is required for the following activities within the creek and stream protection zones.</p> <ol style="list-style-type: none"> 1. Construction, alteration, or removal of any structure; 2. Excavation, filling, or grading; 3. Removal or planting of vegetation (except for removal of invasive plant species); or 4. Alteration of any embankment. 	ENV – 6.1	Community Development Public Works		■			
<p>L Erosion Prevention Program The City shall revise the Zoning Code to include design standards for new development that require riparian habitat integration into project design as a means of avoiding potential impacts of river sedimentation and lessening the effects of erosion.</p>	ENV – 6.1 ENV – 6.2 ENV – 6.4 ENV – 6.5 ENV – 6.6	Community Development		■			
<p>M Adopt a Municipal Climate Action Plan (CAP) The City shall adopt a municipal Climate Action Plan to achieve carbon neutrality for all municipal operations and meet State and City GHG emission reduction goals.</p>	ENV – 8 ENV – 8.1 ENV – 8.3 ENV – 9.1	Community Development	■				

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.

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.

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.

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.

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.

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.

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.

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.

Flood Hazards

SAF-3 Minimize adverse impacts related to flooding through flood mitigation components and ongoing flood management practices.

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.

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.

SAF-3.3 National Flood Insurance Program. The City shall maintain compliance with the provisions of FEMA's National Flood Insurance Program (NFIP).

Wildfire

SAF-4 To maintain adequate and effective fire protection services for Ukiah.

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.

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.

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.

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.

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.

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.

SAF-5 To minimize wildland fire risk to protect life and property.

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.

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.

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.

SAF-5.4 Roadway Vegetation Clearance. The City shall maintain an adequate vegetation clearance on public and private roads to mitigate wildfire hazards.

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.

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.

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.

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.

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.

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.

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.

SAF-6 To ensure that the City is adequately prepared for emergencies of any variety through effective planning measures.

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.

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.

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.

Noise

SAF-7 To stabilize or reduce transportation noise impacts on residential uses.

SAF-7.1 Noise Inventory. The City shall inventory noise contours for major traffic corridors and the airport.

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.

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 decibal airport noise contours.

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.

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).

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.

SAF-8 To reduce noise impacts through the enforcement of appropriate building and land use codes.

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.

SAF-8.2 Noise Impact Analysis. The City shall ensure adequate analysis of noise impacts when reviewing project permits.

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.

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.

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Building and Zoning Code 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.	SAF – 1.1	Community Development					■
B Geotechnical Report 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.	SAF – 1.2	Community Development		■			
C Resilient Infrastructure 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.	SAF – 1.3	Community Development					■



Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
D	Resilient Infrastructure 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.	SAF – 1.4	Community Development					■
E	Floodplain Development 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.	SAF – 3.1 SAF – 3.2 SAF – 3.3	Community Development		■			
F	Resilient Communities 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.	SAF-2.1 SAF-2.2	City Manager Ukiah Valley Fire Authority	■				
G	Storm Drain Maintenance for Flood Control The City shall maintain and regularly assess the local storm drains for adequate operation to prevent flooding and debris flows.	SAF – 3.1 SAF – 3.3	Public Works					■

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
H	Fire Protection Rating Monitor the City’s fire protection rating and cooperate with the Ukiah Valley Fire Authority to correct deficiencies.	SAF – 4.1	City Manager Ukiah Valley Fire Authority				■	
I	Insurance Services Officer (ISO) 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.	SAF – 4.1	City Manager Community Development					■
J	Fire Service Funding 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.	SAF – 4.2	Ukiah Valley Fire Authority					■
K	Fire Liaison Designate a Fire Safety Liaison to regularly coordinate with CAL FIRE and neighboring fire agencies on staffing, local programs, and key issues.	SAF – 4.3	City Manager Ukiah Valley Fire Authority					■
L	Mutual Aid Participation The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiah Valley Fire Authority.	SAF – 4.4	City Manager Ukiah Valley Fire Authority					■
M	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.	SAF – 4.5	City Manager CAL FIRE Mendocino Mendocino County Fire Safe Council					■



Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>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:</p> <ul style="list-style-type: none"> • 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. 	SAF – 4.6	City Manager Ukiah Valley Fire Authority					■
<p>O Fire Safety Standards 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>	SAF – 5	Community Development	■	■	■		
<p>P Fire Hazard Zone Update The City shall continue to update and adopt local fire hazard zones designations as changes to the state zoning designation occur.</p>	SAF – 5	Community Development					■
<p>Q Public Facilities Hazard Mitigation 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.</p>	SAF – 5.1	Community Development					■

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
R	Evacuation Route Standards The City shall establish minimum road widths and flammable vegetation clearances for evacuation routes in accordance with California regulatory standards.	SAF – 5.2 SAF – 5.3 SAF – 6.1	City Manager Ukiah Valley Fire Authority Community Development	■				
S	Out of Compliance Roadways 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.	SAF – 5.4	Public Works Ukiah Valley Fire Authority		■			
T	Fuel Break Assessment The City shall develop a strategic Fuel Break Assessment to establish priorities for developing and maintaining fuel breaks within the city.	SAF – 5.5	Community Development Ukiah Valley Fire Authority		■			
U	Cooperative Pest Management The City shall collaborate with state and federal land management agencies on pest and fuel management activities.	SAF – 5.5	Community Development Ukiah Valley Fire Authority	■				
V	Community Chipper Program 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.	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
W	Water Supply Infrastructure 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.	SAF – 5.6 SAF – 5.9	Public Works				■	
X	Hillside Development Standards 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.	SAF – 5.7 SAF – 5.8 SAF – 5.10	Community Development	■				
Y	Site Design Standards The City shall coordinate with the Ukiah Valley Fire Authority to update site design standards in accordance with published State guidance and current conditions.	SAF – 5.8	Community Development Ukiah Valley Fire Authority				■	
Z	Public Information Program The City shall develop a comprehensive public information program related to fire safety to inform residents of present hazards and strategies for mitigation.	SAF – 5.10	City Manager Ukiah Valley Fire Authority			■		
AA	Communities at Risk 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.	SAF – 5.10	City Manager Community Development Police Department Ukiah Valley Fire Authority	■				

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
BB	Fire Safety Education 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.	SAF – 5.10	City Manager Police Department				■	
CC	Mendocino MJHMP The City shall update city plans, regulations, and standards to implement the 2020 Mendocino County Multi-Jurisdiction Hazard Mitigation Plan.	SAF – 6.2	Police Department Community Development	■				
DD	Mendocino County EOP The City shall update city plans, regulations, and standards every five years to assure compatibility with the Mendocino County Emergency Operations Plan.	SAF – 6.3	Police Department City Manager Community Development	■	■	■		
EE	Sound Attenuation Regulations 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.	SAF – 7.2	Community Development	■				



Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
<p>FF Airport Disclosure 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"> 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." 	SAF – 7.3	Planning Services Building Services	■				
<p>GG Airport Noise Attenuation 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.</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
HH	Roadway Expansion 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).	SAF – 7.5	Public Work Department					■
II	Noise Attenuation 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.	SAF – 8.1 SAF – 8.3	Planning Services Building Services	■				■
JJ	Noise Impact Analysis 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.	SAF – 8.2	Planning Services Building Services					■
KK	Acoustical Studies 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.	SAF – 8.4	Planning Services Building Services					■

A.7 Agriculture Element

GOALS AND POLICIES

AG-1 To preserve and strengthen agricultural uses in and around Ukiah that influence the regional economy.

AG-1.1 Reduce Agricultural/Urban Conflict . The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City.

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.

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.

AG-2 To create a healthy, equitable and resilient local-food system that further integrates agriculture into the City's identity.

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.

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.

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.

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.

AG-3 Help existing agricultural stakeholders move 'Beyond the Farm'.

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.

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.

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.

Implementation Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>A Agricultural Buffer</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.</p>	AG – 5.1	Community Development	■				
<p>B Right to Farm</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.</p>	AG – 5.1	Community Development	■				
<p>C Align Agricultural Standards</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.</p>	AG – 5.1	Community Development		■			
<p>D Williamson Act</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.</p>	AG – 5.1	Community Development City Manager	■				
<p>E Reduce Regulation – Local Agriculture</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.</p>	AG – 5.4	Community Development City Attorney	■				
<p>F Foodscaping</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’.</p>	AG – 5.4	Community Development	■				



Implementation Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>G “No Mow May”</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.</p>	<p>AG – 5.4 AG – 5.5</p>	<p>Community Development</p> <hr/> <p>City Manager</p>		■			
<p>H Urban Agricultural Definitions</p> <p>The City shall revise the City Zoning Code definitions, standards, and limitations for “Urban Agriculture”, including rooftop gardens, aquaculture, hydroponics, etc.</p>	<p>AG – 5.5 AG – 5.8</p>	<p>Community Development</p>		■			
<p>I Support Community Gardens</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.</p>	<p>AG – 5.5 AG – 5.6</p>	<p>Community Development</p> <hr/> <p>City Manager</p>	■				
<p>J Urban Agricultural Incentive Zone</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.”</p>	<p>AG – 5.5</p>	<p>Community Development</p> <hr/> <p>City Manager</p>		■			
<p>K Local Food: Food Trucks & Farm Stands</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.</p>	<p>AG – 5.6</p>	<p>Community Development</p> <hr/> <p>Public Works</p>	■				

Implementation Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
<p>L Farmers Markets</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					■
<p>M Local Purchasing</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.</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.

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 Implement a residential rehabilitation program.</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>

Implementing Programs	Responsible Department(s)	Schedule
<p>1b Continue the City’s Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs.</p> <p>Funding: Energy efficiency and renewable energy rebate program funds</p>	Electric Utility Department	Ongoing, as funding is available
<p>1c Support funding or other applications that would preserve/conserve existing mobile home parks. 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>	Community Development Department, Housing Services Division.	Ongoing, as funding is available
<p>1d Continue providing informational materials to the public through the Green Building Information Center and at the public counter.</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>	Community Development Department, Building Services Division	Ongoing, as funding is available
<p>1e 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.</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>	Community Development Department, Planning Services Division	Establish development standards and design guidelines by the end of calendar year 2020.



Implementing Programs	Responsible Department(s)	Schedule
<p>1f Develop an At-Risk Units Program.</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 Tenant Education and Assistance for Tenants of At-Risk Projects.</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>
<p>2a Update the inventory of vacant and underutilized parcels.</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 Monitor the rate of conversion of primary residences to short-term rental units.</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>

Implementing Programs	Responsible Department(s)	Schedule
<p>2c Monitor the conversion of single-family residential homes to commercial uses.</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>
<p>2d Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing.</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 Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community.</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 Amend the zoning code as follows:</p> <p>Emergency Shelters. The City will amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code.</p> <p>Transitional/Supportive Housing. 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>Single-Room Occupancy Housing. 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>Manufactured/Factory-Built Homes. 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 Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.</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 Ensure capacity of adequate sites for meeting RHNA. 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>Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards. Units allowed by-right will include multifamily, SROs, duplexes, triplexes, and fourplexes. 92 2019-2027 City of Ukiah Housing Element Adopted October 23, 2019</p> <p>Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre.</p> <p>Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2.</p> <p>By-right housing program for select parcels. 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 Monitor residential capacity (no net loss).</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 First Time Homebuyer Assistance.</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 Collaborate with local service providers on addressing homelessness.</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 Review existing City processes for compliance with AB 2162.</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 Housing Units Replacement Program.</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 Homeless Shelter Overlay District Evaluation.</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 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:</p> <p>Increasing maximum allowable height for new residential buildings.</p> <p>Increasing density.</p> <p>Reducing yard setbacks.</p> <p>Reducing minimum site area.</p> <p>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.</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>
<p>3b Develop flexible parking policies for new residential development.</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>



Implementing Programs	Responsible Department(s)	Schedule
<p>3c Explore other policies and regulations that facilitate new infill housing development.</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 Facilitate improvements to permit processing to streamline housing development.</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>
<p>3e Continue to apply the CEQA infill exemption to streamline environmental review.</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Planning Services Division</p>	<p>Ongoing</p>
<p>3f Review Site Development Permit and Use Permit Processes.</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>

Implementing Programs	Responsible Department(s)	Schedule
<p>4a Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe.</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 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).</p> <p>Funding: Departmental budget</p>	<p>Community Development Department, Housing Services Division</p>	<p>Ongoing</p>
<p>4c Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment.</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 Maintain a housing resources webpage.</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 Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan. Include an annexation policy.</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>



Implementing Programs	Responsible Department(s)	Schedule
<p>5c Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints, and update the housing plan accordingly.</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>



B Appendix B | Housing Element (2019-2027) Appendices



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**APPENDIX A
COMMUNITY HOUSING WORKSHOPS SUMMARY OF INPUT
AND LIST OF STAKEHOLDERS**

SUMMARY OF PUBLIC COMMENTS

Community Housing Workshop #1, March 21, 2019

On March 21, 2019, the City of Ukiah held a Community Housing Workshop from 5:30 pm to 7:30 pm at the Ukiah Valley Conference Center. Approximately 40 stakeholders/residents attended the first workshop. Staff gave a presentation that included an overview of a Housing Element, State Update requirements, the Regional Housing Needs Allocation, and an overview of the 2014-2019 Housing Element goals and programs status and accomplishments. In addition, a work plan and schedule for completion of the Housing Element Update was provided. Attendees participated in a goal and priority setting exercise and were also given the opportunity to provide general input and comments.

Below is a summary of key housing-related comments received during this first workshop.

2014-2019 HE Goal	Workshop #1 Summarized Comments
H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	<ul style="list-style-type: none"> • Many comments related to financial assistance for property maintenance and improvements. • Comment related to rent stabilization. • Implementation of CA Building Code comments regarding energy efficiency.
H-2: Provide housing for all economic segments of the community.	<ul style="list-style-type: none"> • Providing adequate housing for undocumented immigrants and oversight on property owner to make sure housing is habitable. • Concern about young adults and college students finding housing. • Need for increased HUD housing options and assistance in connecting the HUD Benefit with housing appropriate for the recipient. • The need for tiny/moveable homes.
H-3: Expand affordable housing opportunities for person with special needs such as the homeless, mentally ill, physically disabled, households with very low and low to moderate incomes, senior citizens, farm workers, female heads of households with children under 18 years old, first time homebuyers and the developmentally disabled.	<ul style="list-style-type: none"> • Add new types of housing projects to the allowed/permitted uses. • Encourage inclusionary housing projects over single-type special needs projects. • Financial assistance for infrastructure development (for new housing projects). • Supply free building plans for accessory dwelling units. • Increase efforts to address homelessness.
H-4: Promote well planned and designed housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.	<ul style="list-style-type: none"> • Need for tenant/owner educational workshops. • Financial assistance to deal with code enforcement actions. • Financial assistance to make current housing stock more sustainable, green, and efficient. • Need for mobile home repair/replacement assistance.

<p>H-5: Use land effectively to meet housing needs and to implement smart growth, green building, and sustainable development policies with a focus on infill development.</p>	<ul style="list-style-type: none"> • Regulations for green development in existing housing. • Develop solar facility to support municipal and individual usage. • Focus on rehabilitating existing housing stock with use of incentives. • Relaxing zoning codes and development standards to maximize development potential.
<p>H-6: Maintain a collaborative working relationship with all groups and organizations dedicated to providing affordable housing in the community, and ensure broad public participation in the development of housing goals and policies.</p>	<ul style="list-style-type: none"> • Similar comments to those summarized for Goals H-2 and H-3.

Community Housing Workshop #2 – April 25, 2019, 5:30 p.m. to 7:30 p.m.

On April 25, 2019, from 5:30 pm to 7:30 pm, the City of Ukiah hosted a second Community Housing Workshop at the Ukiah Valley Conference Center, and 31 stakeholders/residents attended. For this second workshop, City staff gave a presentation of key updated housing and demographic data that had been collected since the first workshop, including a summary of comments received from the first workshop and an overview of existing and preliminary proposed goals Staff prepared based on this input. Staff also replicated this presentation in Spanish in a separate room with two Staff members assisting with translation for Spanish speakers.

Through group discussions and implementation program/policy setting exercises, attendees developed new policies supporting the proposed goals. Then attendees voted for those programs and policies they felt most important for the City to achieve.

A summary of this input is below, with the number of votes by participants per policy indicated in parentheses.

<p align="center">Preliminary Proposed Goals and Policies (and # of votes per policy)</p>
<p>H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.</p>
<p>Support example policies in handout, except edit.</p>
<p>Renew & expand solar energy efficiency rebate programs. (3)</p>
<p>Incorporate renewable energy and energy efficient design in all new housing & remodeled housing. (4)</p>
<p>New development shall enhance the neighborhood, and create/maintain the peace and privacy of next door neighbors. (3)</p>
<p>For major remodels, require sustainable upgrades, i.e. attic and subflooring insulation. (2)</p>
<p>Construction and modifications must consider impacts on neighbors, lights and noise. (1)</p>

Enable composting toilets and gray water systems. (2)
Maintain housing stock by not allowing housing to become commercial.
H-2: Support housing opportunities for all economic segments of the community, regardless of race, gender, age, sexual orientation, marital status, or national origin.
Please include the half of the population who earn too much to qualify for low income housing. (3)
Encourage variety of housing types - single family, multifamily, co-op, etc. Studio, 3+ bedrooms, tiny homes, single occupancy unit. (9)
Tiny, moveable homes as right-sized housing. (3)
Consider implementing rent control measures (translated from Spanish written comment)
Provide options/assistance for affordable housing for low-moderate income levels (translated from written Spanish comment)
Consider lowering planning/building permit fees (translated from written Spanish comment)
Increase potential sites for mobile home parks (translated from written Spanish comment)
H-3: Expand affordable housing opportunities for persons with special needs.
Senior housing - market rate (not low income). (5)
Current H3.e should move forward (allow higher density too).
Remove barriers by flexible development standards: reduce setbacks, parking requirements, greater height allowance. (9)
Increase public transportation around affordable housing. (2)
Incentivize new home developers to make houses accessible for aging in place (not necessarily ADA). (4)
H-4: Minimize governmental constraints for infill housing development.
Reduce/defer Planning & Building fees for senior/affordable/special needs housing. (2)
Incentivize increased density (bonus). (1)
Review development standards (height, setbacks) to increase density - zoning ordinance amendments
Investigate use of "moveable" tiny homes as ADUs. (5)
Identify areas of desired growth & support development of infrastructure (water/sewer/electricity). (2)
Streamline design review. Avoid duplicative efforts. (5)
Reducing barriers (height, parking, setbacks, maximum number of floors) for infill development. (1)
Consider deferment of curb, gutter & sidewalk requirement.
Expand live/work/mixed use options in additional commercial zoning districts. (7)
Question requirement of military department review of use permits.
Financial assistance for infrastructure development.
H-5: Use land effectively to meet housing needs and maintain existing housing stock.
Maintain and publish vacant/underutilized, property owner outreach, include R-1 in list for opportunities. (5)
Increase density on underutilized parcels. (6)
Incentivize multi-unit: taxes, fees, timelines.
Predeveloped plans that identify setbacks, including duplex, triplex, 4-plex. (4)
Clearly identify airport zone.

