

INSIDE COMMUNITY DEVELOPMENT

What and who is Community Development?

The Community Development Department (CDD) is made up of eight divisions: Planning, Building Inspection, Business Services, Fire Prevention, Code Enforcement, Housing, Grants Management, and Climate Adaptation and Resilience. Our team works collaboratively across these divisions to enhance safety, resilience, housing opportunities, and overall quality of life.

What do we do? Through initiatives spanning multiple activities and projects, our team seeks to strengthen neighborhoods, support a thriving economy, and create a sustainable community. For example, the Housing Division provides funding through CDBG and HOME to assist lower-income residents purchase their first homes, while Grants Management secures funding for multiple City projects. The Building, Planning, Code Enforcement, and Fire Divisions ensure safe homes, businesses, and public spaces, from new trails, to updated zoning and fire codes. Through various climate initiatives, such as urban heat mapping and a climate action plan, the Climate Adaptation and Resilience Division guides the City in planning for a resilient, healthy future. Meanwhile, the Business Services Division supports local entrepreneurship and economic vitality. Together, our team strives to make Ukiah a safe, vibrant, and livable city for all residents.



Every division contributes to and partners with other divisions. Together, our team achieves goals that no single division could accomplish alone.

Division Updates and Highlights

Housing Services Division:

The Housing Services Division is excited to announce that the City of Ukiah has received two new First-Time Homebuyer (FTHB) awards, for a total of \$2.2 million! One award is from the Home Investment Partnerships (HOME) Program and the other from the State Community Development Block Grant (CDBG) Program.

These programs provide financial assistance in the form of deferred payment, 2nd position loans to help lower-income households purchase their first homes within Ukiah city limits. By supporting first-time buyers, the City aims to increase homeownership opportunities, strengthen neighborhoods, and make housing more accessible for families.

Residents interested in learning more about eligibility, application requirements, or program benefits can reach out to the Housing Services Division at housing@cityofukiah.com or call (707) 463-6708.

Business License Services:

During the last quarter, our Business Services (Business License) Division issued and renewed over 90 licenses! From brick-and-mortar shops to online businesses, each new license helps Ukiah to grow, innovate, and thrive, bringing new products, services, and opportunities to the community.

Getting a business license has never been easier. With our new electronic permitting software, the process is intuitive and user-friendly. Ready to start your business in Ukiah? Apply [here](#)!

If you have any questions about applying or renewing your business license, contact us at bldivision@cityofukiah.com or call (707) 467-5786.

Climate Adaptation and Resilience:

On Tuesday, August 12th, the City of Ukiah launched an urban heat mapping campaign to better understand how heat affects neighborhoods and public spaces. Using advanced sensors and the help of community volunteers, the project collected detailed temperature and humidity data to pinpoint “hot spots” where residents are most vulnerable to extreme heat.

Understanding these patterns is crucial as heat waves become more frequent and intense. The findings will guide the City in developing strategies to protect public health, expand the tree canopy, and implement cooling solutions such as shade structures, green infrastructure, and improved park designs.

Residents can play a role too! By participating in community initiatives like tree planting, shade programs, and neighborhood cooling efforts, everyone can help make Ukiah a safer, more comfortable place during hot summer months.

This project is a key step toward a climate-resilient Ukiah, ensuring our community remains healthy, connected, and prepared for the challenges of rising temperatures.



Chief Resilience Officer Blake Adams

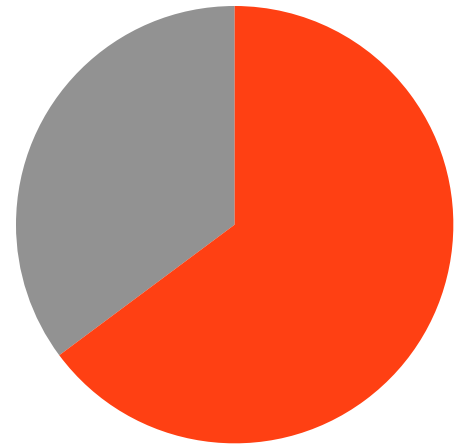
Team of volunteers and staff



Fire Prevention:

Fire Prevention completed more than 180 Annual State Fire Marshal (ASFM) and fire construction inspections this quarter, a steady pace that should keep the Division on track to finish all Annual State Fire Marshal Inspections this year. These inspections are essential to ensuring that buildings remain fire-safe and that occupants have the best possible chance of escape in an emergency.

