



April 22, 2021

TO: California Native American tribes that are on the contact list maintained by the Native American Heritage Commission

FROM: Michelle Irace, Planning Manager

**RE: Tribal Cultural Resources under the California Environmental Quality Act, Senate Bill 18 (SB18)**

**Formal Notification of Determination that a Project Application is Complete, or Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Government Code 65352.3.**

The City of Ukiah is proposing Housing-related and State Law Zoning Code Amendments to the City of Ukiah's Municipal Code. These Zoning Code Amendments will also require an amendment to the City of Ukiah's General Plan to increase allowable building density proposed in the Zoning Code Amendments. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed. However, per Government Code 65352.3(a)(1), prior to the adoption or any amendment of a city or county's general plan, the city or county shall notify California Native American tribes that are on the contact list maintained by the Native American Heritage Commission to provide an opportunity for formal consultation for the purpose of preserving or mitigating impacts to places, features, and objects described in Sections 5097.9 and 5097.995 of the Public Resources Code that are located within the city or county's jurisdiction. In addition, Government Code 65352 allows the tribes a 45-day comment period on the proposed changes. In accordance with the Government Code and SB 18, the intent of this letter is to notify tribes of the project, provide an opportunity to request formal consultation, and information regarding the opportunity to review and comment on the proposed changes.

**Project Description:** The Community Development Department, Planning Division, proposes amendments to the Municipal Zoning Code in order to enact a number of Housing Element Implementation Tasks, and comply with various new State laws. The Project description, including a list of related Housing Element Implementation Tasks and State legislation is attached. An Initial Study will be prepared for the project and circulated for public review in accordance with the California Environmental Quality Act. In accordance with CEQA guidelines and SB18, the Initial Study, as well as the proposed Draft proposed Zoning Code Amendments, will be available for review and comment on the City's CEQA webpage 45 days prior to the public hearing (TBD) to adopt said amendments at <https://www.cityofukiah.com/ceqa-review/>. Comments and questions can be emailed or mailed to the contact information below.

**Project Location:** The Zoning Code Amendments would impact all Commercial and Residential-zoned properties within the City of Ukiah limits.



City of Ukiah

Lead Agency Contact: Michelle Irace, Planning Manager  
City of Ukiah Community Development Department  
300 Seminary Drive, Ukiah, CA 95482  
[mirace@cityofukiah.com](mailto:mirace@cityofukiah.com)  
(707) 463-6268

Pursuant to Government Code 65352.3(a)(2), you have 90 days to request consultation, in writing, with the City of Ukiah. However, the City requests that you respond to this letter even if you do not wish to request consultation. Please check the appropriate box below and mail this notice back in the self-addressed envelope at your earliest convenience. Alternatively, you may email your response to me at the email address listed above.

- Yes, we would like to request formal consultation under SB18
- No, we do not wish to request formal consultation under SB18

Signed, \_\_\_\_\_ Date \_\_\_\_\_  
*(your name and affiliated Tribe)*

Respectfully,

Michelle Irace, Planning Manager  
Community Development Department

**Attachments**  
Project Description

**From:** Michelle Irace  
**To:** "[MJNORRIS@CAHTOTRIBE-NSN.GOV](mailto:MJNORRIS@CAHTOTRIBE-NSN.GOV)"; "[SVRADMINISTRATOR@SBCGLOBAL.NET](mailto:SVRADMINISTRATOR@SBCGLOBAL.NET)"  
**Cc:** [Mireya Turner](#)  
**Subject:** FW: SB 18 Notice for City of Ukiah Housing-Related Zoning Code Amendments  
**Date:** Tuesday, May 11, 2021 9:16:00 PM  
**Attachments:** [image001.png](#)  
[SB18 Tribal Consultation Request Notification ALL Tribes.pdf](#)  
[Description of proposed Code Amendments.pdf](#)

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Hello,

The City of Ukiah requested a list of tribes that should be contacted from the NAHC regarding the below (and attached) SB18 notice. Your tribe was included in the list but was not originally sent the notice. Please note that you have 90 days from the date of receiving this to request consultation if you wish. In this case, we are also asking that you reply if you do not wish to request consultation. See below email and attached information and please let me know if you have any questions,

Respectfully,



**Michelle Irace** , Planning Manager  
Department of Community Development  
300 Seminary Avenue, Ukiah, CA 95482  
[www.cityofukiah.com/community-development](http://www.cityofukiah.com/community-development)