Annexation.
Develop walkways in the new and existing subdivisions through community outreach and imminent domain, if needed.
H-6: Provide support for future housing needs.
Update City Planning codes and Building codes.
Consolidate service districts. (1)
Pursue annexation to logical/natural boundaries. (7)
Offer pre-approved building plans for ADUs, duplexes, triplexes, 4-plexes. (2)
Extend city infrastructure. (1)
Update General Plan w/EIR. (2)
Update zoning district guidelines. (1)
Update Sphere of Influence. (1)
Resolve turf wars. (1)
Pursue low-income grants for market rate housing. (1)
Renew and expand solar energy efficiency rebates. (2)
New subdivisions, regulate trees & foliage to preserve solar access on neighboring parcels. (1)
Incorporate renewable energy & energy efficiency standards into new home design & construction. (6)
Promote pedestrian use into subdivision and design. (2)

LIST OF STAKEHOLDERS

CA Department of Fish and Wildlife
Caltrans
Community Development Commission of Mendocino County
Lake County/City Area Planning
Mendocino Council of Governments
Mendocino County Department of Social Services
Mendocino County Executive Office
Mendocino Board of Supervisors
Mendocino County Air Quality Management District
Mendocino County LAFCO
Mendocino County Planning and Building Services
Mendocino Transit Authority
State Water Resource Control Board
US Army Corps of Engineers
City of Ukiah Design Review Board
City of Ukiah Paths Open Space and Creeks Commission
Greater Ukiah Chamber of Commerce
Community Foundation of Mendocino County
First 5 Mendocino
Food Bank Ukiah/ Ford Street Project
Leadership Mendocino
Legal Services of Northern California
North Coast Opportunities
Manzanita Services Inc.
Redwood Community Services
Ukiah Main Street Program
Ukiah Senior Center
Walk and Bike Mendocino
Mendocino County Farm Bureau
Sustainable Ag Lands Committee
Rural Communities Housing Development Corporation
The DANCO Group
Petaluma Ecumenical Properties Housing
AMG & Associates
The Pacific Companies
Burbank Housing Development Corporation
Healthy Mendocino County- Housing Action Team
Mendocino Latinx Alliance
Ukiah Vecinos en Accion
Climate Action Mendocino
Alliance for Community Endeavors
Wagenseller Neighborhood Association
Walk and Bike Mendocino
North Coast Opportunities
Mendocino Farmers Breaking Down Barriers to Appropriate and Affordable Housing
Andy Wiese Real Estate
Beverly Sanders Realty

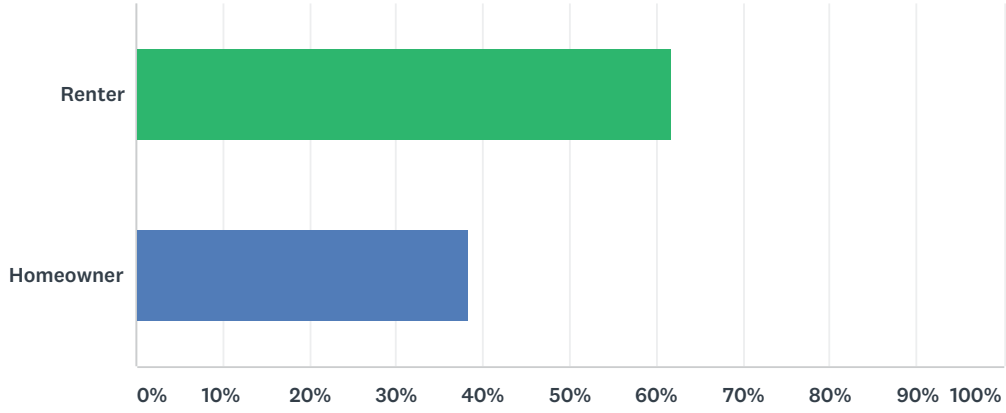
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Moreno & Co.-Dan Thomas
Re/Max Full Spectrum
W Real Estate
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Team Mendo of Coldwell Banker Mendo Realty Inc.
Community First Credit Union
Redwood Credit Union
Savings Bank of Mendocino County
Umpqua Bank
Wells Fargo
West America Bank
LACO Associates
North Coast Builders Exchange
SHN, Inc.
Barra Vineyards
Factory Pipe
FlowKana
Mendocino College
Redwood Empire Fairgrounds
Ukiah Unified School District
Ukiah Valley Medical Center
Hopland Utility District
Millview County Water District
Redwood Valley CO.Water District
Willow County Water & Calpella District
River Estates Water
Rogina Water Company
Ukiah Valley Sanitation District
Guillon, Inc.
Montanos Development Corp.
West Business Development
Economic Development and Financing Corporation
Mendocino County Economic Summit Participants
Coyote Valley band of Pomo Indians
Guidiville Indian Rancheria
Pinoleville Pomo Nation
Yokayo Rancheria
Redwood Valley Rancheria
Hopland Band of Pomo Indians
Potter Valley Tribe
Northern Circle Indian Housing

APPENDIX B
COMMUNITY HOUSING SATISFACTION SURVEY RESULTS

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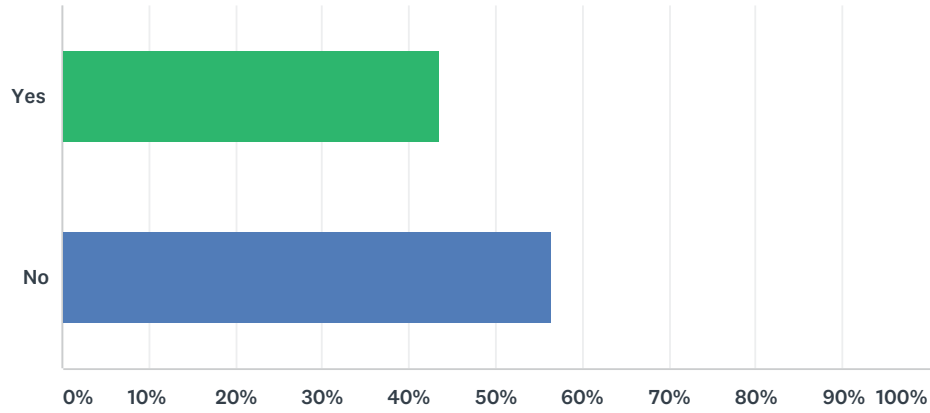


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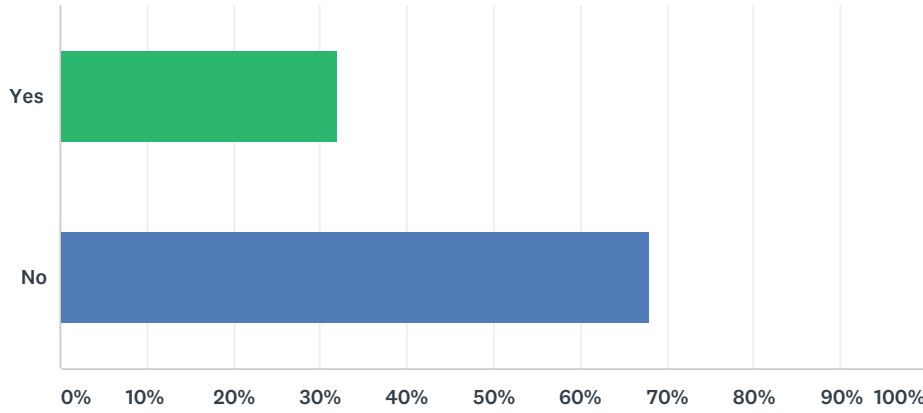
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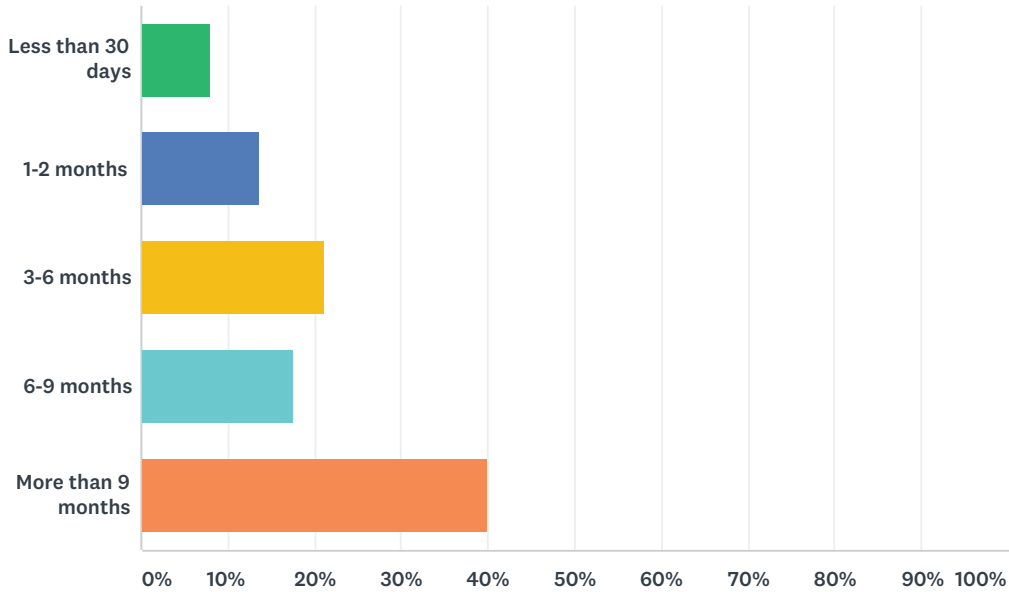
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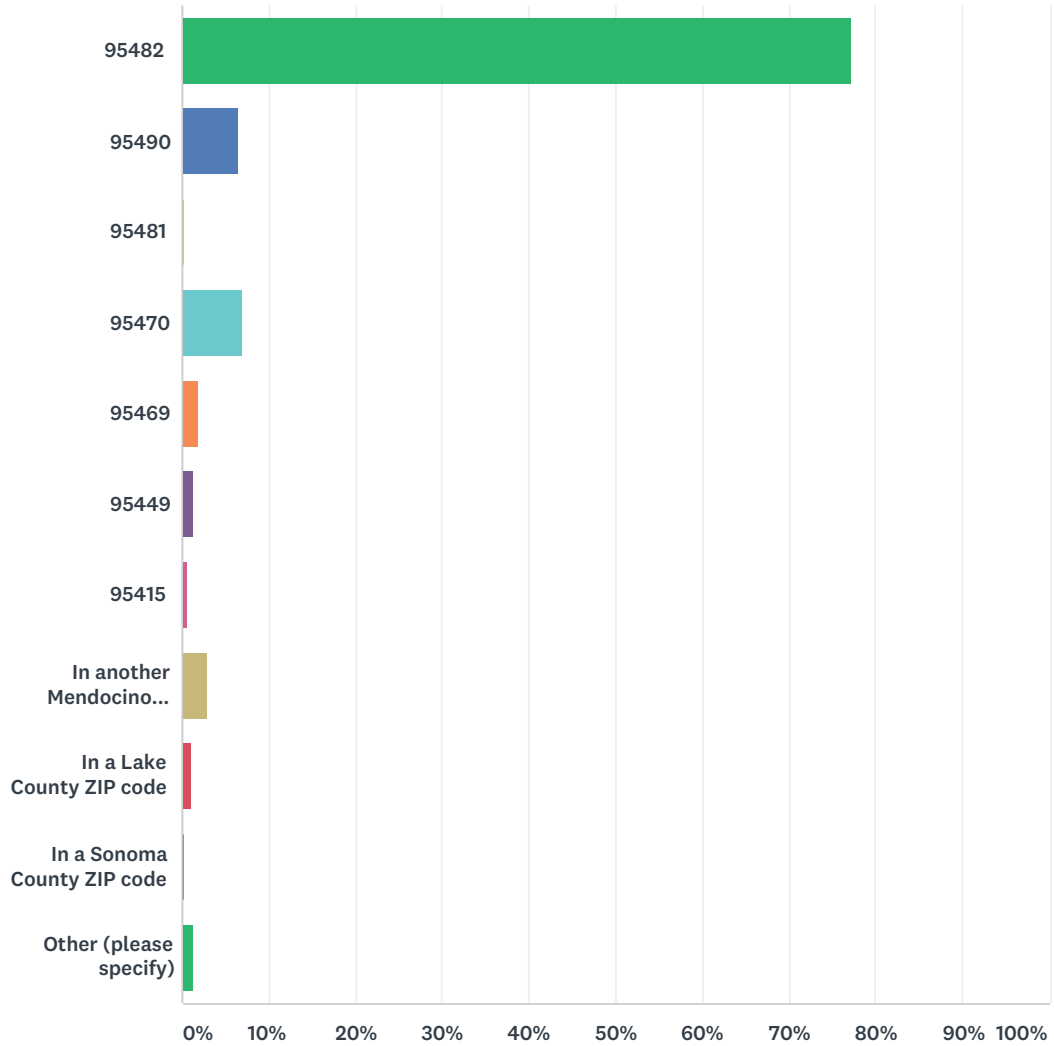


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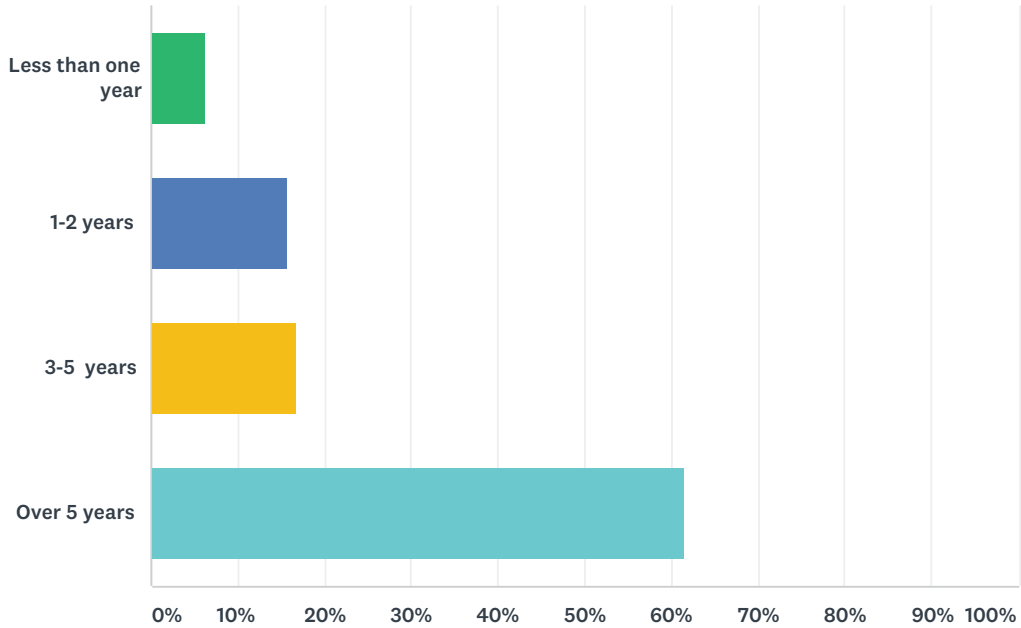
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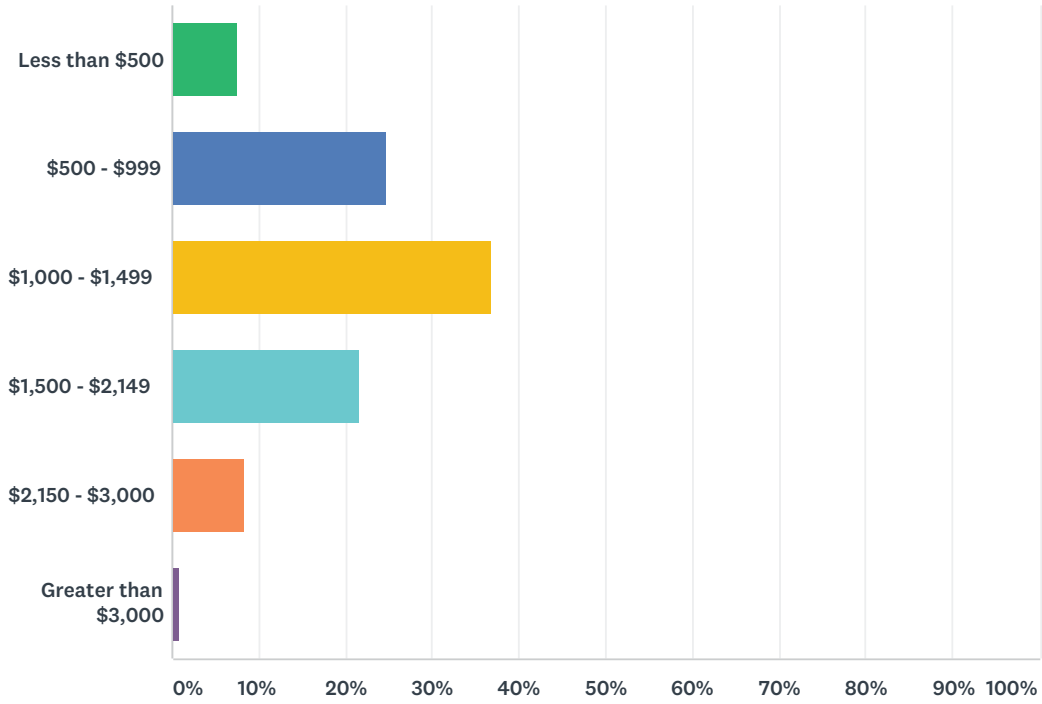
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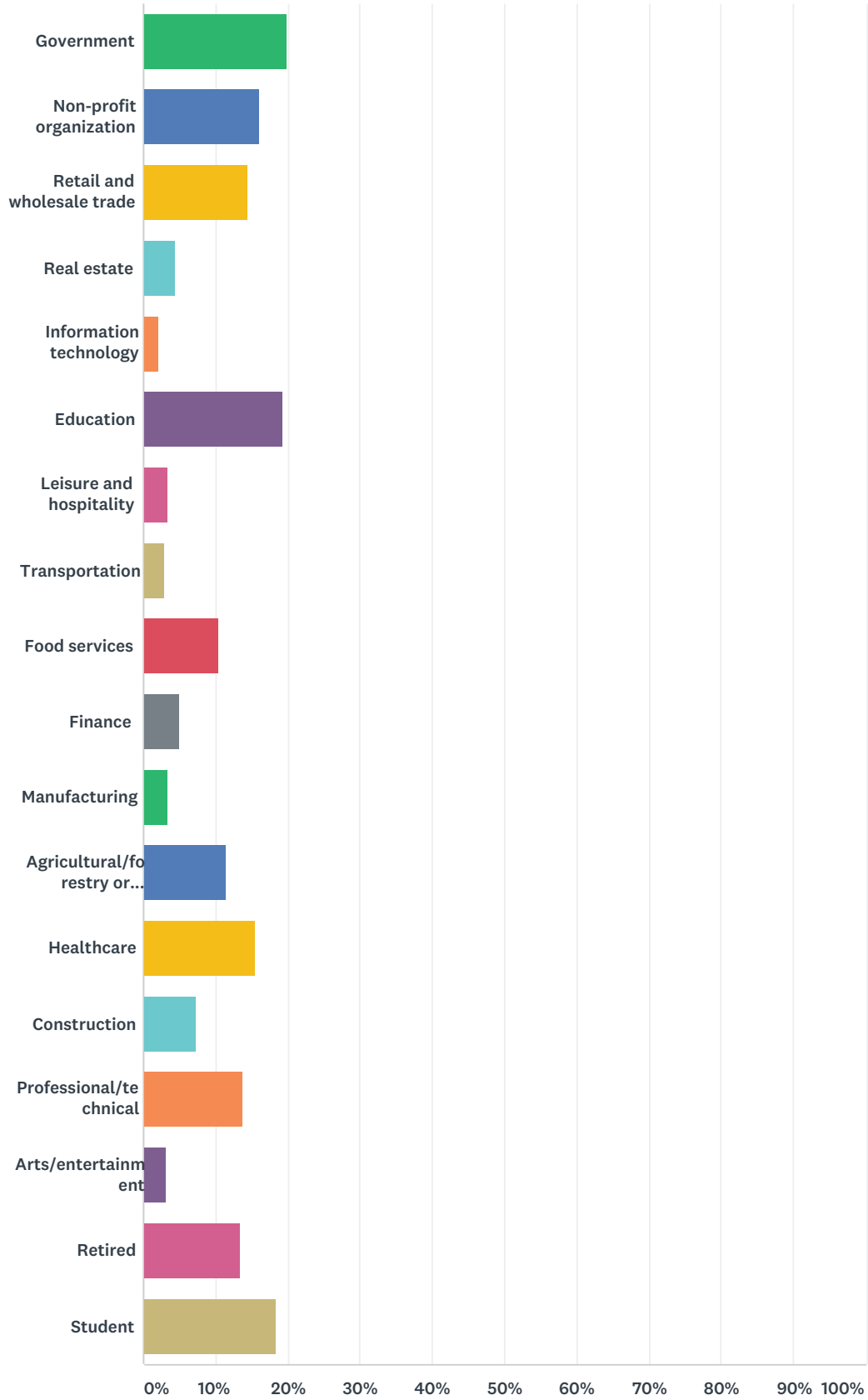


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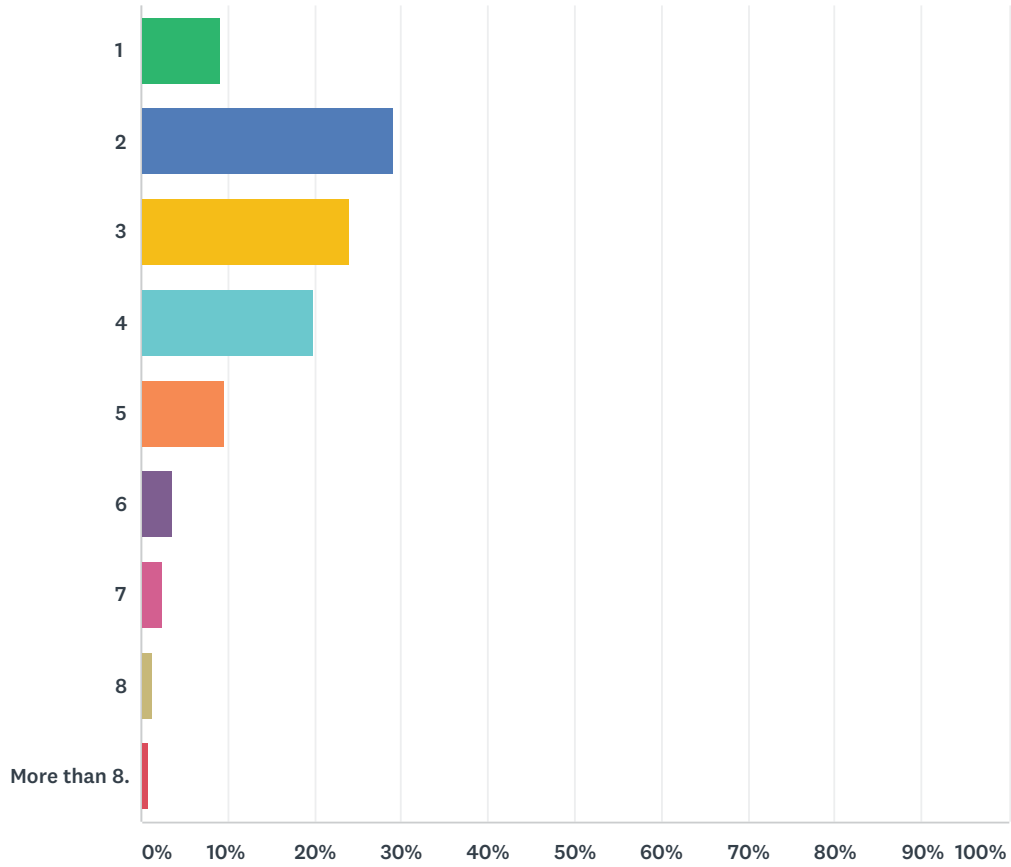
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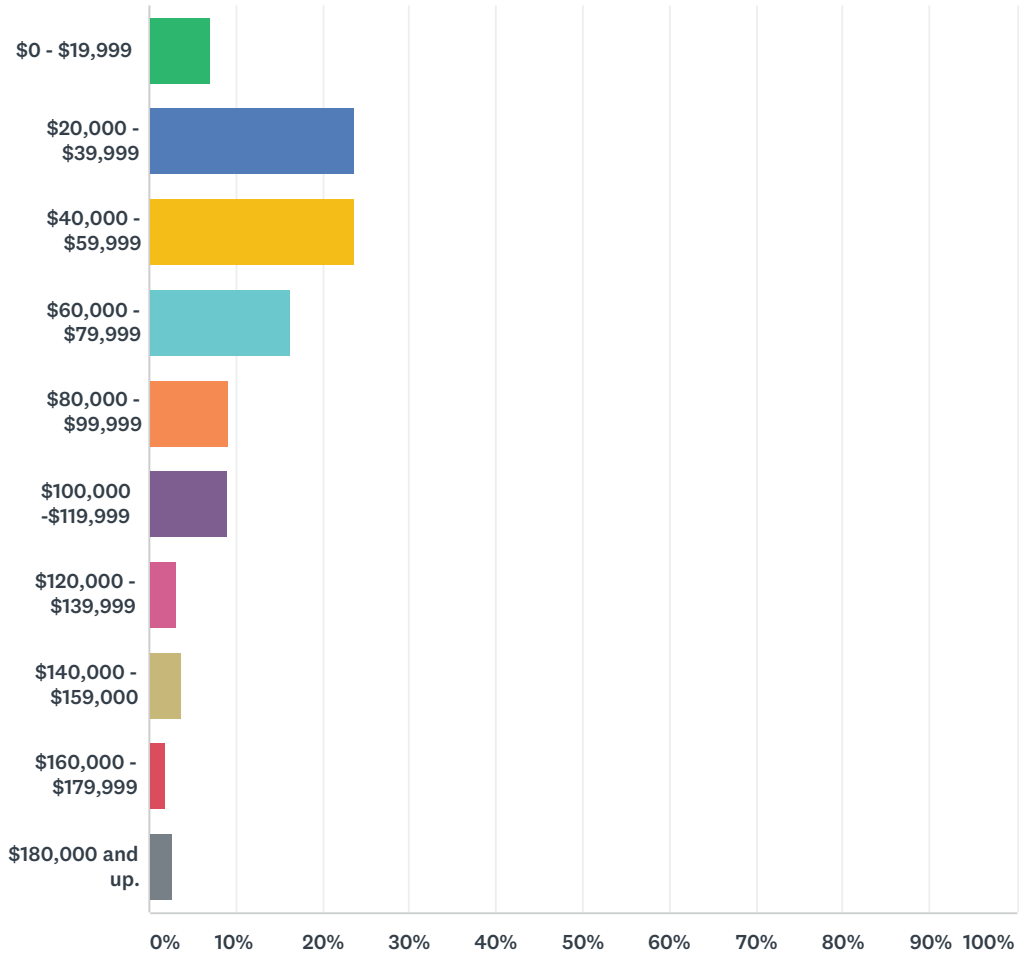