In addition, on September 17th, the 2025 California Fire Code was adopted by City Council. This updated code will go into effect on January 1, 2026. Staying aligned with the most current code cycles is critical to keeping Ukiah safe, especially as climate and technology evolve.



Fire Inspections Performed
● 140 ASFM
● 76 Fire Construction

What are Annual State Fire Marshal Inspections?

These are state mandated inspections conducted by authorized Fire Prevention staff to identify and reduce potential life-safety hazards.

Annual inspections help to:

- Identify hazards that could put people or property at risk
- Evaluate fire systems to ensure they are functioning properly
- Ensure compliance with current fire codes
- Document findings for accountability and follow-up

Ultimately, prevention is key in fire safety, these inspections play a vital role in protecting our community.

Building Division:

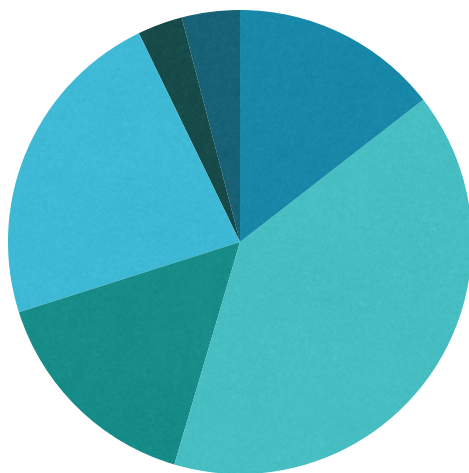
Our Building Division has been hard at work this quarter, conducting more than 776 inspections and completing 100 plan reviews! One major project recently completed was the opening of Hobby Lobby at 205 N Orchard Avenue. Staff worked closely with contractors to keep inspections on schedule and to quickly route any plan revisions. In partnership with the Business License Division, the business license was issued within hours of the final inspection.

While large commercial projects are underway, a significant share of plan reviews this quarter focused on residential improvements. The City is proud to offer rapid review services for smaller residential projects, such as window replacements, bathroom remodels, and kitchen remodels.

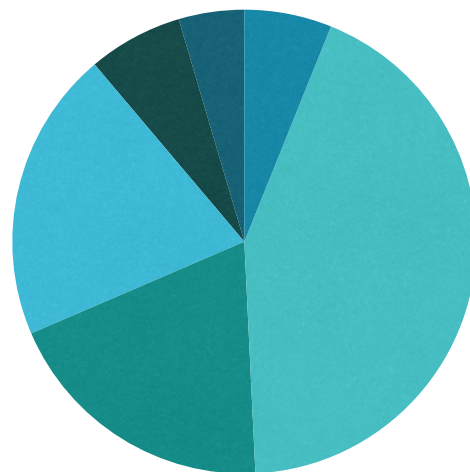
To schedule an appointment, email buildingdivision@cityofukiah.com. Appointments are available Tuesdays and Thursdays between 8:30–10:30 a.m.



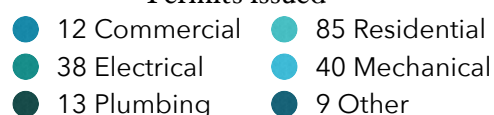
Inspection at
Pinoleville apartments
off of Cleveland lane