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**From:** Michelle Irace  
**Sent:** Thursday, April 22, 2021 10:08 AM  
**To:** [sjelliott@hoplandtribe.com](mailto:sjelliott@hoplandtribe.com); [tribalcouncil@rvit.org](mailto:tribalcouncil@rvit.org); 'Angela James' <[angelaj@pinoleville-nsn.gov](mailto:angelaj@pinoleville-nsn.gov)>; [admin@guidiville.net](mailto:admin@guidiville.net); [rvrsecretary@comcast.net](mailto:rvrsecretary@comcast.net); [lisa.elgin@yahoo.com](mailto:lisa.elgin@yahoo.com); [webmaster@pinoleville-nsn.gov](mailto:webmaster@pinoleville-nsn.gov)  
**Cc:** Mireya Turner <[mturner@cityofukiah.com](mailto:mturner@cityofukiah.com)>  
**Subject:** SB 18 Notice for City of Ukiah Housing-Related Zoning Code Amendments

Hello,

The City of Ukiah is proposing Housing-related and State Law Zoning Code Amendments to the City of Ukiah's Municipal Code. These Zoning Code Amendments will also require an amendment to the City of Ukiah's General Plan to increase allowable building density proposed in the Zoning Code Amendments. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed. However, per SB 18 and Government Code 65352.3(a)(1), prior to the adoption or any amendment of a city or county's general plan, the city or county shall notify California Native American tribes that are on the contact list maintained by the Native American Heritage Commission to provide an opportunity for formal consultation for the purpose of preserving or mitigating impacts to places, features, and objects described in Sections 5097.9 and 5097.995 of the Public Resources Code that are located within the city or county's jurisdiction. I have included the tribes that I have an email contact for in this email, but notices are being mailed to all tribes on the NAHC –maintained list, in accordance

with SB18.

Please find the SB 18 notice attached. **Pursuant to Government Code 65352.3(a)(2), you have 90 days to request consultation, in writing, with the City of Ukiah. However, the City requests that you respond to this letter even if you do not wish to request consultation. Please respond to this email stating whether or not you would like to request consultation.**

Respectfully,



**Michelle Irace** , Planning Manager  
Department of Community Development  
300 Seminary Avenue, Ukiah, CA 95482  
[www.cityofukiah.com/community-development](http://www.cityofukiah.com/community-development)

**Native American Heritage Commission  
Tribal Consultation List  
Mendocino County  
5/6/2021**

**Coyote Valley Band of Pomo Indians**

Michael Hunter, Chairperson  
P.O. Box 39/ 7901 Hwy 10, North Pomo  
Redwood Valley, CA, 95470  
Phone: (707) 485 - 8723  
Fax: (707) 485-1247

**Pinoleville Pomo Nation**

Leona Willams, Chairperson  
500 B Pinoleville Drive Pomo  
Ukiah, CA, 95482  
Phone: (707) 463 - 1454  
Fax: (707) 463-6601

**Guidiville Indian Rancheria**

Donald Duncan, Chairperson  
P.O. Box 339 Pomo  
Talmage, CA, 95481  
Phone: (707) 462 - 3682  
Fax: (707) 462-9183  
admin@guidiville.net

**Potter Valley Tribe**

Salvador Rosales, Chairperson  
2251 South State Street Pomo  
Ukiah, CA, 95482  
Phone: (707) 462 - 1213  
Fax: (707) 462-1240  
pottervalleytribe@pottervalleytribe.com

**Hopland Band of Pomo Indians**

Sonny Elliott, Chairperson  
3000 Shanel Road Pomo  
Hopland, CA, 95449  
Phone: (707) 472 - 2100  
Fax: (707) 744-1506  
sjelliott@hoplandtribe.com

**Redwood Valley or Little River Band of Pomo Indians**

Debra Ramirez, Chairperson  
3250 Road I Pomo  
Redwood Valley, CA, 95470  
Phone: (707) 485 - 0361  
Fax: (707) 485-5726  
rvrsecretary@comcast.net

**Cahto Tribe**

Mary Norris, Chairperson  
P.O. Box 1239 Cahto  
Laytonville, CA, 95454 Pomo  
Phone: (707) 984 - 6197  
Fax: (707) 984-6201  
mjnorris@cahtotribe-nsn.gov

**Round Valley Reservation/  
Covelo Indian Community**

James Russ, President  
77826 Covelo Road ConCow  
Covelo, CA, 95428 Nomlaki  
Phone: (707) 983 - 6126 Pit River  
Fax: (707) 983-6128 Pomo  
tribalcouncil@rvit.org Wailaki  
Wintun  
Yuki

**Manchester Band of Pomo Indians of the Manchester Rancheria**

Jaime Cobarrubia, Chairperson  
P.O. Box 623 Pomo  
Point Arena, CA, 95468  
Phone: (707) 882 - 2788  
Fax: (707) 882-3417

**Sherwood Valley Rancheria of Pomo**

Michael Knight, Chairperson  
190 Sherwood Hill Drive Pomo  
Willits, CA, 95490  
Phone: (707) 459 - 9690  
Fax: (707) 459-6936  
svradministrator@sbcglobal.net

**Noyo River Indian Community**

P. O. Box 91 Pomo  
Fort Bragg, CA, 95437 Yuki

**Yokayo Tribe**

Yokayo Tribe, Chairperson  
P.O. Box 362 Pomo  
Talmadge, CA, 95481

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65352.4 et seq for the proposed City of Ukiah Housing-related and State Law Zoning Code Amendments Project, Mendocino County.