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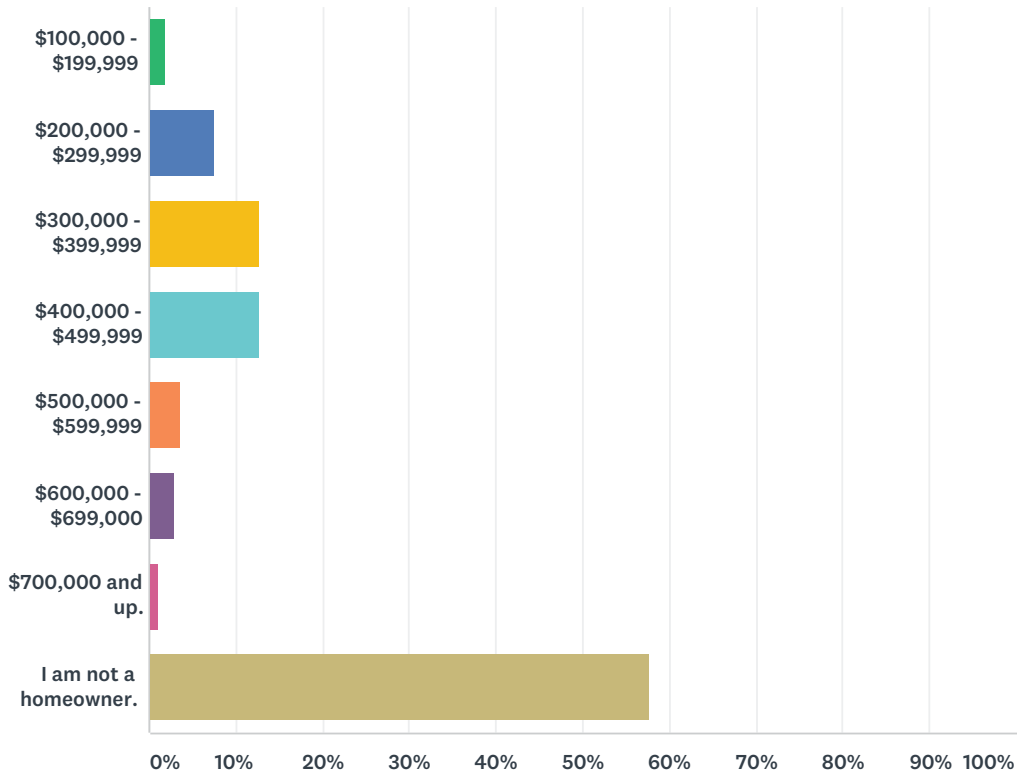
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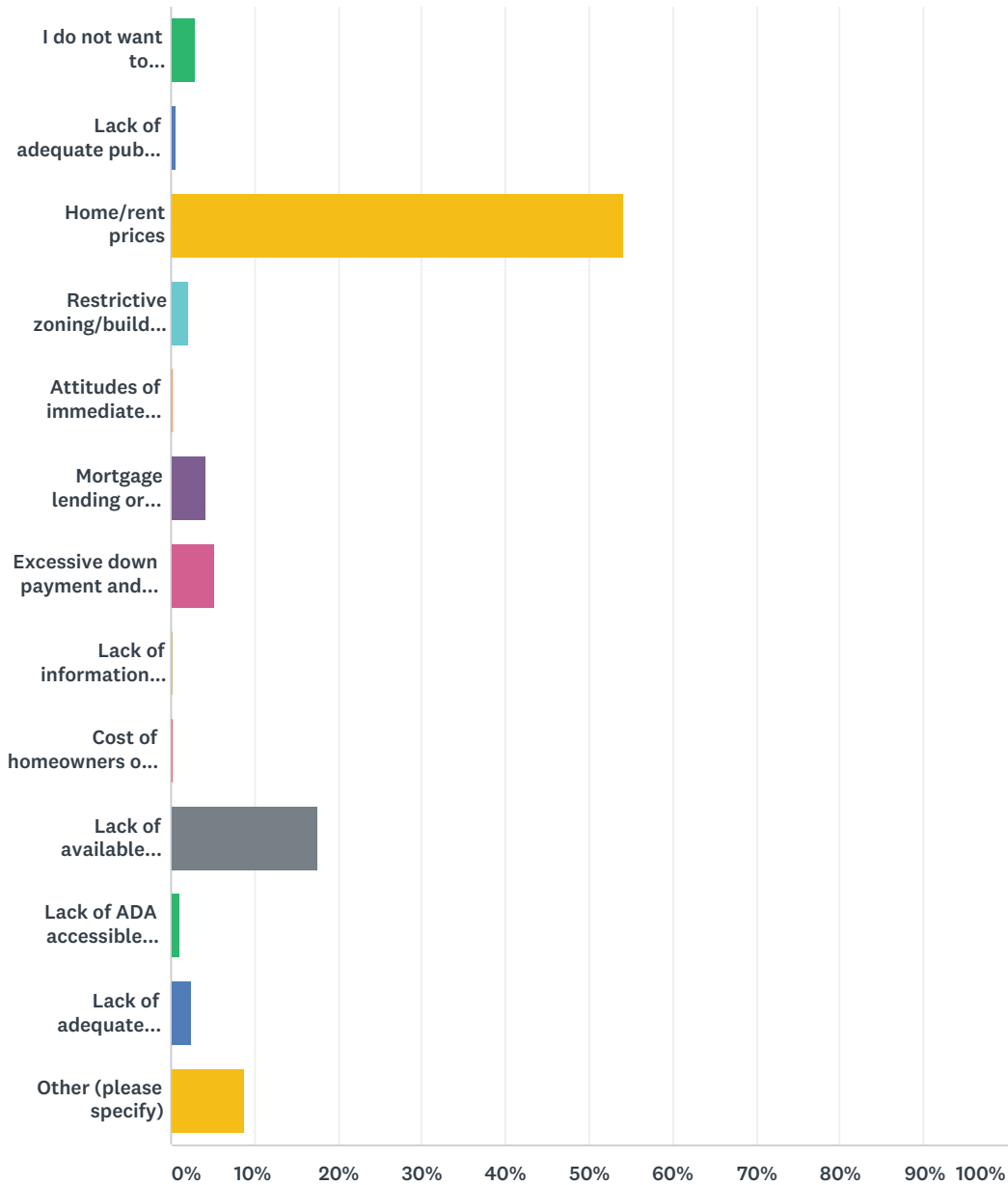
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**APPENDIX C
LIST OF QUALIFIED ENTITIES FOR PRESERVING AT-RISK UNITS**

County	Organization	Address	City	State	Zip	Phone	Contact Person	Email Address
ALL COUNTIES	Catalyst Housing Group, LLC	21 Ward Street, Suite 2	Larkspur	CA	94939	(415) 205-4702	Jordan Moss	Jordan@CatalystHousing.com
LOS ANGELES	Los Angeles County Development Authority	700 W. Main Street	Alhambra	CA	91801	(626) 586-1816	KeAndra Cylear-Dodds	Keandra.cyleardodds@lacda.org
ALL COUNTIES	Veritas Urban Properties LLC	2050 Hancock Street, Suite B	San Diego	CA	92210	(619) 746-5191	Gilman Bishop	gbishop@bishopventures.com
LOS ANGELES	Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665	Sylvia Tidwell	sylvia@syviatidwell.net

APPENDIX D
2017 CITY OF UKIAH HOUSING STRATEGY



CITY OF UKIAH HOUSING STRATEGY OVERVIEW

The City of Ukiah will develop programs and tools designed to stimulate the Ukiah housing market. Through a two-part strategy, the City will deploy new funding, analyze zoning policy for regulatory relief, and continue the utilization of successful incentives to encourage additional housing production for affordable (“low- and moderate-income”) and middle-income households. Key components of this strategy are presented below.

1. Affordable Housing Strategy

Ukiah’s affordable housing strategy is targeted at households with incomes of no more than 80% of Area Median Income. Central to this strategy is the creation of a housing trust and revolving loan fund- the Ukiah Housing Trust Fund.



Picture of Sun House Senior Apartments – PEP Housing, October 2017

A. Ukiah Housing Trust Fund (UHTF)

The UHTF will serve as the umbrella for all affordable housing activities, including new and existing housing grants and programs. This provides a centralized and recognizable resource for participating households and affordable housing developers.

Principal funding for the UHTF and its corresponding revolving loan fund is derived from former Redevelopment Agency housing bond proceeds. A majority of this funding is expected to be awarded to affordable housing developers in the form of below market interest rate loans and grants towards the production of housing units. Federal and state programs operated through the UHTF will largely focus on individual households.

B. Activities Funded by the UHTF

Activities funded are expected to include, but may not be limited to, the following:

1. Creation of new affordable units;

2. Purchase of vacant and underutilized land (land assembly) for the purpose of facilitating future affordable housing production
3. Assistance with multi-family housing rehabilitation projects;
4. Conversion of market rate units to affordable housing units;
5. Preservation of existing affordable housing;
6. Construction of accessory dwelling units;
7. First time homebuyer loans;
8. Single-family housing rehabilitation loans; and
9. Predevelopment assistance to non-profit and for-profit developers with project feasibility and preliminary design studies for potential affordable housing projects.

C. UHTF Guidelines and Deployment Allocations

Prior to the launching of the new Housing Trust Fund, Staff will develop UHTF guidelines for City Council review and approval. Included will be recommended deployment allocations for each of the major activities of the UHTF.

D. Marketing and Engagement

Housing Division Staff will design a marketing and engagement approach aligned with existing *Visit Ukiah* and other City of Ukiah marketing strategies. The approach is expected to include the development of marketing materials like informational flyers and handouts and the creation of a new Housing Division webpage. It is anticipated that existing Community Development and Planning Department webpages will be updated during the drafting of the new Housing Division webpage so that Department programs and resources are more synergized.

Included in the marketing and engagement strategy will be a highlight of existing incentives and tools such as the Fee Deferral Program, Title 24 Rebate Program and other energy rebates available to developers.

2. Middle-Income Housing Strategy

Ukiah's Middle-Income Strategy seeks to remove impediments to housing development through regulatory relief and innovative zoning practices.

A. Regulatory Relief Analysis

Staff will investigate zoning ordinances and Ukiah City Code for possible relief and present a report with recommendations to Council. Specific areas of analysis will include the following:

- By-right residential uses in other zoning districts
- Reduction of parking and setback requirements
- Development of an offsite mitigation bank for Low Impact Development (LID)

B. Community Benefit Zoning

This is perhaps the most experimental approach in the City's Housing Strategy. Staff will research possible regulations and policies to establish incentive-based zoning towards encouraging additional housing opportunities affordable to middle income households. A report of findings, with recommendations, will be presented to the Planning Commission for input prior to being presented to City Council. Included will be a short feasibility analysis into utilization of a Neighborhood Pilot Program and Middle Income Citizen Advisory Board.

APPENDIX E
VACANT AND UNDERUTILIZED INVENTORY AND MAPS

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
Very-Low/Low Vacant Parcels												
1	00230155	763 S Oak St	Vacant	C1	C	0.88	38,332	31	77	Very-Low/Low	C	Undeveloped but approved for an entitlement for Ukiah Senior Apartments (31 units) project in Feb 2018. Expected to be developed within 1-2 years.
2	00237027	None Assigned. Corner of Clara & N Orchard	Vacant	C1	C	0.67	29,185	15	37	Very-Low/Low	None	Undeveloped. Realistic development capacity- 22,806 sf available to build up to 15 multi-family units. Due to need for housing and citywide build-out, expected to be developed within planning period.
3	17903025	700 E Perkins St	Vacant	C1	C	1.24	54,014	25	62	Very-Low/Low	None	Undeveloped. Realistic development capacity- 37,800 sf available for up to 25 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
4	17903028	730 E Perkins St	Vacant	C1	C	0.58	25,264	16	40	Very-Low/Low	None	Undeveloped. Realistic development capacity- up to 16 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
5	17906104**	705 E Perkins St	Vacant	C1	C	0.52	22,651	14	35	Very-Low/Low	None	Minor improvements including parking lot. Realistic development capacity for up to 14 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
Very-Low/Low Vacant Parcels Subtotal						3.89	169,446	101	251			
Moderate/Above-Moderate Vacant Parcels												
6	00111126	None Assigned. Corner of Dora & N Spring	Vacant	R1	LDR	0.16	6,969	2	5	Mod/Above-Mod	None	Undeveloped and surrounded by single family dwellings (SFDs). Realistic development capacity-based on lot restrictions site could be developed with up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
7	00114239*	179 Park Pl	Vacant	R1	LDR	0.41	17,859	2	5	Mod/Above-Mod	None	Mostly undeveloped but some topographical lot restrictions. Surrounded by SFDs. Realistic development capacity of up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
8	00114244	169 Park Pl	Vacant	R1	LDR	0.27	11,761	2	5	Mod/Above-Mod	None	Undeveloped. Surrounded by SFDs. Could build up to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
9	00114245	169 Park Pl	Vacant	R1	LDR	0.24	10,454	2	5	Mod/Above-Mod	None	Undeveloped. Some lot restrictions including road access. Realistically could build 2 units- SFD and accessory dwelling unit (ADU). Due to need for housing and citywide build-out, expected to be developed within planning period.
10	00121404	None Assigned. Near S Barnes St & W Clay St	Vacant	R1	LDR	0.54	23,522	3	7	Mod/Above-Mod	D; None	Undeveloped. Lot restrictions and zoning restrict number of units that can be realistically developed to 3. Could increase density if merging with parcel 00121409. Due to need for housing and citywide build-out, expected to be developed within planning period.
11	00125323	None Assigned. Oak Park Ave Between W Clay St & Jones St	Vacant	R1	LDR	0.47	20,473	3	7	Mod/Above-Mod	D; None	Undeveloped and surrounded by SFDs. Realistic development capacity for up to 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
12	00142036	271 Mendocino Pl	Vacant	R1	LDR	0.46	20,037	2	5	Mod/Above-Mod	D; Slope	Undeveloped. Although larger lot, topographical restrictions limit to realistic maximum of 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
13	00211480	None Assigned. Behind existing homes on Oak St.	Vacant	R1	LDR	0.15	8,464	2	5	Mod/Above-Mod	None	Undeveloped. Needs road access but realistically could develop 2 units- an SFD and ADU. Due to need for housing and citywide build-out, expected to be developed within planning period.
14	00301059	1010 Helen Ave	Vacant	R1	LDR	0.15	6,534	2	5	Mod/Above-Mod	D; None	Undeveloped; surrounded by SFDs. Due to lot restrictions, maximum development capacity of 1 SFD and 1 ADU. Due to need for housing and citywide build-out, expected to be developed within planning period.
15	00302124	None Assigned. Cochrane Ave Between 410 & 420	Vacant	R1	LDR	0.14	6,098	1	2	Mod/Above-Mod	D; None	Undeveloped. Due to setback limitations realistic development capacity is 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.
16	00311056	None Assigned.	Vacant	R1	LDR	0.29	12,632	2	5	Mod/Above-Mod	D; Slope	Undeveloped. Existing slope constraints allow a realistic

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
		At the terminus of Redwood Ave										development maximum of 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
17	00311079	1080 Helen Ave	Vacant	R1	LDR	0.50	21,780	3	7	Mod/Above-Mod	D; None	Undeveloped flag lot; surrounded by SFDs. Due to lot limitations realistic development capacity is 3 units maximum. Due to need for housing and citywide build-out, expected to be developed within planning period.
18	00352055	None Assigned. Off of S Dora St Near Washington behind homes	Vacant	R1	LDR	0.16	6,969	2	5	Mod/Above-Mod	D; None	Undeveloped; surrounded by SFDs. Due to lot size, setbacks, and access limitations, realistic development capacity is up to 2 units. Expected to be developed within the planning period.
19	00352056	None Assigned. Off of S Dora St near Washington behind homes	Vacant	R1	LDR	0.15	6,534	2	2	Mod/Above-Mod	D; None	Undeveloped; similar to parcel 00352055 and same owner. Due to lot size, setbacks, and access limitations, realistic development capacity is up to 2 units. Expected to be developed within the planning period.
20	00354065	None Assigned. On Cresta near Wabash. Adjacent To 191 Cresta Dr	Vacant	R1	LDR	0.21	9,147	2	5	Mod/Above-Mod	D Slope	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
21	00354066	191 Cresta Dr	Vacant	R1	LDR	0.20	8,712	2	5	Mod/Above-Mod	None	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
22	00357217	None Assigned. Cooper Ln near Betty St	Vacant	R1	LDR	0.19	8,276	2	5	Mod/Above-Mod	C	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
23	00357218	None Assigned. Cooper Ln near Betty St	Vacant	R1	LDR	0.21	9,221	2	5	Mod/Above-Mod	None	Undeveloped. Lot size limitations and setbacks set realistic development capacity at not more than 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
24	00309045	21 Betty St	Vacant	R2	MDR	0.13	5,662	1	2	Mod/Above-Mod	C; Limited access	Undeveloped. Parcel has some access and lot size limitations and

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
												realistically could accommodate one SFD. Due to need for housing and citywide build-out, expected to be developed within planning period.
25	00211432	670 N State St	Vacant	C1	C	0.31	13,503	9	22	Mod/Above-Mod	None	Undeveloped, surrounded by residential development. Realistically could accommodate up to 9 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
26	00214611	528 N State St	Vacant	C1	C	0.31	13,815	9	22	Mod/Above-Mod	None	Undeveloped, surrounded by residential development. Realistically could accommodate up to 9 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
27	00230153	638 S State St	Vacant	C1	C	0.26	11,325	3	7	Mod/Above-Mod	C	Undeveloped but given lot limitations and setbacks only 4,550 sf could be realistically developed, setting maximum capacity at 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
28	00204047	None Assigned. On Low Gap Rd in between N State St & Mazzoni St	Vacant	C2	C	0.21	9,147	6	15	Mod/Above-Mod	None	Undeveloped, narrow lot sets realistic development capacity at up to 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
29	00228110*	190 Cleveland Ln	Vacant	C2	C	0.19	8,403	6	15	Mod/Above-Mod	None	Undeveloped. Existing lot limitations sets realistic development capacity at not more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
30	00313065	1137 S Dora St	Vacant	CN	C	0.41	17,859	6	15	Mod/Above-Mod	D; None	Undeveloped; but existing lot size limitations and setbacks removes 300 sf and zoning limits density. Realistic development capacity is not more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
31	00226307	None Assigned. Corner of W Clay St & S Oak St	Vacant	GU	C	0.10	3,257	2	5	Mod/Above-Mod	C	Undeveloped; surrounded by commercial development. Zoning allows up to 28 du/acre but lot and setback limitations limit realistic development capacity to 2 units. Due to need for housing and citywide build-out, expected to be developed within planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
32	00350014	None Assigned. Access from Helen Ave and Foothill Ct	Vacant	R1	LDR	7.56	329,313	12	30	Mod/Above-Mod	Slope	Existing slope constraints allow for 299,000 sf (6 ac) of lot to be developed. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre setting realistic development capacity at 12 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
33	00104002** *	None Assigned. Access off of W Stanley St	Vacant	R1H	LDR	36.97	1,610,413	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with a 5 acre lot; 2 units are possible on this parcel and are expected to be developed within the planning period given need for housing and citywide build-out.
34	00104065** *	500 Lookout Drive	Vacant	R1H	LDR	6.29	273,992	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 2 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
35	00104082** *	360 S Highland Ave	Vacant	R1H	LDR	29.63	1,290,682	12	30	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 12 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
36	00104084** *	None Assigned.	Vacant	R1H	LDR	10.08	439,084	4	10	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General