Inspections performed



Permits issued

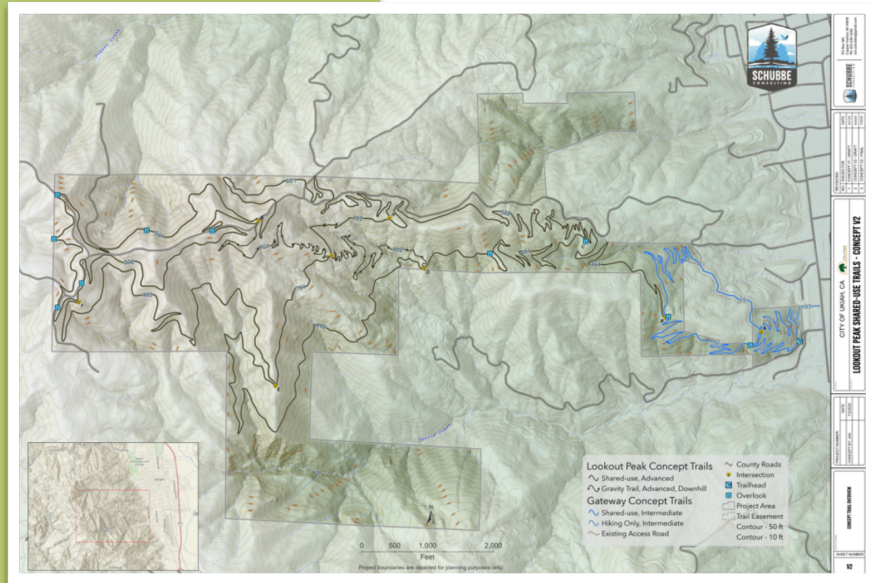


Planning Division:

On September 17, the City Council approved the California Environmental Quality Act (CEQA) Mitigated Negative Declaration for the Lookout Peak Trails Project. The Lookout Peak Trails Project proposes a new public trail system for hiking, mountain biking, and enjoying nature. Our team has been working closely with the Community Services Department to bring this exciting outdoor opportunity to the Ukiah Valley!

Trail Highlights:

- Two Trailheads: Accessible from Helen Ave and Doolan Canyon Ave, about 350 feet apart.
- Stacked Loop Design: Offers up to 18 miles of trails with varying difficulty and scenery.
- Gateway Area: Two small loops (~3 miles)
- Lookout Peak Area: ~14 miles of trails, including three loops and a downhill-only mountain bike trail. The top loop provides 360-degree watershed views.



And in Other News:

The Ukiah City Council has adopted a new ordinance to create an Administrative Use Permit (AUP) process, reorganize performance standards, and clarify zoning rules related to animal keeping and community uses.

The AUP will simplify approvals for small-scale, low-impact activities such as:

- Backyard chickens, rabbits, and beekeeping (up to four hives)
- Community gardens
- Outdoor dining, sidewalk cafés, and temporary sales

These changes reduce regulatory barriers while ensuring oversight and neighborhood compatibility. By consolidating performance standards in one section of the City Code, applicants can more easily find requirements and seek approvals when minor exceptions are needed.

The ordinance aligns with the 2040 General Plan by supporting local agriculture, encouraging community gardens, and promoting sustainable, low-impact land uses.

For more information, see the full ordinance [here](#).

Grants Management:

The City of Ukiah recently secured several key grants to fund major community improvements, including:

- East Perkins Multimodal Transportation Plan, supported by a Sustainable Communities Grant
- Central Ukiah Circulation Project, upgrades will include:
 - Street
 - Sidewalks
 - Drainage
 - School Crosswalks
 - And much more!
- Technical assistance for the next phase of the Ukiah Streetscape Project
- Ukiah Gigabit Fiber Project, building a 23-mile fiber optic network and providing no-cost internet at 14 City facilities

Together, these awards represent over \$2 million in funding to strengthen Ukiah's infrastructure and community services.

Code Enforcement:

The Vacant and Abandoned Property Ordinance is now officially in effect, with registration available through the City's online permitting portal. Property owners of vacant or abandoned buildings are required to register and complete annual inspections.

This ordinance is designed to protect the community by ensuring that unused buildings are properly maintained, kept up to current safety codes, and do not become eyesores or hazards in our neighborhoods. By addressing issues early, the City can help prevent vandalism, fire risks, and declining property values in surrounding areas.

For property owners, the ordinance also creates a clear, consistent process for bringing buildings into compliance and avoiding future issues. Together, these steps support safer neighborhoods for all Ukiah residents.

To learn more or register a property, [visit our portal](#) or check out the [ordinance](#).



Community Development Team

Top Row, from left to right: Jim Robbins, Andrea Trincado, Isabelle Grieve, Matt Keizer, Tom Hoover and Waylon Hockemier

Bottom Row, from left to right: Blake Adams, Jesse Davis, Craig Schlatter, Katherine Schaefer, Mariam Garcia and Liz Frausto



<https://cityofukiah.com/community-development/>