## Local Government Tribal Consultation List Request

### Native American Heritage Commission

1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95691  
916-373-3710  
916-373-5471 – Fax  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

#### Type of List Requested

CEQA Tribal Consultation List (AB 52) – *Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2*

General Plan (SB 18) - *Per Government Code § 65352.3.*

#### Local Action Type:

General Plan

General Plan Element

General Plan Amendment

Specific Plan

Specific Plan Amendment

Pre-planning Outreach Activity

#### Required Information

Project Title: Housing-related and State Law Zoning Code Amendments

Local Government/Lead Agency: City of Ukiah

Contact Person: Michelle Irace, Planning Manager

Street Address: 300 Seminary Ave.

City: Ukiah

Zip: 95482

Phone: (707)463-6268

Fax: \_\_\_\_\_

Email: mirace@cityofukiah.com

#### Specific Area Subject to Proposed Action

County: Mendocino

City/Community: City of Ukiah

#### Project Description:

The City of Ukiah is proposing Housing-related and State Law Zoning Code Amendments to the City of Ukiah ' s Municipal Code. These Zoning Code Amendments will also require an amendment to the City of Ukiah's General Plan to increase allowable building density proposed in the Zoning Code Amendments. While the proposed changes include policy changes to facilitate housing development, no development or physical changes to the environment are proposed. The Zoning Code amendments would be applicable to all Commercial and Residential-zoned property within the City of Ukiah.

#### Additional Request

Sacred Lands File Search - *Required Information:*

USGS Quadrangle Name(s): \_\_\_\_\_

Township: \_\_\_\_\_

Range: \_\_\_\_\_

Section(s): \_\_\_\_\_

## Description of proposed Zoning Code amendments

The Housing Zoning Code Amendments include both the City of Ukiah's 2019-2027 Housing Element Implementation Tasks and updates required for compliance with new State laws. Summaries of the Implementation Tasks and the State laws are listed below.

### **2019-2027 General Plan Housing Element Implementation Tasks:**

#### **Task 3b: Flexible Parking Standards**

Include Flexible Parking Standards that reduce parking requirements, specifically in zoning districts that allow for lower-income housing developments, in order to streamline and remove barriers to multifamily housing development (Flexible Parking Standards were approved by the City Council, in concept, in December, 2020).

#### **Task 1e: Develop Objective Multifamily Residential Design and Development Standards**

Develop Objective multifamily residential design and development standards, including standards for multifamily in the R-2, R-3, C-1, and C-2 zones (2019-2027 Housing Element Program 2h). If a project is in compliance with these standards, their project will be ministerial, and will only require a building permit, rather than a Use Permit/Site Development Permit. These design standards 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. The Objective Design and Development Standards were approved by the City Council, in concept, in December, 2020.

#### **Task 2h: Ensure Capacity of Adequate Sites for Meeting Regional Housing Needs Allocation (RHNA)**

The following Zoning Code amendments to streamline housing production in order to meet the City's new RHNA allocation of 239 units from the 2019-2027 Housing Element:

- Revise C-1 and C-2 Zones to allow by-right housing development, with objective design and development standards. Housing types allowed by-right will include multifamily, Single Room Occupancies (SROs), duplexes, triplexes, and fourplexes.
- Revise the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre.
- Revise the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2.

#### **Task 3a: Modifications to Development Standards to Maximize Housing Development**

This includes amendments to the Zoning Code to maximize housing development by amending development standards pertaining to maximum allowable height, density, setback reduction, minimum site area. These Zoning Code amendments include:

- Increasing maximum allowable height for new residential buildings.
- Increasing density.

- Reducing yard setbacks.
- Reducing minimum site area.
- Revising the 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 (The Hillside Overlay District is not included in the proposed amendments)

### **Task 2!: Compliance with AB 2162**

Revisions to the Zoning Code to allow supportive housing by right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses.

#### **Amendments included for Legislation Compliance:**

SB 2: Adds terminology regarding emergency shelters/transitional & supportive housing.

SB 234 (9/5/2019): Modify the Zoning Code to allow Family Daycare Homes as allowed uses.

AB 101: Modify the Zoning Code to add Low barrier Navigation Centers as allowed uses in certain zoning districts. The required criteria for a Low Barrier Navigation Center can be found in the draft Definitions article.

AB 3182 (2020): Clarifying that one ADU and one JADU are an allowed use on a parcel developed with a primary residence.