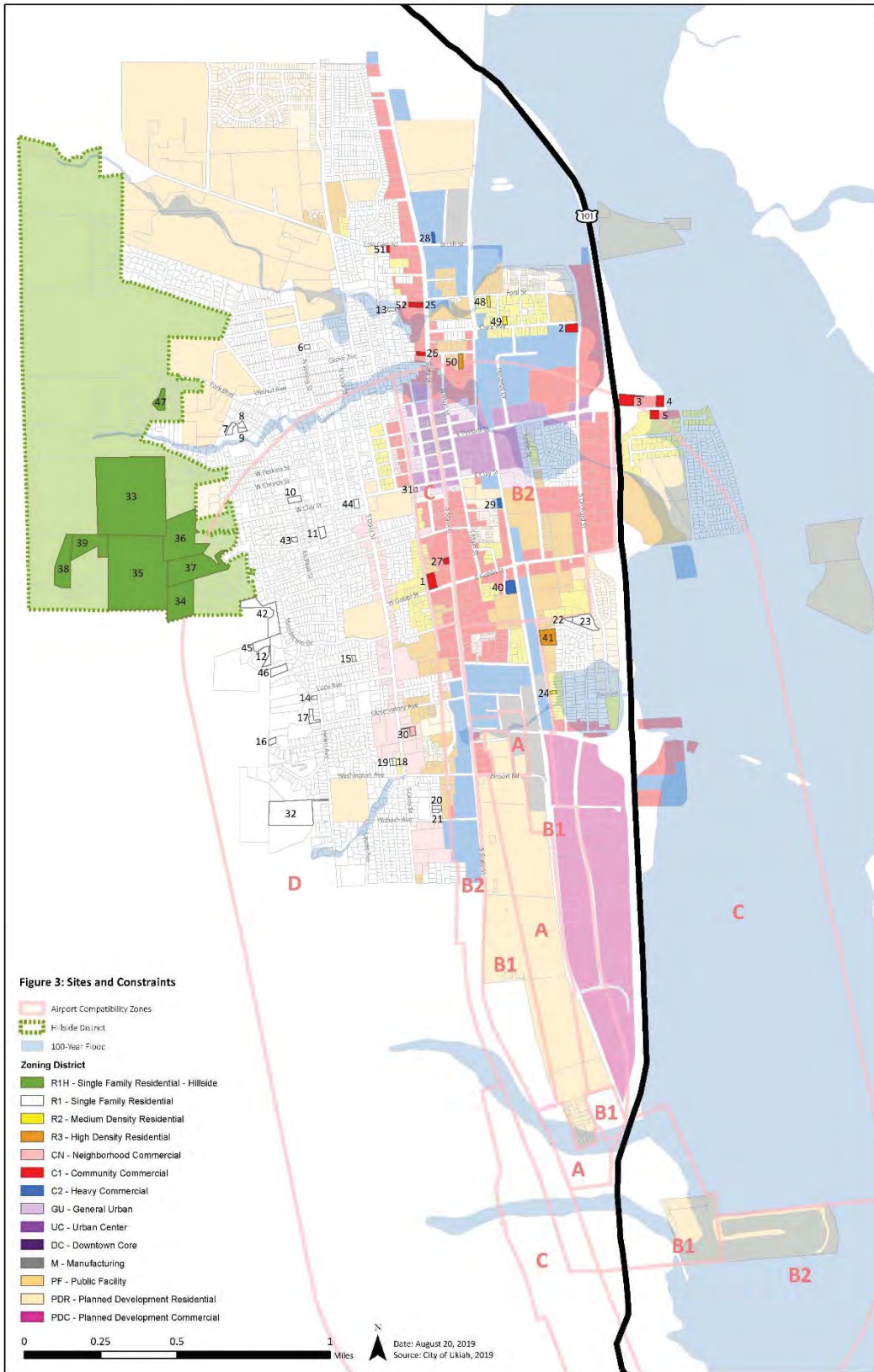
Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
		Access from Highland Ave										Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 4 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
37	00104088** *	None Assigned. Access from Highland Ave	Vacant	R1H	LDR	8.45	368,081	4	10	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 4 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
38	00104092	335 Janix Dr	Vacant	R1H	LDR	4.77	207,781	8	20	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre; a maximum of 8 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
39	00104093** *	335 Janix Dr	Vacant	R1H	LDR	4.86	211,701	2	5	Mod/Above-Mod	Slope; infrastructure	Undeveloped but constrained by steep slopes. Although General Plan allows up to 6 units per acre, given other residential development in this district, as well as existing lot limitations and constraints, realistic development capacity has been calculated at roughly 2 du/acre with 5 acre lots; a maximum of 2 units is possible on this parcel and is expected to be developed within the planning period given need for housing and citywide build-out.
Moderate/Above-Moderate Vacant Parcels Subtotal						115.43	5,000,718	124	308			
Very-Low/Low Underutilized Parcels												

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
40	00304079; 00304077*; 00304078*;	210 E Gobbi St	Underutilized	C1;C2	C	2.4	22,098	36	90	Very-Low/Low	B2	<p>Underutilized; existing community garden on-site. Application for \$500,000 in Ukiah Housing Trust Fund received in 2018 for 40 low income housing units but due to airport constraints, realistic development potential is 36 units. This site consists of three parcels suitable for development. Two of the parcels, 00304077 and 00304078, were listed in the prior planning period. The third parcel, 00304079, was not listed. However, realistically all three parcels will be developed at one time and this will also maximize development potential on the site. Program 2h to allow by right housing development on these parcels has been added.</p> <p>Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
41	00357407**	817 Waugh Ln	Underutilized	R3	HDR	1.66	72,309	24	60	Very-Low/Low	C	<p>Underutilized with existing SFD and minor outbuildings. Existing topographical and lot limitations, plus airport constraints, set realistic development capacity at up to 24 units. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
Very-Low/Low Underutilized Parcels Subtotal						4.06	94,407	60	150			
Mod/Above-Mod Underutilized Parcels												
42	00104061	None Assigned. Parcel off of Hillview Ave	Underutilized	R1	LDR	3.23	140,698	14	35	Mod/Above-Mod	D; None	<p>Partially developed with residential and/or commercial. Due to existing lot limitations, approximately 30% of the lot has been removed for potential development capacity. Lot area for development is expected to be 87,000 sf and would accommodate up to 14 units. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>
43	00125129	438 Mcpeak St	Underutilized	R1	LDR	0.18	7,840	1	2	Mod/Above-Mod	D; None	<p>Partially developed with residential and/or commercial. Existing lot limitations and development set future realistic development capacity at 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.</p>

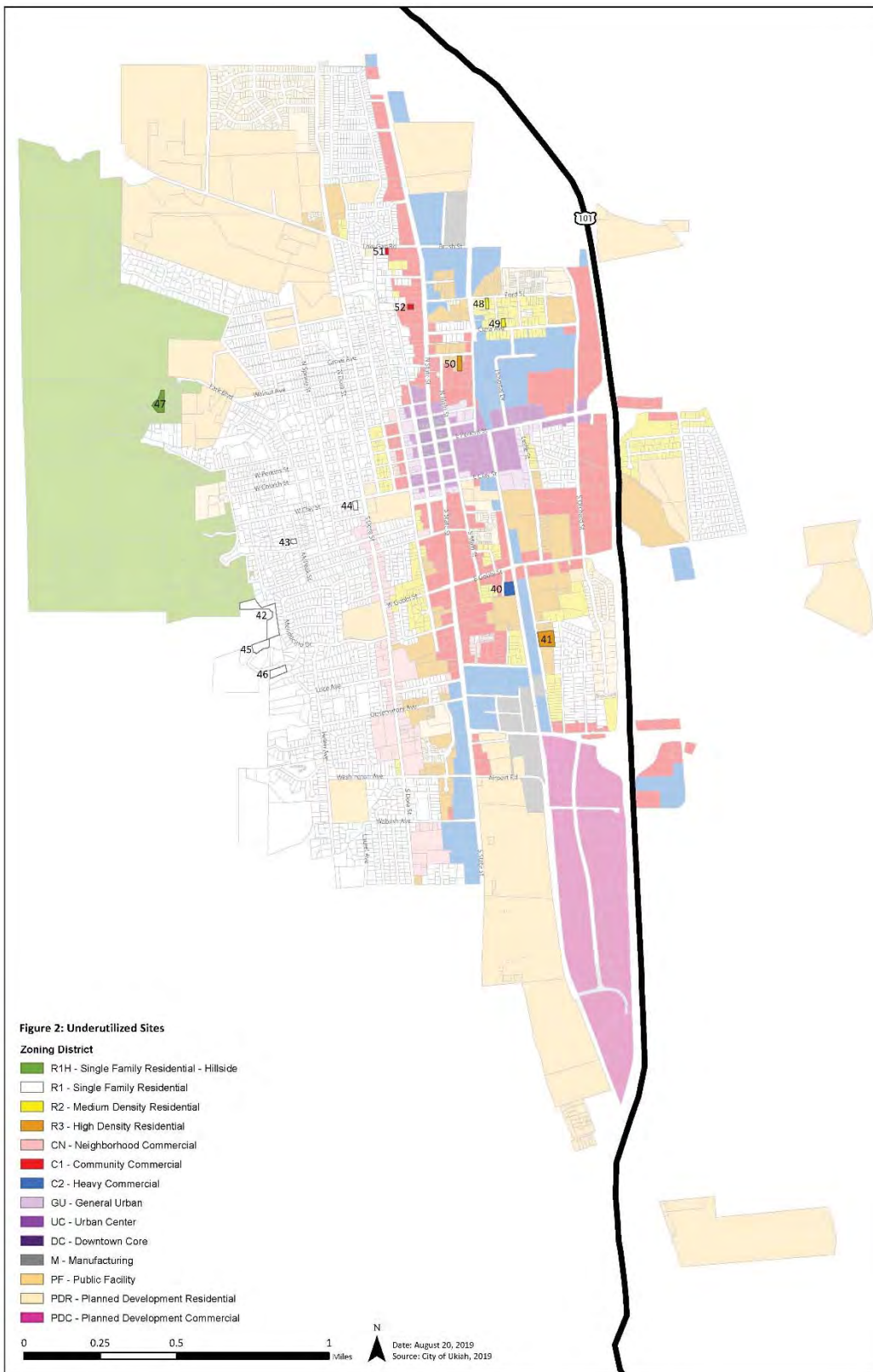
Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
44	00126618	611 W Clay St	Underutilized	R1	LDR	0.29	12,632	2	5	Mod/Above-Mod	D; None	Partially developed with residential and/or commercial. Given existing development on site, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
45	00142034	275 Mendocino Pl	Underutilized	R1	LDR	0.98	42,688	6	15	Mod/Above-Mod	D; Slope	Partially developed with residential and/or commercial. Given existing topographical, development, and lot limitations including slope constraints, realistic development capacity anticipated at no more than 6 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
46	00142041	145 Mendocino Pl	Underutilized	R1	LDR	0.84	36,590	5	12	Mod/Above-Mod	D; Slope	Partially developed with residential and/or commercial. Given existing topographical, development, and lot limitations including slope constraints, realistic development capacity anticipated at no more than 5 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
47	00113052	1217 W Standley Ave	Underutilized	R1H	LDR	1.18	51,400	1	2.5	Mod/Above-Mod	Slope	Partially developed with residential and/or commercial. Given existing development on site plus slope limitations, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
48	00212404	217 Ford St	Underutilized	R2	MDR	0.22	9,583	3	7	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus topographical limitations, realistic development capacity is no more than 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.
49	00213309	308 Clara Ave	Underutilized	R2	MDR	0.22	9,582	3	7	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus topographical limitations, realistic development capacity is no more than 3 units. Due to need for housing and citywide build-out, expected to be developed within planning period.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
50	00215305	221 Norton St	Underutilized	R3	HDR	0.46	20,037	2	5	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus slope limitations, realistic development capacity is 1 SFD and 1 ADU (2 units). Due to need for housing and citywide build-out, expected to be developed within planning period.
51	00208004	170 Low Gap Rd	Underutilized	C1	C	0.17	7,405	4	10	Mod/Above-Mod	None	Partially developed with residential and/or commercial but parcel is largely undeveloped/vacant. Realistic development capacity is up to 4 units and expected to be developed within the planning period.
52	00211436	678 N State St	Underutilized	C1	C	0.22	9,583	1	2	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing development on site plus lot limitations, realistic development capacity is 1 unit. Due to need for housing and citywide build-out, expected to be developed within planning period.
Moderate/Above-Moderate Underutilized Parcels Subtotal						7.77	197,757	41	100.5			
Very-Low/Low Vacant Parcels Subtotal						3.89	169,446	101	251			
Moderate/Above-Moderate Vacant Parcels Subtotal						115.43	5,000,718	124	308			
Very-Low/Low Underutilized Parcels Subtotal						4.06	94,407	60	150			
Moderate/Above-Moderate Underutilized Parcels Subtotal						7.77	197,757	41	100.5			
Totals Very-Low/Low Vacant + Underutilized Parcels						7.95	263,853	161	401			
Totals Moderate/Above-Moderate Vacant + Underutilized Parcels						123.2	5,19,8475	165	408.5			
<p>LEGEND: Zoning: R1- Single Family Residential; R1h-Single Family Residential, Hillside Combining District; R-2- Medium Family Residential; R-3- High Density Residential; C1- Community Commercial; CN-Neighborhood Commercial; C2-Heavy Commercial; GU-General Urban; DC- Downtown Core; UC-Urban Center. General Plan: LDR- Low Density Residential; MDR- Medium Density Residential; HDR- High Density Residential; C-Commercial. Constraints (Airport Influence Zones): B2-Extended Approach/Departure Zone; C-Common Traffic Pattern; D-Other Airport Environs. *= Identified in both 2009-2014 and 2014-2019 HE cycles ** = Neither of these sites were identified in the prior planning period. ***= R1H regulations require a 5 acre lot for parcels with 30-50% slopes. NOTE: All parcels have access to infrastructure and utilities unless otherwise noted</p>												

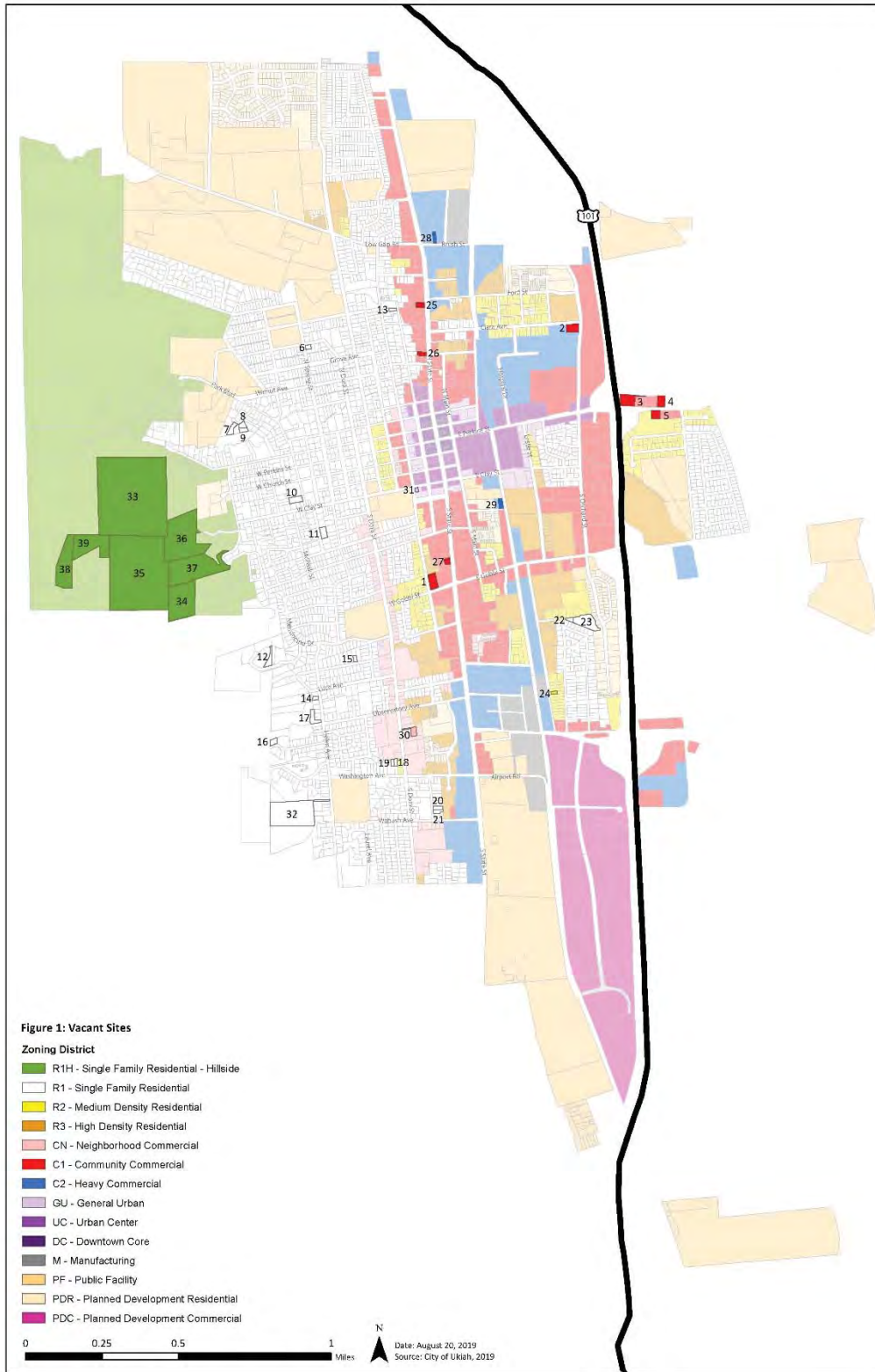
VACANT AND UNDERUTILIZED SITES AND CONSTRAINTS



VACANT SITES



UNDERUTILIZED SITES



APPENDIX F
SAFE NEIGHBORHOODS BY DESIGN STANDARDS



Safe Neighborhoods by Design



Crime Prevention Through Environmental Design Assessment Tools

Crime Prevention Through Environmental Design (CPTED)

is a proactive technique in which the proper design and effective use of the built environment can lead to a reduction in the fear of and incidents of crime and an improvement in the quality of life.

CPTED Principal	What to look for?
<p>Natural Surveillance</p> <p>Seeing into and out of a place is fundamental to safety. Natural surveillance allows site users the ability to see and be seen. The ability to see well should be a feature of the normal, everyday use of a space.</p>	<ul style="list-style-type: none"> • Is the front entrance visible from the street and driveway? • Are there windows on all sides of the building to allow for full view of the property? • Is landscaping maintained to allow for visibility to the street? • Are there blind corners or recessed areas with limited visibility? • Is there natural surveillance of gathering areas and youth hang out spaces? • Do fence and gate design allow for visibility? • Are indoor activity and congregation areas oriented to allow for visibility to the outdoors? • Are there clear views of street parking, driveways, and garages?
<p>Natural Access Control</p> <p>Strategies that guide people to and through a site and clarify which parts of the site they are encouraged to use. Access control must match the designation for the space. For example, a park will have less access control than a private residence.</p>	<ul style="list-style-type: none"> • Do walkways, porches, and other features direct visitors to entrances and away from private areas? • Do trees, trashcans, and other features allow for easy access to the 2nd story via windows or balconies? If so, what changes can be made to prevent access? • Do entrances have at least at 180 view, including through the peep hole? • Are door locks located a minimum of 40 inches from adjacent windows? • Do all doors, windows, and garages have appropriate locks?
<p>Territorial Reinforcement</p> <p>A site should clearly announce what it is designed to do. Defining a space through recognizable patterns and features that reflect the encouraged use helps to reveal unwanted or abnormal activity.</p>	<ul style="list-style-type: none"> • Are property boundaries clearly marked with hedges, low or see-through gates or fences, and/or signage? • Are transitional zones between public, semi-public, and private areas clearly defined? • Are there conflicting uses of the space? • Is the property address visible from the street, non-reflective material, and clearly lit at night? • Is the mailbox or delivery area clearly marked and as close as possible to the front of the building and visible from adjacent buildings?

