

## 3 Environmental Setting

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This section provides a general overview of the environmental setting for the proposed project. More detailed descriptions of the environmental setting for each environmental issue area can be found in Chapter 4, *Environmental Impact Analysis*.

### 3.1 Regional Setting

The proposed project area is located within and adjacent to the City of Ukiah in southeastern Mendocino County, California. Ukiah serves as the county seat and is the largest city in Mendocino County. The city is situated along U.S. Highway 101 in the Russian River valley approximately 60 miles north of Santa Rosa and 158 miles south of Eureka. The project area includes multiple unincorporated parcels located within Ukiah's existing Sphere of Influence (SOI) but outside the current city limits. Figures 2-1 and 2-2 in Chapter 2, *Project Description*, illustrate the regional setting and the location of the proposed annexation and reorganization areas.

The proposed project area consists of several geographically distinct areas located generally south, north-northeast, north, and east of the city limits. These areas are currently served by the Ukiah Valley Sanitation District, Millview County Water District, and Willow County Water District, and are characterized by a mix of urban, suburban, and rural land uses, including residential neighborhoods, commercial and industrial areas, public facilities, agricultural lands, and open space.

Ukiah and the surrounding project area are served by a network of regional and local roadways, with U.S. Highway 101 providing the primary north-south transportation corridor through the city. Local circulation is provided by a system of arterial, collector, and local streets that connect the city to surrounding unincorporated areas within the SOI.

The Ukiah region experiences a Mediterranean climate, with warm, dry summers and cool, wet winters. Rainfall is concentrated primarily in the winter months. The project area lies inland from the Pacific coast and is not subject to direct coastal influences. Air quality in the Ukiah Valley reflects regional conditions of Northern California, with occasional seasonal impacts from vehicle emissions and wildfire smoke.

### 3.2 Project Site Setting

As shown in Figure 2-3 in Chapter 2, *Project Description*, the proposed project area consists of several geographically distinct unincorporated areas located within the City of Ukiah's existing SOI and adjacent to the current city limits. The project areas are generally bordered by a mix of incorporated city neighborhoods and unincorporated lands and are characterized by surrounding land uses that include residential neighborhoods, commercial and industrial development, public facilities, agricultural lands, and open space. Surrounding land use patterns vary by location but generally reflect existing development and service arrangements established by Mendocino County and the City of Ukiah.

Parcels within the proposed project area are currently developed or undeveloped and are subject to land use designations and zoning regulations administered by Mendocino County, consistent with the County General Plan and the Ukiah Valley Area Plan (UVAP). Existing land use designations within the project area include residential, commercial, industrial, mixed-use, public services, agricultural, and open space categories. Under the proposed project's Pre-Zone Component, the City of Ukiah would apply General Plan land use designations and zoning districts to annexed parcels that are consistent with existing County standards.

### 3.3 Cumulative Development

In addition to the specific impacts of individual projects, CEQA requires SEIRs to consider potential cumulative impacts of the proposed project. CEQA defines “cumulative impacts” as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be less than significant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

CEQA requires cumulative impact analysis in SEIRs to consider either a list of planned and pending projects that may contribute to cumulative effects or a forecast of future development potential. Currently planned and pending projects in Ukiah and surrounding unincorporated areas, are listed in Table 3-1. These projects are considered in the cumulative analyses in Chapter 4, *Environmental Impact Analysis*.

**Table 3-1 Cumulative Projects List**

<b>Project Name</b>	<b>Project Location<sup>1</sup></b>	<b>Land Use</b>
<b>City of Ukiah</b>		
Ukiah Gateways	Talmage Road, Gobbi Street, and Perkins Street	Urban Design / Streetscape
Flock Transparency	Citywide	Municipal Operations
Downtown Zoning Code – General Plan Amendments and Rezones	Downtown Ukiah Planning Area	Land Use Regulation / Zoning reform
Ukiah Gigabit Fiber Project	Citywide	Utilities / Telecommunications
Urban Core Rehabilitation and Transportation Project	Main Street, Perkins Street, and Gobbi Street	Public right-of-way improvements
Commercial Shell Building	1294 North State Street	Commercial
Dual Branded Restaurant	1201 Airport Park Boulevard	Mixed-Use
Corporation Yard	1 Carousel Lane	Public Facilities / Fleet Services
School Street Multimodal Transportation Corridor Study	Clay Street to Henry Street	Transportation
MCHC Urgent Care & Administration Building	1240 Airport Park Boulevard	Medical
Lookout Peak Trails	Lookout Peak Area	Open Space
<b>Mendocino County (Unincorporated)</b>		
Ackerman Creek Bridge Replacement	North State Street, CR 104, Milepost 0.97	Public Infrastructure / Transportation
North State Street Intersection Improvements	North State Street at Kuki Lane and US-101 ramps	Public Infrastructure / Transportation
Robinson Creek Bridge Replacement	Lambert Lane east of Ukiah city limits	Public Infrastructure / Transportation
Mountain View Road Improvements	Southern Mountain View Road	Public Infrastructure / Transportation

Source: City of Ukiah 2026; County of Mendocino 2026