Crime Prevention Through Environmental Design Assessment Tools

CPTED Principal	What to look for?
<p>Maintenance and Management</p> <p>Once the proper image is created, it must be kept up in order to show pride of ownership. The more pride of ownership that is projected, the less likely the area is to attract criminal activities and vandalism. If not kept up, those activities appear to be acceptable there.</p>	<ul style="list-style-type: none"> • Are buildings painted and in good condition? • Is there evidence of graffiti or vandalism and in what locations? • Is there visible litter or dumping around? Are there signs indicating who to report this to? • Is landscaping maintained to no higher than 3 ft. in height and tree canopies no lower than 7 ft.? • Are there old and non-working automobiles, boats, trailers, or other vehicles on the street or in the front yard? • Are landscaping species appropriate for the site? • Does the site feel cared for? Does it convey a sense of active ownership?
<p>Lighting</p> <p>Lighting is an important element in any place. Good lighting will help people feel more comfortable with their surroundings. It should provide clear paths for movement and highlight entryways without creating harsh effects or shadowy hiding places.</p>	<ul style="list-style-type: none"> • Is lighting on only when it is needed? • Are lighting fixtures appropriately designed, placed, and oriented towards vulnerable areas and activity spaces? • Are lighting fixtures shielded and directed downwards? • Is lighting uniform, does it evenly illuminate the desired area without causing glare? • Is there light pollution, is there too much light for the given space or purpose of the site? • Are lighting fixtures protected from vandalism? • Are there any broken lights and are there signs indicating who to report them to? • Do trees or signage block lighting? • Are pedestrian areas illuminated? • Are you able to accurately identify an approaching individual? • Does lighting illuminate signage, address markings, and gathering areas?
<p>Incompatible Uses</p> <p>Land and site use types, diversity, and adjacencies have the ability to influence opportunities for crime. Incompatible land uses should be identified and efforts should be taken to mitigate any negative impacts when possible.</p>	<ul style="list-style-type: none"> • Are there incompatible activities located next to one another? • Are there signs of competing uses and users and signs conflict between them? For example, a common incompatible land use example is the presence of liquor stores in residential neighborhoods or near schools. • Is street furniture- trashcans, benches, bike parking, newsstands, lighting-appropriately placed so as not to block pedestrian access?
<p>Movement Predictors</p> <p>Many elements or design features in our communities influence the direction or route that pedestrians and cyclists commonly use when traveling. In some cases, such as an alley or pedestrian tunnel, these routes physically define the path and do not provide alternative routes. In other cases, the direction is defined more loosely using signage or other wayfinding elements.</p>	<ul style="list-style-type: none"> • Does the area feel isolated? • How far away is the nearest person to ask for help? • Is it easy to predict when people will be around and where they will come from? • Is it easy to predict the intended pedestrian route? • Are there signs of makeshift or informal routes? • How easy is it to exit the area undetected? • Can you predict what is at the end of the route, walkway, path? • Do you feel safe waiting in the area for public transportation or other activities?

Crime Prevention Through Environmental Design Assessment Tools

CPTED Principal	What to look for?
<p style="text-align: center;">Capacity</p> <p>All neighborhoods and communities have a threshold for supporting particular uses or activities. Once a use exceeds that threshold, it can result in negative activities. For example, a single bar or liquor store may function within a neighborhood without any issues. But several bars or liquor stores may begin to have negative impact.</p>	<ul style="list-style-type: none"> • Is there a mix of land uses? • Who are the current users of the site? • Are there signs of conflicting activities? • Are activities appropriately distributed throughout the site? • Are spaces and sites appropriately sized for encouraged activities? • What are the main and dominant uses of the site? Are they intended uses? • Is there spillover of activities from one space to another and what is the result?
<p style="text-align: center;">Activity Support</p> <p>It takes an active and engaged community to achieve safe places. Connecting people to each other, to the place, and developing positive norms helps to increase safety. Underutilized locations can be inviting to negative activity.</p>	<ul style="list-style-type: none"> • How much and what type of activity is in the area, during the day and night? • Do activity levels provide for passive surveillance? Especially of vulnerable users or areas such as children and tot lots? • Are land uses and activities reflective of community needs and priorities? • Are there new and creative opportunities to engage community members and encourage pedestrian activity?
<p style="text-align: center;">Social Cohesion</p> <p>Supportive relationships and interactions between all users of a place will maintain a sense of community and safety. Urban design can enhance the opportunity for positive social cohesion by providing well-designed and carefully located spaces where this can occur such as comfortable and inviting streets, community gardens, bus stops and community centers.</p>	<ul style="list-style-type: none"> • How do users of the site interact? Does this convey a sense of safety? • Are there natural opportunities for positive social interaction? • Are there well-designed and carefully located spaces for social interaction-benches, gazebos, walking paths, community spaces? • Are there formal and informal social programs and is the community aware of them? • Are there community gathering spaces such as parks, plazas, parklets, walking paths, multi-use buildings and areas, and cultural, music, art, and sporting event spaces designed to bring community members together?
<p style="text-align: center;">Community Connectivity</p> <p>Neighborhoods and corridors should be both socially and physically connected to the greater community. Any given place should not exist in isolation from its surroundings but should instead mesh with the rest of the city.</p>	<ul style="list-style-type: none"> • Are there places in the community you want to access but cannot access by walking, biking, or transit? • Are there opportunities for physical connections between land uses, neighborhoods, and buildings through roadways, pedestrian bridges and paths, bike facilities, and other infrastructure? • How might these physical connections impact safety and crime? • Are adjacent land uses connected or do they exist in isolation, for example a school community with residential area? • Are there opportunities for share-use spaces and programs?
<p style="text-align: center;">Community Culture</p> <p>The cultural expression of a place instills a sense of pride and ownership in the community. This may include the arts, music, sports or other local cultural events designed to bring people together and enhance social cohesion.</p>	<ul style="list-style-type: none"> • Are there safe and accessible community gathering spaces, i.e. multi-purpose spaces, sports facilities, art and music spaces, memorials, murals, parks, plazas, parklets? • How are they being used? Do activities represent the community? • Do physical features express a “sense of place”? • Is there a clear branding theme throughout the site through colors, physical features, lighting, landscaping? • Do community memorials, public murals, posters, colors, and the design of buildings, signage, street furniture, and lighting work together to convene a community identity and culture?

APPENDIX G
REVIEW OF 2014-2019 HOUSING ELEMENT ACCOMPLISHMENTS

Review of 2014-2019 Housing Element Accomplishments

The table below summarizes the City's progress in implementing the housing programs outlined in the 2014-2019 Housing Element. This includes reviewing progress made in implementing programs included in the adopted element, and evaluating their effectiveness and continued appropriateness for the City.

Program	Objective	Progress and Continued Appropriateness
H-1.a- Develop and implement a residential rehabilitation program with an emphasis on improving safety, comfort and energy efficiency.	Promote rehabilitation.	<p>The City had started a residential rehabilitation program with CDBG PI funds, but due to the City having an open economic development grant and current CDBG PI expenditure requirements, all the PI was spent on open grant activities. The City may pursue funding for a rehabilitation program in 2020.</p> <p>Continued Appropriateness: Given the City's age of housing stock, it is important to continue rehabilitation efforts. Pursuit of funding through CDBG and HOME for rehabilitation is listed as a program in the 2019-2027 Housing Element.</p>
H-1.b Work with the City Public Utility Department to potentially expand the City's Energy Efficiency Public Benefits Fund.	Energy efficiency improvements.	<p>Completed.</p> <p>Continued Appropriateness: Energy efficiency improvements continue to be important, especially in lower income households. This program will continue as a part of the 2019-2027 Housing Element.</p>
H-1.c Provide informational materials to the public regarding sustainable and green building materials.	Educate public on sustainability and green building.	<p>Completed, through creation of the Green Building Information Center at the Ukiah Civic Center.</p> <p>Continued Appropriateness: This program was completed, but a modified version will be retained in the updated Housing Element to keep the materials updated and relevant.</p>
H-1.d Consider measures that would preserve/conservate existing mobile home parks, such as a mobile home rehabilitation program, conversion to ownership program, infrastructure improvement incentives, rent stabilization, etc.	Preserve mobile home parks.	<p>A rent stabilization ordinance was adopted by the City Council in 2011.</p> <p>Continued Appropriateness: Preservation of existing mobile homes continues to be a priority for the City. This program has been revised for the 2019-2027 Housing Element to focus only on mobile home park preservation efforts.</p>

Program	Objective	Progress and Continued Appropriateness
H-1.e Develop an At-Risk Units Program.	Maintain existing affordable housing stock.	<p>Not completed due to lack of funding for preservation efforts.</p> <p>Continued Appropriateness: In 2017, new funding was made available by the City through creation of the Ukiah Housing Trust Fund (UHTF). The UHTF may be a funding mechanism for preservation efforts related to at-risk units. This has been continued as a program in the 2019-2027 Housing Element.</p>
H-1.f Work closely with the Ukiah Police Department and local apartment complex managers to keep housing safe. Consider funding mechanisms for increasing public safety.	Encourage safe housing.	<p>Completed. The Ukiah Police Department (UPD) reviews and makes recommendations on projects through the Crime Prevention through Environmental Design (CPTED) standards.</p> <p>Continued Appropriateness: CPTED standards are regularly reviewed and updated by the UPD. This program will be continued in the 2019-2027 Housing Element.</p>
H-1.g Refer all proposed General Plan amendments to the appropriate military offices for review and comment. Revise the planning permit application form to include this step of referral.	Improve project referral process.	<p>This program was not completed.</p> <p>Continued Appropriateness: This program will continue to be important and has been prioritized in the 2019-2027 Housing Element.</p>
H-2.a Provide copies of the inventory of vacant and underdeveloped land for public distribution.	Educate the public.	<p>Completed.</p> <p>Continued Appropriateness: Copies of the annually updated inventory will be made available on the City's website and at the public counter. This will be retained as a program for 2019-2027.</p>
H-2.b Work with public transit providers and developers to encourage housing development located close to public transit facilities.	Provide education on benefits of locating housing near public transit facilities.	<p>Educational materials not completed.</p> <p>Continued Appropriateness: Given the focus of the City's General Plan on infill residential development and the location of existing vacant and underutilized parcels, housing development typically occurs within a half mile of public transit. This program has been removed for the 2019-2027 Housing Element.</p>

Program	Objective	Progress and Continued Appropriateness
H-2.c Provide reduced planning permit application fees for residential second dwelling units.	Encourage the development of second dwelling units.	Completed. Continued Appropriateness: In 2017, the City Council adopted an accessory dwelling unit (ADU) ordinance, making development of ADUs a ministerial by-right process in residential zoning districts. As this is an ordinance and part of the City's code, it has been removed for the 2019-2027 Housing Element. 8 ADUs were issued building permits in 2018.
H-2.d Review the zoning code and determine if any constraints to condominium developments and cooperative living projects exist, and if so, work to eliminate the constraints.	Encourage the development of condominium and cooperative living projects.	Community Development staff performed reviews in 2017 and 2018. One of the primary constraints is the lack of larger parcels to accommodate multi-unit housing projects. Continued Appropriateness: The City has added programs related to possible removal of constraints present in the zoning code, which is expected to address the issue. This has been removed as a program in the 2019-2027 Housing Element.
H-2.e As staff and resources permit, assist the Ukiah Homeless Services Planning Group in all ways possible.	Address and identify solutions to potential incompatibility issues.	Various City staff have assigned with this Planning Group, and the City now partners with and actively participates with the Mendocino County Continuum of Care. Continued Appropriateness: A revised version of this program will be in the 2019-2027 Housing Element, under Goal H-2.
H-2.f The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the Homeless Shelter Overlay Zone. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities.	Support an adequate number or type of homeless facilities to support the homeless population.	Completed. The City adopted a Homeless Shelter Overlay Zone in 2015. In 2017, the City approved a Major Use Permit for a permanent homeless day resource center and temporary winter shelter, and in 2018 the winter shelter opened. To resolve any neighborhood compatibility issues with future homeless facilities, Community Development staff is currently working on an update to the Homeless Facilities definition in the zoning code. This is expected to be developed, with recommendations presented to Planning Commission and the City Council, in 2019-2020. Continued Appropriateness: This program has been revised to expand on the homeless facilities use and to be in line with transitional housing and emergency shelter legislation such as SB 2. The revised program is now in Goal H-2 of the Updated Housing Element.

Program	Objective	Progress and Continued Appropriateness
<p>H-2.g Do not permit the conversion of rental units to condominium units unless the City's amount of rental units is sufficiently adequate.</p>	<p>Retain the rental housing stock.</p>	<p>There have been no rental unit-to-condominium conversions proposed in the last six years. The rental vacancy rate has been between 1 and 2 percent for the same period.</p> <p>Continued Appropriateness: There does not seem to be a historical likelihood of rental unit to condominium conversions. However, there may be a growing likelihood of conversion of primary residences to short-term rentals. A program has been added to monitor this in Goal H-2.</p>
<p>H-2.h Do not permit the conversion of single family residential homes to professional offices unless the City's amount of residential units is sufficiently adequate.</p>	<p>Retain total housing stock.</p>	<p>No conversions of single family homes to professional offices were approved in 2014-2018. Additionally, two offices were approved to be converted into two residential units in 2014-15.</p> <p>Continued Appropriateness: Until the amount of single family homes reaches an adequate level, this program could still be viable. However, it has been revised in Goal H-2 to monitor the conversion occurrence and define "sufficiently adequate."</p>
<p>H-2.i Adopt an Inclusionary Housing Ordinance by 2013 that requires below-market rate housing to be included as part of residential projects.</p>	<p>Increase the supply of affordable housing.</p>	<p>At the start of the 2014-2019 Housing Element planning cycle, there had been very few housing starts overall in the City of Ukiah for the past several years. This was especially the case for market-rate housing, which in Ukiah tends to be units with rents affordable to households in the "moderate" or "above moderate" income group. Studies have shown that when a lack of developer demand exists for housing development, adopting ordinances such as an inclusionary housing ordinance can have the unintended consequence of further restricting housing development.</p> <p>Noting this trend, the City instead has sought ways to incentivize the development of housing for all economic segments of the community. Through a proactive approach with local and regionally-based housing developers, staff in both the City Manager's Office and Community Development Department met with and engaged developers in pursuing housing development projects. In 2017, the City's Community Development Department shifted to a priority of the delivery of exceptional customer service, streamlining the building and planning permit process and improving responsiveness on building inspections.</p>

Program	Objective	Progress and Continued Appropriateness
		<p>Also in 2017, the City Council adopted a two-part housing strategy to address the need for housing in the community. The City's first Housing Trust Fund was created as a part of this strategy, and a NOFA was released in 2018. The initial funding allocation of \$500,000 was over-subscribed with three applications submitted for the maximum funding amount.</p> <p>As reported in the 2018 APR, the City's incentive-based programs appear to be working. 37 housing units affordable to households in the "very low-income" category were permitted in 2018, the most affordable units permitted in any single year within the past 10 years.</p> <p>Continued Appropriateness: Because of the City's success in utilizing innovative incentive-based approaches to produce affordable and market-rate housing, plus other tools available through recent legislation like SB 35 streamlining provisions, creation of an inclusionary housing ordinance has been removed as a program for the 2019-2027 Housing Element.</p>
H-2.j Adopt minimum standards for inclusionary housing units.	Increase the supply of affordable housing.	<p>See H-2.i above.</p> <p>Continued Appropriateness: Due to the reasons stated in H-2i above, this will be removed as a program for the 2019-2027 Housing Element.</p>
H-2.k Prepare a Nexus Study by 2014 to determine if a nexus can be established requiring the developers of large residential and commercial projects to construct needed affordable housing units on site or in another appropriately zoned location near the place of employment/pay impact fee.	Generate local source of affordable housing funds.	<p>The study was not completed but affordable housing funds were generated through the re-use of former redevelopment agency housing successor funds to create the Ukiah Housing Trust Fund. Through funding for housing trust funds in recent legislation, additional funds may be raised in the future.</p> <p>Continued Appropriateness: A program has been added for the City to pursue additional affordable housing funding to augment the Ukiah Housing Trust Fund and create a permanent local source of funding for affordable housing. H-2k has been removed as a program for the 2019-2027 Housing Element.</p>

Program	Objective	Progress and Continued Appropriateness
H-2.l Identify and meet with non-profit builders who specialize in building housing for extremely low-income households.	Develop partnerships with affordable housing developers.	<p>Completed, and ongoing. The City has been proactive in identifying and meeting with nonprofit developers specializing in building housing for extremely low-income households.</p> <p>Continued Appropriateness: This program will continue to be important and relevant and has been retained in the 2019-2027 Housing Element.</p>
H-2.m Work in conjunction with other agencies to jointly develop and implement a program that is designed to address the needs of the extremely low income households in the City.	Increase the supply of affordable housing.	<p>The City created a Housing Division in the Community Development Department as a part of its 2017 Housing Strategy. This Division has principally been tasked with developing and implementing programs for lower-income residents. The Division administers the Ukiah Housing Trust Fund and related programs.</p> <p>Continued Appropriateness: Designing a program for extremely low income households has been consolidated into a program in the 2019-2027 Housing Element that will seek out funding for the development of housing programs and projects to address the needs of extremely low- and very low-income households.</p>
H-2.n Amend the zoning ordinance to be consistent with Senate Bill 2.	Streamline transitional housing projects.	<p>Completed. In 2015, the City adopted a Homeless Shelter Overlay Zone through Ordinance 1161.</p> <p>Continued Appropriateness: This program has been completed and will be removed for the 2019-2027 Housing Element. However, because no transitional housing projects have located inside this Zone, a program has been added to seek additional improvements towards the streamlining of transitional and supportive housing projects and to more fully define emergency shelters (see Goal H-2).</p>
H-2.o Post sites inventory map and housing development in commercial zones on website and provide hard copies at the counter.	Provide education.	<p>Completed.</p> <p>Continued Appropriateness: This program is a duplicate of Program H-2a (which is being retained as a program) and will be removed for the 2019-2027 Housing Element.</p>

Program	Objective	Progress and Continued Appropriateness
H-2.p Conduct a roundtable meeting with non-profit housing sponsors and developers.	Provide opportunities for the creation of more affordable housing.	<p>The City did not host a roundtable meeting, but City staff did meet with multiple housing stakeholders, both for-profit and non-profit, to solicit input towards the development of its 2017 Housing Strategy. Additionally, as stated elsewhere in this report, the City has been proactive in engaging with housing sponsors and developers in discussions regarding creation of additional housing units.</p> <p>Continued Appropriateness: A program to continually engage with non-profit housing sponsors and developers has been retained for the 2019-2027 Housing Element. This program will be removed.</p>
H-2.q Update inventory of vacant and underutilized parcels.	Provide education to the public and potential developers.	<p>The inventory was updated in 2012, 2013, 2016-17, and 2019.</p> <p>Continued Appropriateness: Maintaining an updated inventory of vacant and underutilized parcels will be important for ensuring developers have the most recent information. This has been retained as a program for the 2019-2027 Housing Element.</p>
H-2.r Facilitate the consolidation of smaller multi-family parcels.	Provide opportunities for the creation of more affordable housing.	<p>The City publicized the inventory of underutilized sites and provided technical assistance to property owners and developers in support of lot consolidation. The City Council also adopted a residential density calculation ordinance for medium density residential (R-2) and mixed use parcels.</p> <p>Continued Appropriateness: The City has not yet explored creation of incentives for lot consolidations and will retain this portion of the program for the 2019-2027 Housing Element.</p>
H-2.s Pursue annexation of land that can accommodate single-family residential development.	Provide opportunities for the creation of more housing.	<p>The City is undertaking the update of its General Plan in 2019. Annexation efforts will be pursued in coordination with the updating of the Land Use Element.</p> <p>Continued Appropriateness: Because the City is mostly built-out, pursuit of annexation of land that is already zoned for residential will be important for continuing to accommodate the demand for housing citywide. This program has been consolidated into other programs that reflect this larger priority.</p>

Program	Objective	Progress and Continued Appropriateness
<p>H-3.a Special Needs Rental Housing: Support applications to State and federal agencies such as HCD, State Treasurer's Office, HUD and USDA for affordable rental housing financing to provide shelter for very low-income families and special needs households.</p>	<p>Support funding applications for special needs housing projects.</p>	<p>A project with 37 units of special needs rental housing was issued a building permit in 2018.</p> <p>Continued Appropriateness: Support of funding applications will continue to be appropriate and has been retained as a program for the 2019-2027 Housing Element.</p>
<p>H-3.b Increase housing opportunities for persons with disabilities consistent with the fair housing and disability laws, and encourage physical access to and within residential units and areas during the development review process.</p>	<p>Increase housing opportunities for persons with disabilities.</p>	<p>The City continues to be supportive of increasing housing opportunities for persons with disabilities. The City's Building Division provides comments on ensuring housing developments are designed to include physical accessibility features.</p> <p>Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element.</p>
<p>H-3.c Review zoning code to remove regulatory constraints to special needs housing projects.</p>	<p>Eliminate regulatory constraints to special needs housing.</p>	<p>Preliminary work completed in 2011. No constraints have been identified. A project with 37 units of special needs rental housing was issued a building permit in 2018 (noted in Table A2).</p> <p>Continued Appropriateness: No known constraints exist. This program has been consolidated into a new program to remove constraints for special needs and lower-income housing projects (see Goal H-2).</p>
<p>H-3.d Continue to assist farmworker housing stakeholders through technical assistance.</p>	<p>Increase supply of farmworker housing.</p>	<p>City Housing and Planning Services Staff continued to actively participate in the Mendocino County Housing Action Team in 2018. Staff also continued to collaborate with farmworker housing stakeholders towards potential housing solutions.</p> <p>Continued Appropriateness: Because of the flexibility inherent throughout the City's zoning code related to housing for farmworkers and the relatively small size of the City's farmworker population, the housing needs of this group are addressed through its standard affordable housing strategies.</p>
<p>H-3.e Amend the zoning code to define and allow Single Room Occupancy (SRO) developments in the Medium Density (R-2) and High Density (R-3) zoning districts.</p>	<p>Remove constraints to SRO housing.</p>	<p>This program was not completed in 2014-2019.</p> <p>Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element and has been</p>

		prioritized to be accomplished within the first two years (see Goal H-2).
H-4.a Refer housing discrimination complaints to appropriate State and local agencies.	Promote fair housing practices.	No complaints received in 2014-2019. Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-4).
H-4.b Develop and make available housing discrimination public information.	Promote fair housing practices.	Completed- Fair Housing literature is available at the City's public counter and website. Fair Housing logos are placed on the Housing Division's programs' flyers. Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-4).
H-5.a Apply the CEQA infill exemption and perform expedited review for affordable housing projects.	Provide education.	The City utilized the CEQA infill exemption for a 35-unit moderate-income housing development and a 31-unit low-income senior housing project. Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-3).
H-5.c Prepare and present green building/sustainable development incentive tool.	Provide opportunities for education and sustainable development.	Through incentive programs provided by the City's Electric Utility, design standards inherent in the City's Downtown Zoning Code and design guidelines, and updates to the CA building code, green building and sustainable development tools continue to be supported citywide. The City also currently provides density bonuses and adopted a residential density calculation ordinance. Continued Appropriateness: A modified version of this program will be retained for the 2019-2027 Housing Element, to explore flexible parking standards (see Goal H-1).
H-5.d Analyze zoning and building codes for removing impediments to green building.	Provide education and encourage green building.	Due to changes in the CA building code, many impediments to green building have been removed. The City completed further revisions to its handouts at the public counter in 2018. Continued Appropriateness: This program has been completed and will be removed for the updated Element.

Program	Objective	Progress and Continued Appropriateness
H-5.e Continue to administer solar and energy efficiency rebate programs.	Provide opportunities for energy efficient housing development and education.	<p>This program is currently in operation and available as funds are accessible. Additionally, the City has developed a rebate program for those affordable housing developers that achieve energy efficiency savings above Title 24 standards.</p> <p>Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-1).</p>
H-5.f Assist developers in incorporating green building practices.	Provide education and opportunities to increase green building practices.	<p>The Green Building Information Center was completed in Ukiah Civic Center.</p> <p>Continued Appropriateness: This program, which is very similar to H-1.c and H-5.g, has been completed and will be removed for the updated Element. However, Goal H-1 contains policies and programs supporting green building practices.</p>
H-5.g Promote energy and water conservation education programs that address steps to energy and water efficiency, benefits of weatherization and weatherization assistance programs, and information of onsite renewable energy generation technologies.	Provide education about stormwater management for affordable housing developers.	<p>The Green Building Information Center was completed in the Ukiah Civic Center.</p> <p>Continued Appropriateness: This program, which is very similar to H-1.c and H-5.f, has been completed. However, Goal H-1 contains policies and programs supporting ongoing green building practices.</p>
H-5.h Stormwater management for multi-family housing development.	Provide education about stormwater management for affordable housing developers.	<p>The City adopted Low Impact Development (LID) standards to filter and slow stormwater runoff.</p> <p>Continued Appropriateness: This program has been revised to explore an offsite mitigation bank or other relief measure to ensure stormwater management is achieved without the loss of potential housing units (see Implementing Program 3c).</p>
H-5.i Promote use of renewable energy technologies in residential and mixed-use projects.	Develop housing that incorporates renewable energy and energy efficient design; and provide education to the public.	<p>The City has adopted the Cal-Green Building Code (Tier 1), which requires buildings to attain a higher level of efficiency.</p> <p>Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-1).</p>

Program	Objective	Progress and Continued Appropriateness
H-5.j Assist in creating residential neighborhoods with mixed housing densities, types and affordability.	Provide education to the community.	No opportunities have surfaced. Poised to implement. Continued Appropriateness: This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-3).
H-6.b Develop a housing resources webpage that may be used to facilitate the development and improvement of affordable housing.	Provide education to the community.	Completed. The City created a Housing Division in 2017, and a webpage for the Housing Division was established in 2018. Continued Appropriateness: This program has been modified to maintaining the webpage in the updated Element (see Goal H-5).
H-6.c Conduct periodic meetings with developers, non-profit housing development agencies, the Ukiah Police Department, and others to identify constraints to development of affordable housing and use the information gained to consider zoning code amendments.	Provide education.	This program is similar to other programs in the Housing Element and was completed in 2014-2019. Continued Appropriateness: This program has been consolidated into other similar programs and removed as a program for the 2019-2027 Housing Element.

APPENDIX H
2019-2027 HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTING PROGRAMS

City of Ukiah 2019-2027 Housing Element Goals, Policies and Implementing Programs

Goal H-1	Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.			
Supporting Policies	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.			
Implementing Programs	Program	Responsibility	Funding	Schedule
	1a: Implement a residential rehabilitation program.	Community Development Department, Housing Services Division	CDBG, HOME, and/or other local, state or federal sources	Ongoing
	1b: Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs.	Electric Utility Department	Energy efficiency and renewable energy rebate program funds.	Ongoing
	1c: Support funding or other applications that would preserve/conserve existing mobile home parks.	Community Development Department, Housing Services Division	N/A	Ongoing
	1d: Continue providing informational materials to the public through the Green Building Information Center and at the public counter.	Community Development Department, Building Services Division	Departmental budget	Ongoing

Implementing Programs	Program	Responsibility	Funding	Schedule
	1e: Develop standards and design guidelines for residential development in the Medium Density Residential (R-2), High Density Residential (R-3), Community Commercial (C-1) and Heavy Commercial (C-2) zoning districts.	Community Development Department, Planning Services Division	General Funds and/or other funding if available	Establish guidelines by December 2020.
	1f: Develop an At-Risk Units Program.	Community Development Department, Housing Services Division	Ukiah Housing Trust Fund, CDBG, HOME, and/or other funding sources as available and as needed	Develop program by December 2020
	1g: Tenant education and assistance for tenants of at-risk projects.	Community Development Department, Housing Services Division	Departmental budget	Education and notification procedures by 6/30/20; implementation ongoing through 2027.

Goal H-2	Expand housing opportunities for all economic segments of the community, including special needs populations.			
Supporting Policies	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.			
	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.			
Implementing Programs	Program	Responsibility	Funding	Schedule
	2a: Update the inventory of vacant and underutilized parcels.	Community Development Department, Planning Services Division	Departmental budget	Updated annually, by June 30 of each year
	2b: Monitor the rate of conversion of primary residences to short-term rental units.	Community Development Department, Planning Services Division; City Council	General Funds	<ul style="list-style-type: none"> • Develop monitoring program by June 30, 2020. • Track conversion rate annually. • Report to Council annually. • Draft ordinance due June 30, 2025.
	2c: Monitor the conversion of single family residential homes to commercial uses.	Community Development Department, Planning Services Division	Departmental budget	Report to City Council by June 30, 2021.

Implementing Programs	Program	Responsibility	Funding	Schedule
	2d: Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing.	Community Development Department, Housing Services Division	Low and Moderate Income Housing Asset Fund; other funds as they become available	Ongoing
	2e: Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community.	Community Development Department, Housing Services Division; City Manager's Office-Economic Development Section	Departmental budget	Ongoing outreach, occurring at least on a quarterly basis throughout 2027.

Implementing Programs	Program	Responsibility	Funding	Schedule
	<p>2f: Amend the zoning code as follows:</p> <ul style="list-style-type: none"> • Emergency Shelters. Amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code. • Transitional/Supportive Housing. 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. • Single-Room Occupancy Housing- 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. • Manufactured/Factory-built homes. 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>Community Development Department, Planning Services Division</p>	<p>Departmental budget</p>	<ul style="list-style-type: none"> • Draft Zoning Code amendments by December 30, 2020. • Secure adoption by June 30, 2021.

Implementing Programs	Program	Responsibility	Funding	Schedule
	2g: Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.	Community Development Department, Planning Services Division	Departmental budget	Present to Planning Commission and City Council, with recommendations, by June 30, 2026.
	2h: Ensure capacity of adequate sites for meeting RHNA by amending the Zoning Code as follows: <ul style="list-style-type: none"> - Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards; - Update the R2 Zone to allow up to 15 dwelling units/acre Update the CN Zone to increase residential density and allow similar housing types as those allowed in R2. <ul style="list-style-type: none"> - By-right housing program for select parcels. 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 	Community Development Department, Planning Services Division; Planning Commission; City Council.	Departmental budget	Develop objective design and development standards per schedule in Program 1e; pursue amendments to Zoning Code by June 30, 2021.
	for developments with at least 20% of the units affordable to lower income households.			

	2i: Proactively monitor residential capacity (no net loss).	Community Development Department, Planning Services Division	Departmental budget	Ongoing, with annual reports to HCD and City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863 by June 30, 2021
	2j: First Time Homebuyer Assistance	Community Development Department, Housing Services Division	<ul style="list-style-type: none"> • CDBG • HOME • Low and Moderate Income Housing Assets Funds • CalHome • Other funding sources as available. 	Ongoing
	2k: Collaborate with local service providers on addressing homelessness.	City Manager's Office	N/A	Ongoing
	2l: Review existing City processes for compliance with AB 2162.	Community Development Department, Planning Services Division	Departmental budget	Complete review of City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020.
	2m: Housing Units Replacement Program.	Community Development Department, Planning Services Division	Departmental budget	Implemented immediately and applied as applications on identified sites are received and processed.
	2n: Homeless Shelter Overlay District Evaluation.	Community Development Department, Planning Services Division	Departmental budget	Evaluation completed on bi-annual basis, with first report due to Planning Commission by 6/30/20. Recommendations may require future amendments to district.

Goal H-3	Remove governmental constraints to infill housing development.			
Supporting Policies	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.			
Implementing Programs				
	Program	Responsibility	Funding	Schedule
	3a. Research, review and amend development standards in the zoning code for opportunities to maximize housing development.	Community Development Department, Planning Services Division; Planning Commission; City Council	Departmental budget	<ul style="list-style-type: none"> • Zoning Code amendments by June 30, 2020 • Adoption by December 31, 2020
	3b: Develop flexible parking policies for new residential development.	Community Development Department, Planning Services Division; Planning Commission; City Council	Departmental budget and other funding sources as available	Complete draft policy by June 30, 2020.
	3c: Explore other policies and regulations that facilitate new infill housing development.	Community Development Department, Planning Services Division; Planning Commission; City Council	Departmental budget	Complete draft report by June 30, 2026.
3d: Facilitate improvements to permit processing to streamline housing development.	Community Development Department, Planning Services Division, Building Services Division	Departmental budget	Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021.	

Implementing Programs	Program	Responsibility	Funding	Schedule
	3e: Continue to apply the CEQA infill exemption to streamline environmental review.	Community Development Department, Planning Services Division	Departmental budget	Ongoing
	3f: Review Site Development Permit and Use Permit Processes.	Community Development Department, Planning Services Division	Departmental budget	Report due to City Council by 12/31/20; process and/or code improvements to be implemented immediately thereafter.

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.			
Supporting Policies	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.			
Implementing Programs	Program	Responsibility	Funding	Schedule
	4a: Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe.	Community Development Department, Planning Services Division, Building Services Division; and Ukiah Police Department	General funds	Ongoing
	4b: 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).	Community Development Department, Housing Services Division	Departmental budget	Ongoing
	4c: Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment.	Community Development Department, Planning Services Division	Departmental budget	Ongoing

Goal H-5	Provide support for future housing needs.			
Supporting Policies	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	Program	Responsibility	Funding	Schedule
	5a: Maintain a housing resources webpage.	Community Development Department, Housing Services Division	Departmental budget	Ongoing
	5b: Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan.	Community Development Department, Planning Services Division	Departmental budget, other funding as available	<ul style="list-style-type: none"> • 2020- Sphere of Influence and Municipal Service Review • 2021 Ukiah 2040 General Plan.
	5c: Work collaboratively with stakeholder jurisdictions to lessen or remove development constraints, and update the housing plan accordingly.	Community Development Department, in conjunction with stakeholder jurisdictions.	Departmental budget, other funding as available	Ongoing, at least on an annual basis.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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www.hcd.ca.gov



December 5, 2019

Sage Sangiacomo, City Manager
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

Dear Sage Sangiacomo:

RE: City of Ukiah's 6th Cycle (2019-2027) Adopted Housing Element

Thank you for submitting Ukiah's Housing Element adopted October 23, 2019 and received for review on October 28, 2019. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted Housing Element in full compliance with state Housing Element law (Article 10.6 of the Government Code). The adopted element was found to be substantially the same as the revised draft Housing Element that HCD's June 22, 2019 review determined met statutory requirements.

For your information, some General Plan element updates are triggered by Housing Element adoption. HCD reminds the City of Ukiah to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider Housing Element compliance as an eligibility or ranking criteria. For example, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program; and the SB 2 Planning Grants as well as ongoing SB 2 funding consider Housing Element compliance and/or annual reporting requirements pursuant to Gov. Code section 65400. With Housing Element compliance, City of Ukiah meets the Housing Element requirements for these funding sources.

HCD appreciates the hard work and dedication Craig Schlatter, Community Development Director, provided throughout the course of the Housing Element review. HCD wishes the City of Ukiah success in implementing its Housing Element and looks forward to following its progress through the General Plan annual progress reports pursuant to Gov. Code section 65400. If HCD can provide assistance in implementing the Housing Element, please contact Sohab Mehmood, of our staff, at (916) 263-1968.

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

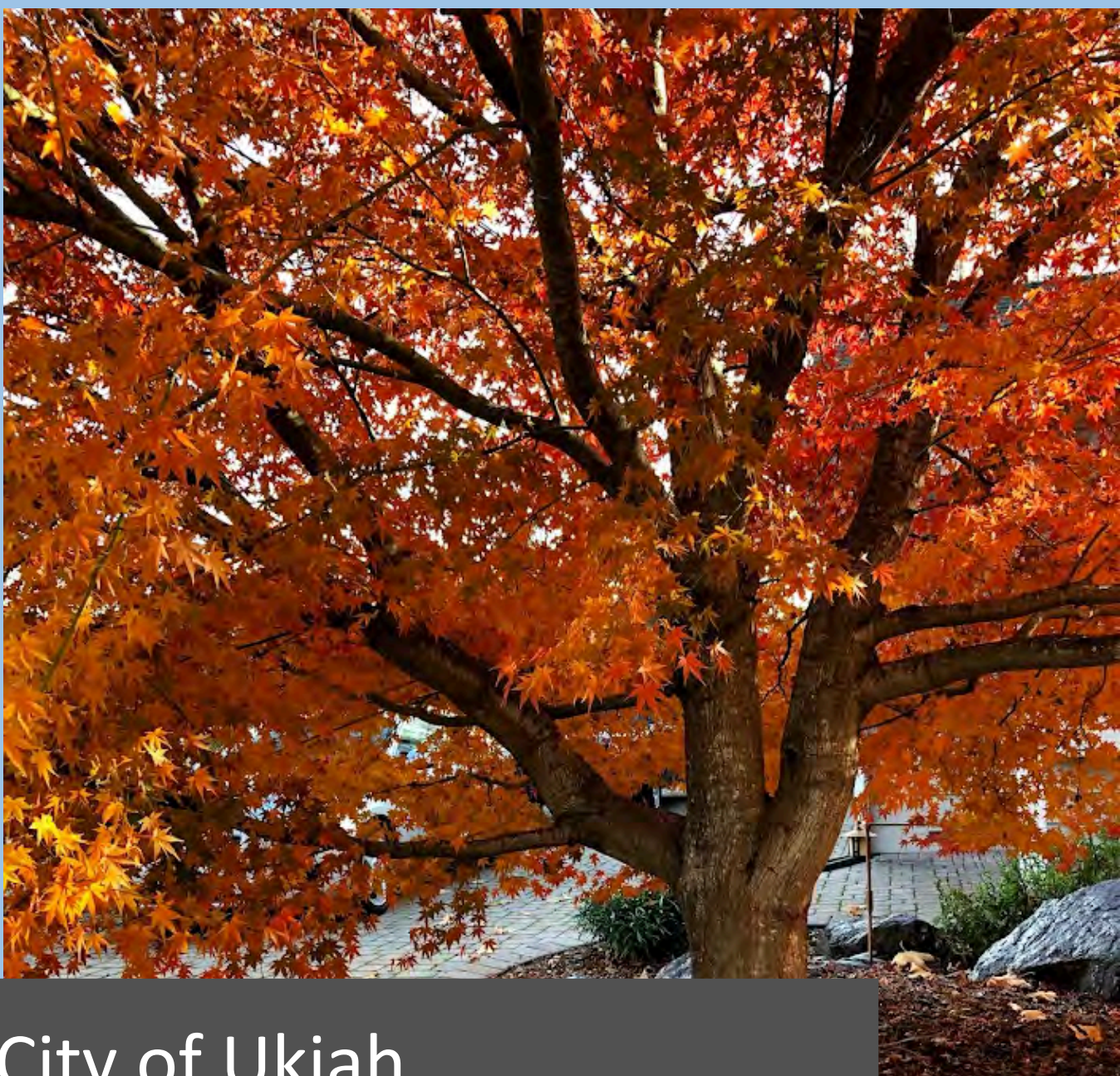
Shannan West
Land Use & Planning Manager



C Appendix C | SB244 Analysis Report



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City of Ukiah

2022 – Disadvantaged Unincorporated Communities
Analysis & Report (Final)

Prepared By: City of Ukiah
Community Development Department
2040 General Plan - Land Use Element
Appendix C

PC Hearing: **11/09/2022**
CC Hearing: **12/07/2022**
Adopted: **12/07/2022**



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BACKGROUND AND OVERVIEW

Senate Bill (SB) 244 (Wolk), approved by Governor Brown in October 2011, requires cities to identify and describe disadvantaged unincorporated communities (DUCs) within or near its boundaries. The intention of this legislation is to address the complex legal, financial, and political barriers that contribute to regional inequity and associated infrastructure deficits. Cities and counties are required to identify DUCs in long-range planning documents, particularly the Housing Element and Land Use Element, to produce a more efficient delivery of services and infrastructure to identified disadvantaged communities.

State law further requires the identification and analysis of DUCs as part of municipal service reviews (MSRs), annexation requests, and sphere of influence (SOI) updates undertaken by Local Agency Formation Commissions (LAFCo).

Based on the requirements of SB 244, this analysis includes an assessment of infrastructure (including water, wastewater, storm drainage, and structural fire protection); deficiencies for each of the identified DUCs, and potential funding mechanisms. As defined under Government Code Section 65302.10, the DUCs identified for the City of Ukiah in association with the updated Land Use Element are below:

- 1) Ukiah SXS
- 2) Norgard Lane
- 3) Empire Gardens
- 4) Talmage (County Identified)
- 5) The Forks (County Identified)

These five (5) DUCs are the subject of this report, which compiles information from various sources to characterize the conditions in each disadvantaged community. This includes the review of geographic information system (GIS) files for infrastructure and housing, the most recent and accurate household income data released by the US Census Bureau via California Association of Local Agency Formation Commissions (CALAFCo), past Municipal Service Reviews prepared by the Mendocino LAFCo, previous DUC analysis from the County of Mendocino and City of Ukiah's 6th Cycle Housing Elements, and interviews from stakeholders of key County Departments and Special Districts.

LAFCO DUC REQUIREMENTS

Per the [Mendocino Local Agency Formation Commission policies and procedures](#), a DUC is defined as a developed area that has been identified as such by LAFCo, the County or applicable City; or one that meets all the following standards:

- Substantially developed with primarily residential uses;
- Does not have reliable public water, sewer, or structural fire protection service available;
- Contains at least 12 registered voters; and
- A median household income (MHI) level of 80% or less than the statewide MHI.

Mendocino LAFCo policy further states that the Commission will identify DUCs for the purpose of:

- **Municipal Service Reviews:** Water, Wastewater, and Fire Protection Municipal Service Reviews will identify opportunities for the improved provision of services to DUCs.

- **City and District Annexations:** DUCs located adjacent to areas proposed for annexation shall be included in the annexation or reorganization proposal or separately proposed for annexation unless the Commission determines that the community would not benefit, or if at least 50% of the registered voters within the affected territory have indicated opposition to annexation.

Under the Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH), LAFCOs are required to undertake DUC analysis in conjunction with MSR and SOI Updates. CKH restricts approval of annexation requests greater than 10 acres per Government Code Section 56375(a)(8)(A) where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community has been filed with the executive officer.

COUNTY AND CITY REQUIREMENTS

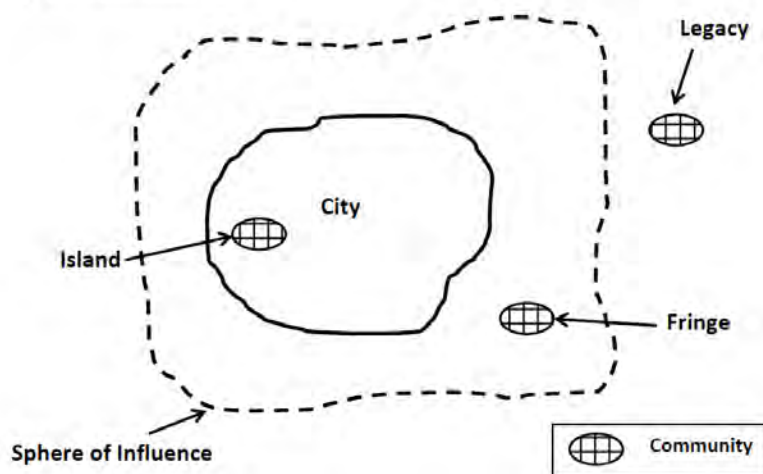
SB 244 affects cities and counties, but in different ways, depending on the location and age of identified communities. Government Code Section 65302.10(b) states:

- Cities must identify and describe "unincorporated islands" and "fringe communities";
- Counties must identify each "legacy community", defined as "a geographically isolated community that is inhabited and has existed for at least 50 years";
- The Land Use element update must include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each identified community;
- An analysis of potential financing mechanisms that could make the extension of services to identified communities.

SB 244 distinguishes three (3) types of DUCs based on the following definitions, illustrated in Figure 1-1:

- **“Island community”** means any inhabited and unincorporated territory that is substantially surrounded by one or more cities, or by one or more cities and the Pacific Ocean.
- **“Fringe community”** means any inhabited and unincorporated territory that is within a city’s sphere of influence.
- **“Legacy community”** means a geographically isolated community that is inhabited and has existed for at least 50 years.

Figure 1 – Types of Communities



Source: California Office of Planning and Research 2013

WATER AND ENVIRONMENTAL JUSTICE (EJ)

A “disadvantaged community (DC)” is discussed in Water Code Section 79505.5(a). Similar to SB 244, a DC is a community with an annual median household income (“MHI”) less than 80 percent of the statewide MHI. A Severely Disadvantaged Community is defined by MHI below 60% of the statewide average. A Small Disadvantaged Community refers to a Disadvantaged Community that has a year-long population of no more than 10,000 persons.

Senate Bill 1000 (Leyva, 2016) amended Government Code to require that both cities and counties that identify disadvantaged communities incorporate EJ policies into their general plans, either in a separate EJ element or by integrating related goals, policies, and objectives throughout document. The purpose of the legislation is to address the “unique or compounded health risks” in disadvantaged communities by decreasing pollution exposure, increasing community assets, and improving overall health.

DUC IDENTIFICATION METHODOLOGY – CITY OF UKIAH

As discussed above, DUCs are identified to address a myriad of issues from environmental justice to land-use planning. Linking these disparate issues together, the sole statutory criterion for determination of a DUC is Median Household Income (“MHI”). In general, a DUC is defined as a community with an annual MHI income that is less than 80 percent of the state.

Unless specific analysis is conducted, the smallest geographic units for which MHI data is publicly available are census block groups. Outside of heavily urbanized areas, however, census block groups are geographically expansive. They often include both incorporated and unincorporated territory and do not necessarily coincide with typically understood community boundaries. Although a block group might be identified as having a MHI of less than 80 percent, various portions of that block group could be significantly wealthier in rural areas, or the block group could split an otherwise contiguous community.

Therefore, within rural areas, such as Mendocino County, assembling income data for specific unincorporated communities is not straightforward. In Mendocino County, identifying and mapping DUC locations is a complex process because the delineation of DUC boundaries often differ from those common to the local agency and general public. Some entities, such as Sonoma County LAFCO and Stanislaus County, utilize Census Designated Place (CDP) communities to help provide usable geographies for DUC boundaries, but even then, mapping and data challenges persist. In particular, MHI ratios are subject to adjustment over-time and can result in a change to a community's disadvantaged status. Similarly, the number of registered voters can fluctuate during election years causing further variability.

SB 244 describes the general characteristics of DUCs, but it does not provide specific guidance or methodology for how to identify them, other than providing the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city sphere of influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80 percent or less than the statewide MHI
 - For their analysis, CALAFCO calculated 80% of the statewide MHI as 80 percent of \$75,235, which is **\$60,188** per the ACS MHI data (“MHI Threshold”));
 - Income data was sourced from the American Community Survey (“ACS”) 5-year MHI dataset for 2015-19.

In 2019, for its 6th Cycle Housing Element, the City identified eleven (11) DUCs within its Sphere of Influence. In 2022, the City updated its identified DUCs by utilizing data and mapping resources from CALAFCO. By using updated Census Data from CALAFCO, the City identified and continued three (3) DUCs in association with its 2040 General Plan. For consistency, the City also included two (2) DUCs identified in the County of Mendocino’s 6th Cycle Housing Element that were located within the City’s SOI, even though these communities were not identified by CALAFCO.

CALAFCO data aligns with the statutory considerations of SB 244, but with one modification; instead of using 12 registered voters, it opted to use 50 registered voters, as this has proved a useful best practice for large rural areas. (Simon, Smith, & Sanchez, 2022). The default threshold of 12 registered voters, which could represent an area containing as few as three or four homes, is unreasonably low for a rural jurisdiction that features expansive census tracts, such as Mendocino County.

After identifying potential DUCs using CALAFCO data, City Staff then worked with the County of Mendocino Planning and Building Service Department to refine the selections based on inhabited (i.e. residential) areas and distinguishable boundaries. Aerial imagery and site visits further developed the boundaries of selected DUCS by manually removing parcels determined to be government-owned, uninhabited, commercial, agricultural or industrially designated.

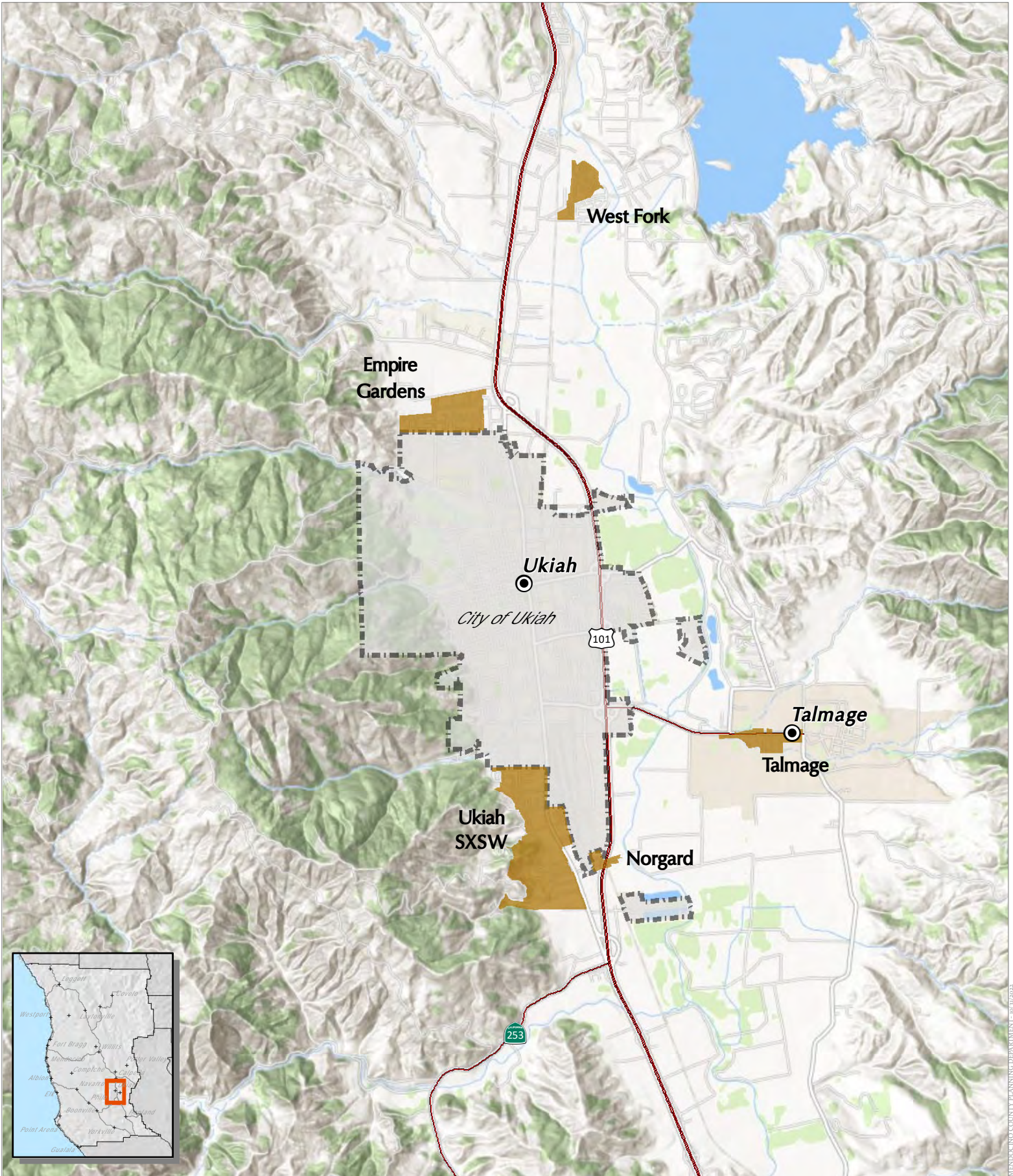
2022 DISADVANTAGED UNINCORPORATED COMMUNITIES IDENTIFIED

All DUCs identified in this analysis match the definition of a “fringe community”, as they are within the existing and proposed Sphere of Influence for the City of Ukiah. **Table 1**, below, summarizes the findings for this 2022 DUC analysis, which are further described in subsequent sections.

Table 1 Disadvantaged Unincorporated Communities Overview 2022					
DUC Identifier	Water	Wastewater	Storm-Water	Fire Protection	Underserved
South - City of Ukiah City Limits					
Ukiah SXSW - DUC	■	■	■	■	■
Norgard/ Airport South – DUC	■	■	■	■	■
North - City of Ukiah City Limits					
Empire Gardens – DUC	■	■	■	■	■
Mendocino County Housing Element DUCs					
The Forks - DUC	■	■	■	■	■
Talmage - DUC	■	■	■	■	■
KEY: ■ No Deficiencies ■ Deficient					

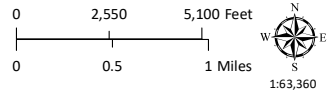
TABLE 2 IDENTIFIED DISADVANTAGED UNINCORPORATED COMMUNITIES UKIAH 2022		
DUC Identifier	DUC Size (acres)	# of Parcels
South of the City of Ukiah City Limits		
Ukiah SXSU – DUC	±286 Acres	586
Norgard/Airport South – DUC	±15 Acres	36
North of the City of Ukiah City Limits		
Empire Gardens – DUC	±84 Acres	295
Mendocino County Housing Element DUCs		
The Forks - DUC	±75 Acres	85
Talmage - DUC	±49 Acres	136

An overall map of these identified DUCs is included on the following page:



Map produced by the Mendocino County Planning & Building Svcs. Dept., October 2022
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2018
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
 Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
 Parcel numbers are for tax purposes only and do not represent legal or salable parcels.
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-  Major Towns & Places
-  City Limits
-  Proposed DUCs
-  Highways



OVERALL DUCS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 10/21/2022

Ukiah SXSU - DUC

The Ukiah SXSU DUC is located adjacent to the southwestern boundary of the City of Ukiah in unincorporated Mendocino County. This area spans from Beacon Lane to Gobalet Lane and includes ±586 parcels totaling ±286 acres with a mixture of single-family, mobile-home and multi-family residential units. Considered a 'Fringe Community', this DUC is within the existing and proposed Sphere of Influence for the City of Ukiah, and was first identified by the City of Ukiah in 2019. The community is associated with Block Group 2, Census Tract 113, which has a MHI of approximately \$44,229.

While the DUC boundaries identified by CALAFCO are slightly different from those finalized, the City has elected to update the boundaries to remove parcels not contiguous to City limits or the DUC itself. A map of the Ukiah SXSU DUC is provided after review of the infrastructure considerations for this area.

Water Infrastructure – The Ukiah SXSU DUC is primarily served by the Willow County Water District (WCWD). A small percentage of parcels, however, rely on individual domestic wells, per previous DUC analysis from the City of Ukiah Housing Element. Data on water quality in the area was not readily available, but according to the Mendocino County Environmental Health Department there are no known issues with water quality or supply for those users maintaining individual wells within the boundaries of this DUC.

As of June 24, 2022, all customers within the Willow County Water District were required to reduce water usage by 50%. As drought conditions persist, similar or more severe restrictions may be implemented by the local district or State agencies. Notwithstanding these restrictions, this community is not considered underserved with regard to water infrastructure or service.

While no active application or pre-applications have been submitted, on May 18, 2022, the Ukiah City Council approved a Letter of Intent to the SWRCB regarding *Consolidation of Municipal Water Providers*. Under new programs, the SWRCB is offering significant financial incentives to help fund the necessary infrastructure that would allow the interconnection and overall improvement of small systems into a single resilient provider. The City of Ukiah has included a policy in its 2040 General Plan to support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery.

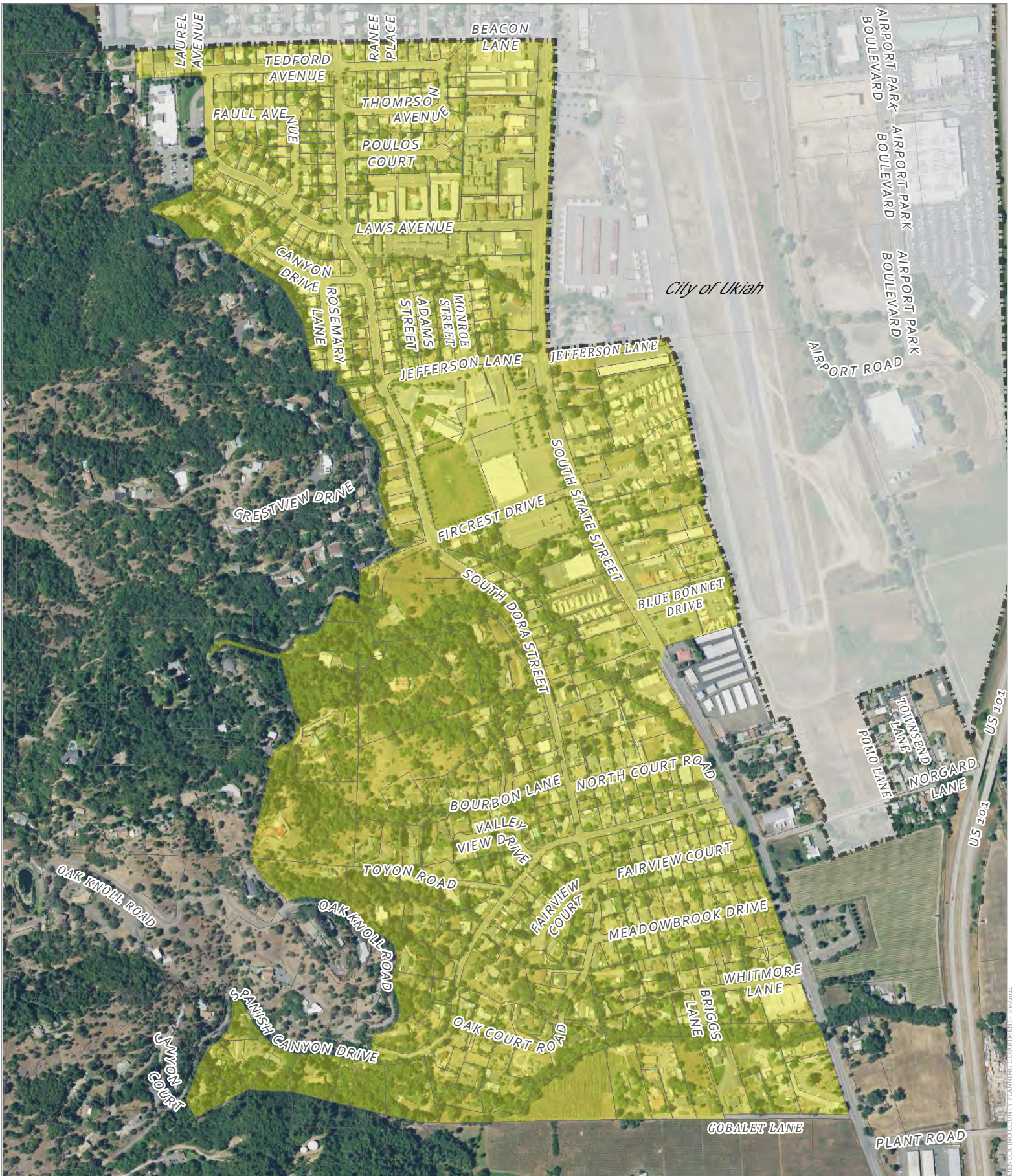
Wastewater Infrastructure– The Ukiah Valley Sanitation District provides wastewater service to this community. The UVSD contracts via a Participation Agreement with the City of Ukiah for use of the City-owned waste-water treatment plant (WWTP) and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District, there do not appear to be wastewater deficiencies in this community.

Storm Water Drainage – The County of Mendocino manages a storm-drain collection system for portions of this community. This area does not appear to have infrastructure deficiencies related to storm-water drainage. The entirety of the community is within an MS4 District subject to Mendocino County Code Chapter 16.30. According to the County of Mendocino Geographic Information System (GIS), as well as FEMA flood maps, small portions of the community, particularly those along ephemeral riparian corridors, are within the 100-year floodplain. While considered sufficient, with limited storm-water infrastructure, flood-events for this DUC are likely to be more severe and frequent during more intense rain events. Development within the 100-year flood zone would require improvements to flood control facilities and review by the Federal Emergency Management Agency (FEMA). Notwithstanding these challenges, storm-water drainage issues are minimized by generally favorable topography and adjacency to systems maintained by the City of Ukiah.

Structural Fire Protection – Fire protection for this community is provided by the Ukiah Valley Fire Authority (UVFA) and CALFIRE. The community is split between a Local Responsibility Area (LRA) and a State Responsibility Area (SRA) that features Moderate and High Fire Hazard areas. The UVFA provides structural, wildland fire suppression, and emergency medical services to DUC residents. The UVFA reviews all applications for new construction, including occupancy changes that require a building permit. Fire hydrants were identified for use within this DUC.

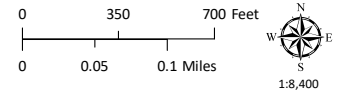
The UVFA Station 1 (South Station), located at 1500 S. State Street, is less than .05 miles away from this community’s boundary. This station is staffed full-time. This community is not considered underserved with regard to structural fire protection, although it features risk factors that heighten wildfire probability including topography, density, and proximity to high fire hazard areas.

Future Development- Based on existing development, there appears to be limited opportunities for new residential proposals within this DUC, with the exception of Accessory Dwelling Units (ADUs) or parcels eligible for subdivision under SB 9. To the south of Gobalet Lane, the DUC’s southern boundary, a Major Subdivision was recently updated to develop a total of 171 parcels (132 single-family residential parcels and 39 age restricted parcels). Construction activities have not yet commenced, and Planning Commission approval remains required as of September 2022 for this revised proposal.



Map produced by the Mendocino County Planning & Building Svcs. Dept., July 2022
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 City Limits
 Public Roads



UKIAH SOUTH BY SOUTHWEST PROPOSED DUC

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MENDOCINO COUNTY PLANNING DEPARTMENT 7/19/2022

Norgard/Airport South – DUC

The Norgard/Airport South DUC is located adjacent to the southern boundary of the City of Ukiah in unincorporated Mendocino County along Norgard Lane. Considered a ‘Fringe Community’, it is within the existing and proposed Sphere of Influence for the City of Ukiah. Approximately half of this DUC was identified by the City of Ukiah in 2019. Presently, this area includes 36 parcels totaling nearly 15 acres. It is adjacent to the Ukiah Municipal Airport, and is bifurcated by U.S. Route 101 (US 101). The community is primarily associated with Block Group 3, Census Tract 116, which has a MHI of approximately \$31,344.

While the DUC boundaries identified by CALAFCO are slightly different from those finalized, the City has elected to modify this boundary to include similar residential development to the east of the US 101. Upon closer examination, the community on the eastern side of the US 101 is within a different Census Block Group, which is a potential reason it was not included with the previous analysis. A map of the Norgard/Airport South DUC is provided after review of the infrastructure considerations for this area.

Additional considerations for this DUC include restrictive Airport Compatibility Zones, as well as the applied non-residential County zoning designations of industrial (Light-Industrial – I1) and agricultural (AG 40).

Water Infrastructure – The Willow County Water District (WCWD) provides water to residences within this DUC. As of June 24, 2022, all customers within this District were required to reduce water usage by 50%. As drought conditions persist, similar or more severe restrictions may be implemented. Notwithstanding these restrictions, this community is not considered underserved with regard to water infrastructure.

While no active application or pre-applications have been submitted, on May 18, 2022, the Ukiah City Council approved a Letter of Intent to the SWRCB regarding *Consolidation of Municipal Water Providers*. Under new programs, the SWRCB is offering significant financial incentives to help fund the necessary infrastructure that would allow the interconnection and overall improvement of small systems into a single resilient provider. The City of Ukiah has included a policy in its 2040 General Plan to support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery.

Wastewater Infrastructure – The Ukiah Valley Sanitation District provides wastewater service to this community. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District, there do not appear to be wastewater deficiencies in this community.

Stormwater and Drainage Infrastructure – Stormwater drainage capture and transport appear non-existent within this community. Even roadside ditches, used to manage and transport stormwater runoff, appear limited. There do appear to be some curbs diverting water in front of at least one (1) residential property along Norgard Lane, but it does appear installed as part of a planned system. The entirety of the community is within an MS4 District subject to Mendocino County Code Chapter 16.30.

According to the County of Mendocino Geographic Information System (GIS), as well as FEMA flood maps, portions of the community, particularly along Norgard Lane, are within the 100-year floodplain. It is possible that flood impacts in this community may be exacerbated by elevated portions and embankments of the US 101. With limited stormwater infrastructure, flood-events for this DUC are likely to be more severe and frequent. Both Pomo Lane and Townswend Lane are considered private roads, and feature no coordinated improvements. Due to these conditions, the Norgard/Airport South DUC is considered underserved for stormwater.

Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The entirety of the community is within a Local Responsibility Area (LRA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area that require a building permit. Fire hydrants are identified for use within this DUC, but the roads do not include street identification and many residences lack appropriate addressing. The UVFA Station 1 (South Station), located at 1500 S. State Street, is less than 1 mile away. This station is staffed full time. This community is not considered underserved with regard to structural fire protection.

Additional Hazards and Constraints – Besides flood hazards, the DUC is subject to airport land use limitations, as well as noise impacts from both overflight activity and vehicular traffic via the US 101.

Figure 2 - Block Group Boundaries






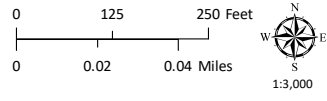
Figure 2 visualizes the difficulty of utilizing block group geographies to guide DUC identification and selection in rural jurisdictions. In this image, the boundaries of two area block groups are visualized. Block Group #3 is in purple, while Block Group #5 is in yellow. Block Group #3 includes mostly agricultural undertakings that stretch south along the Russian River and Old River Road, while Block Group #4 includes areas within the City of Ukiah surrounding the Ukiah Municipal Airport.

Future Development - Based on existing development restrictions, due to airport compatibility and non-conforming land-use designations, there appear to be limited opportunities for new development within this DUC.



Map produced by the Mendocino County Planning & Building Svcs. Dept., July 2022
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-  City Limits
-  Highways
-  Public Roads



NORGARD PROPOSED DUC

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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/19/2022

Empire Gardens – DUC

The Empire Gardens DUC is adjacent to the northern boundary of the City of Ukiah in unincorporated Mendocino County. Considered a ‘Fringe Community’, it is within the existing and proposed Sphere of Influence for the City of Ukiah, and was identified as a DUC by the City of Ukiah in 2019. This area includes 295 parcels spanning approximately 66 acres that feature a mixture of single-family, duplexes and multifamily residential.

While the DUC boundaries identified by CALAFCO are slightly different for ‘Empire Gardens’ from those finalized, the City has elected to modify the boundaries, as previous iterations included a gap between the City boundary and the identified DUC. Additionally, the DUC as identified by CALAFCO includes included portions of active agricultural land, as well tribal properties. A map of the Empire Gardens DUC is provided after review of the infrastructure considerations for this area.

The community is associated with Block Group 1, Census Tract 113, which has a MHI of approximately \$47,833

Water Infrastructure– The Millview County Water District (MCWD) provides water to residences and businesses within this DUC. As of June 24, 2022, all customers within this District were required to reduce water usage by 50%. As drought conditions persist, similar or more severe restrictions may be implemented. Notwithstanding these restrictions, this community is not considered underserved with regard to water infrastructure.

While no active application or pre-applications have been submitted, on May 18, 2022, the Ukiah City Council approved a Letter of Intent to the SWRCB regarding *Consolidation of Municipal Water Providers*. Under new programs, the SWRCB is offering significant financial incentives to help fund the necessary infrastructure that would allow the interconnection and overall improvement of small systems into a single resilient provider. The City of Ukiah has included a policy in its 2040 General Plan to support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery.

Wastewater – The Ukiah Valley Sanitation District provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

Stormwater Drainage – The County manages a storm drain collection system for this community. Based on data from the most recent DUC analysis, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.

Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is adjacent to this DUC. This station is staffed full time. Fire protection services are considered adequate.

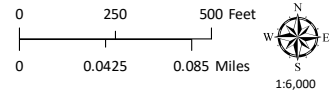
Future Development - Based on existing development, there appears to be limited opportunities for new residential development in this DUC, with the exception of ADUs. To the north of Lovers Lane, the DUC’s

northern boundary, a major Subdivision was proposed in 2017 to include a total of 121 parcels ranging in size from 4,882± sq. ft. to 14,742± sq. ft. and four (4) parcels comprising 2.2± acres for park/common use. Construction activities have not yet commenced, and Planning Commission approval remains required as of September 2022.



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 City Limits
 Public Roads



EMPIRE GARDENS DUC

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MENDOCINO COUNTY PLANNING DEPARTMENT - 7/19/2022

THE FORKS – DUC (COUNTY IDENTIFIED)

The Forks DUC is located due north of Ukiah and one mile west of Lake Mendocino. It was identified originally identified by the County of Mendocino and the City of Ukiah in their respective 6th Cycle Housing Elements. Considered a ‘Fringe Community’, it is within the existing and proposed Sphere of Influence for the City of Ukiah. The Forks DUC was not identified by the CALAFCO Statewide DUC Mapping Tool, but is included to ensure consistency with the County of Mendocino’s Housing Element, as it is located within the City’s proposed Sphere of Influence. A map of The Forks DUC is provided after review of the infrastructure considerations for this area.

The Forks DUC consist of approximately 75 housing units within an area of 85 acres. The current Mendocino County zoning is primarily Suburban Residential (SR). Surrounding land uses consist mainly of low-density residential uses, but the DUC itself includes the mobile-home park communities of “Happiness Is” and ‘Lake Mendocino Mobile Home Estates’. The West Fork Estates subdivision is not included or identified as part of this DUC. The Forks DUC is has a median household incomes of \$53,735 or lower per the Mendocino County Housing Element, but was not identified as a DUC by CALAFCO resources.

Water Infrastructure– The Millview County Water District (MCWD) provides water to residences and businesses within this DUC. As of June 24, 2022, all customers within this District were required to reduce water usage by 50%. As drought conditions persist, similar or more severe restrictions may be implemented. Notwithstanding these restrictions, this community is not considered underserved with regard to water infrastructure.

While no active application or pre-applications have been submitted, on May 18, 2022, the Ukiah City Council approved a Letter of Intent to the SWRCB regarding *Consolidation of Municipal Water Providers*. Under new programs, the SWRCB is offering significant financial incentives to help fund the necessary infrastructure that would allow the interconnection and overall improvement of small systems into a single resilient provider. The City of Ukiah has included a policy in its 2040 General Plan to support the consolidation of water districts to establish efficient services and ensure adequate water supply and delivery.

Wastewater – The Ukiah Valley Sanitation District provides wastewater service to this community. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District, there do not appear to be wastewater deficiencies in this community.

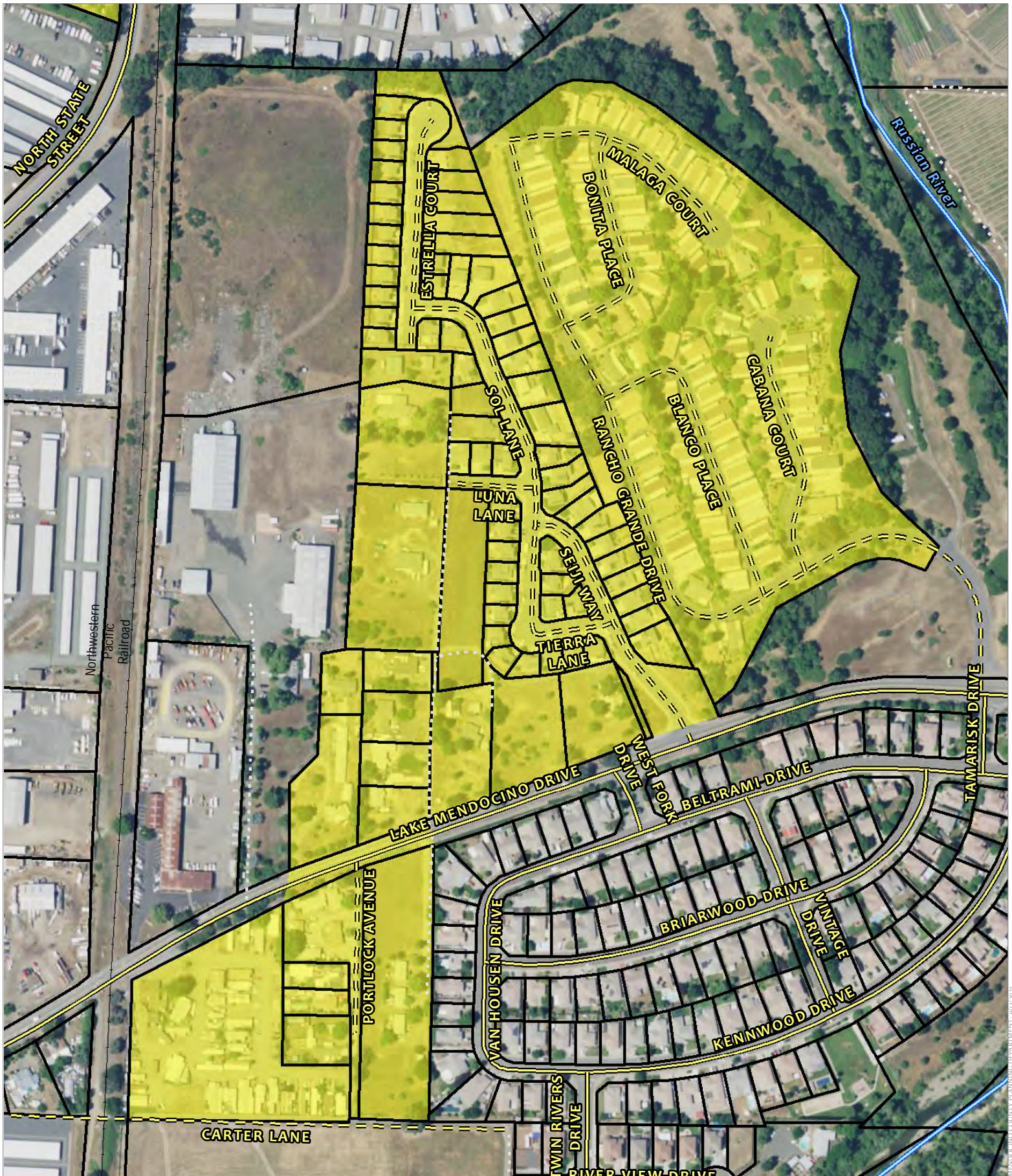
Stormwater Drainage – The Forks DUC is within the Ukiah Municipal Separate Storm Sewer System (MS4), which requires permits to regulate stormwater entering municipal stormwater systems. The majority of the community has storm drains and gutters, but stormwater infrastructure is unidentified within the mobile home park in the north. With limited storm-water infrastructure, however, flood-events for this DUC are likely to be more severe and frequent.

The County manages a storm drain collection system for this community. Based on data from the most recent DUC analysis, this area does not appear to have infrastructure deficiencies related to stormwater drainage.

Structural Fire Protection – The Forks DUC relies on the Ukiah Valley Fire Protection District. Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The community is within a Local Responsibility Area (LRA). The UVFA provides structural, wildland fire suppression, and emergency medical services. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area that require a building permit. Fire hydrants were

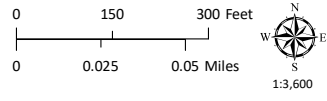
identified for use within this DUC. During peak fire season, CalFire operates a Station north of Ukiah a part of the Mendocino Unit, located at 2690 N. State Street. Fire protection services are considered adequate.

Future Development- None proposed or identified.



Map produced by the Mendocino County Planning & Building Svcs. Dept., September 2022
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2018
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
 Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
 Parcel numbers are for tax purposes only and do not represent legal or salable parcels.
 All spatial data is approximate. This map is not a substitute for a proper land survey.

- Public Roads
- - - Private Roads



THE FORKS DUC

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TALMAGE – DUC (COUNTY IDENTIFIED)

The Talmage DUC is located one mile southwest of Ukiah along Talmage Road and bounded by Mill Creek to the south. Existing residential land uses located in Talmage DUC consist of approximately 136 housing units within an area of 49 acres, leading to an average density of 2.8 dwelling units per acre. The current Mendocino County zoning in Talmage DUC is Suburban Residential (SR), Multi-Family Residential (R3), and Inland Limited Commercial (C1). Surrounding land uses consist mainly of agricultural and low-density residential uses. A map of the Talmage DUC is provided after review of the infrastructure considerations for this area.

Per the Mendocino County Housing Element, the Census tract where Talmage DUC is located contains median household incomes of \$53,735 or lower, but was not identified as a DUC by CALAFCO.

Water Infrastructure – Water service to the Talmage DUC is provided by Rogina Water Company (RWC). According to the RWC, there are no known water quality or adequacy issues in the Talmage DUC.

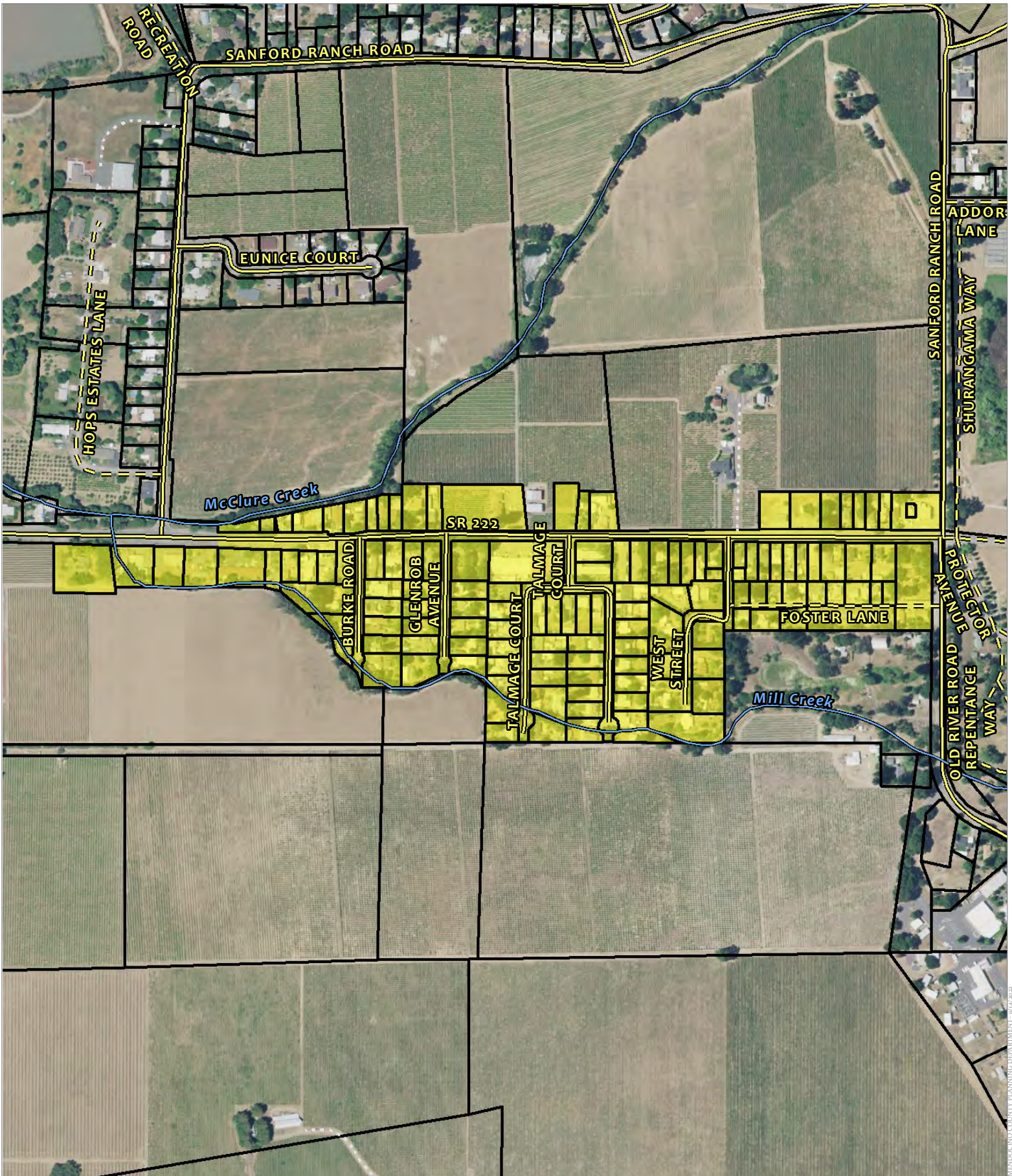
Wastewater Infrastructure – Wastewater disposal in Talmage DUC is addressed by private septic systems. Presently, there is no wastewater collection and treatment system in Talmage DUC. A select number of nearby residential developments, however, are served by a collective wastewater system. The Mendocino County Health Department regulates the inspection and maintenance of septic systems in Talmage DUC. Information on the adequacy of private septic systems within Talmage DUC was not readily available. Areas of the DUC may be sensitive to potential ground-water contamination, as it is underlain by more permeable soils and includes dense residential structures served by private septic.

Given the minimal lot sizes and existing development, there are few opportunities for residential expansion or accessory residential construction, due in part to existing private wastewater treatment systems and land use development standards. Furthermore, the proximity to Mill Creek, presents concerns regard to existing septic tanks and potential groundwater contamination. Talmage DUC is considered underserved for wastewater.

Stormwater Drainage – Talmage DUC is within the Ukiah Municipal Separate Storm Sewer System (MS4), which requires permits to regulate stormwater entering municipal stormwater systems. The County-managed MS4 Permit applies to properties within the vicinity of Ukiah but outside city limits and regulates stormwater discharge to require reduction of sediment and pollutants on the affecting property. Upon review, however, stormwater infrastructure appears minimal along local roads within the DUC. Furthermore, the southern side of the community is bounded by Mill Creek which has historically flooded nearby properties. FEMA flood maps of the community indicate that both impacted areas are partially within the 500-year floodplain or a flood hazard area without base flood elevation. The base flood elevation is a regulatory requirement for the elevation or flood-proofing of structures with FEMA based on the level floodwater is anticipated to rise during the base flood. Due to these conditions, the Talmage DUC is considered underserved for stormwater.

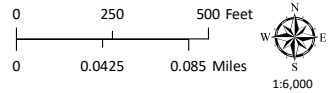
Structural Fire Protection – Talmage DUC is served by the Ukiah Valley Fire Protection District. The Talmage Volunteer Fire Station is located at 1301 Talmage Road, at the intersection of Talmage Road and Sanford Ranch Road. It has a small office space but no kitchen, living room, or sleeping quarters. This community is not considered underserved with regard to structural fire protection, although it features risk factors that heighten wildfire risk including topography, density, and proximity to high fire hazard areas.

Future Development- None proposed or identified.



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- Public Roads
- Private Roads



TALMAGE DUC

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MENDOCINO COUNTY PLANNING DEPARTMENT 9/14/2023

POTENTIAL INFRASTRUCTURE FUNDING SOURCES

There are Federal and State programs that could potentially help address existing deficiencies identified in the communities discussed above. The table below provides a brief summary of programs that could provide funding to address infrastructure deficiencies in DUCs.

Table 3 Potential Infrastructure Funding Sources		
Program Name	Agency	Program Description
Community Development Block Grants (CDBG)	California Department of Housing and Community (HCD)	These grants can fund the construction of projects such as water and sewer facilities, street maintenance, as well as other public work projects.
Community Facilities Direct Loan and Grant Program	United States Department of Agriculture and Rural Development	This program provides funding to develop essential community facilities in rural areas.
Impact Fees	Local Governments	Development Impact Fees can be imposed for new development, in order to acquire funding to construct capital facilities. Applying development impact fees to projects does have substantial limitations under The Mitigation Fee Act, sections 66000.
Taxation	Local Governments and Public Agencies	In 1982 the California State Legislature enacted the Community Facilities Act, commonly referred to as Mello-Roos. This act authorized local jurisdictions to establish community facility districts, which would directly serve as another funding mechanism for financing public work projects, and even public services. This method of revenue generation potentially could be used to finance projects that will make the necessary improvements to the deficiencies in these communities.
Clean Water State Revolving Fund (CWSRF)	The State Water Resources Control Board	CWSRF provides financial assistance for a wide range of water infrastructure projects. It is a partnership between the US EPA and states governments. States have the flexibility to fund a range of projects that address their highest priority water quality needs. Using a combination of federal and state funds, CWSRF provides loans to eligible recipients to construct municipal wastewater facilities and decentralized wastewater treatment systems, among other projects.
Emergency Community Water Assistance Grants	United States Department of Agriculture Rural Development	This program helps eligible communities prepare for, or recover from, an emergency that threatens the availability of safe, reliable drinking water for households and businesses.
Safe Drinking Water State Revolving Fund	California Department of Public Health	The Drinking Water State Revolving Fund (DWRSF) program assists public water systems in financing the cost of drinking water infrastructure projects needed to achieve or maintain compliance with Safe Drinking Water Act (SDWA) requirements.

**Table 3
Potential Infrastructure Funding Sources**

Program Name	Agency	Program Description
Bonds	Local Governments	<p>Bonding is a funding mechanism that can be used specifically to fund large infrastructure projects in disadvantaged communities. There are three bond types: revenue bonds, lease revenue bonds, and obligations bonds.</p> <ul style="list-style-type: none"> • Revenue bonds are typically ensured by the project that is being constructed. A common revenue bond infrastructure project would be a water treatment facility. Once the bond is paid, the facility operation and ownership is turned over to the jurisdiction. • General obligation bonds are issued for the improvement and enhancement of real property. Local governments have the ability to raise property taxes in order to cover the costs of the bond and infrastructure project. Unlike the previous two types of bonding methods, the general obligation bond, does require voter approval.
Household and Small Water System Drought Assistance Program	State Water Resources Control Board	The State Water Resources Control Board authorized \$5 million to assist individual households and small water systems to address drought-related drinking water emergencies. Funding is available as low interest loans and/or grant based on recipient's income and affordability.
Integrated Regional Water Management	California Department of Water Resources	The IRWM Grant Programs include funding for planning, community involvement, implementation, and companion grant programs that support sustainable groundwater planning and water-energy programs and projects.
Proposition 84	State Water Resources Control Board	The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act (Prop 84) provides funding for capital costs on projects addressing excessive stormwater runoff, including projects related to the collection of stormwater, and treatment of water to reduce contamination.
State Water Quality Control Fund: Cleanup and Abatement Account	State Water Resources Control Board	The Cleanup and Abatement Account (CAA) was created to provide public agencies with grants for the cleanup or abatement of pollution when there are no viable responsible parties available to undertake the work. Eligible entities include public agencies, as well as certain not-for-profit organizations and tribal governments that serve a disadvantaged community and that have the authority to clean up or abate the effects of a waste.

2040 GENERAL PLAN GOALS & ACTION ITEMS – ENVIRONMENTAL JUSTICE

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. Below, are some of the goals and policies associated with Environmental Justice, the remainder can be identified within Section 2.7 of the 2040 General Plan Land Use Element.

2040 General Plan Goals and Policies

Goal: 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)*

- **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)*
- **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)*

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

- **Policy: 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)*

Goal: 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)*

- **Policy: 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)*
- **Policy: LU-15.3:** 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)*

REFERENCES

Simon, J., Smith, W., & Sanchez, J. (2022, April 1). METHODOLOGY FOR IDENTIFYING STATEWIDE DISADVANTAGED UNINCORPORATED COMMUNITIES USING AMERICAN COMMUNITY SURVEY 5-YEAR DATA (2015-19).