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MENDOCINO COUNTY CLERK
By Steven Anderson Deputy

Notice of Availability of a Draft Supplemental EIR

Supplemental Environmental Impact Report for the Ukiah 2026 Reorganization Project

Date: June 16, 2026
To: Reviewing Agencies, Organizations, and Interested Parties
Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report

The City of Ukiah, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Supplemental Environmental Impact Report (Draft SEIR) for the Ukiah 2026 Reorganization project (the "project") (SCH #2022050556). In accordance with CEQA Guidelines Sections 15086 and 15087, the City has issued this Notice of Availability (NOA) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects as determined in the Draft SEIR. Public comment on this document is invited for a 45-day period extending from June 16, 2026 to July 31, 2026. Additional information is provided below.

Project Location

The proposed project is located within and adjacent to the City of Ukiah and consists of multiple unincorporated areas located within the City's existing Sphere of Influence (SOI) but outside of current city limits. The proposed project area includes several geographically distinct areas generally located south, north-northeast, north, and east of the city boundaries. These areas are currently served by the Ukiah Valley Sanitation District, Millview County Water District, and Willow County Water District.

Figure 1 illustrates the regional location of the City of Ukiah, Figure 2 shows the proposed project area in relation to existing city limits, and Figure 3 illustrates the individual reorganization areas included in the proposed project.

Project Description

The Ukiah 2026 Reorganization Project proposes a reorganization of service territories within the City's existing Sphere of Influence and the pre-zoning of annexed unincorporated areas. The proposed project consists of two components: a Reorganization Component and a Pre-Zone Component.

The Reorganization Component would include annexation of unincorporated territories currently served by the Millview County Water District and Willow County Water District, with concurrent detachment of those territories from the respective districts. The City would also annex territory within the Ukiah Valley Sanitation District. Once at least 70 percent of the acreage of the Sanitation District is within city limits, the City would establish the Sanitation District as a subsidiary district, consistent with applicable law. The City does not propose to annex land within the Pinoleville Rancheria and would consult with the Tribe regarding service provision to maintain existing levels of service.

The Pre-Zone Component would involve applying City land use designations and zoning districts to annexed territories concurrent with annexation. Pre-zoning would be consistent with existing Mendocino County General Plan designations, the Ukiah Valley Area Plan, and County zoning standards. The proposed project would not change allowable land uses, development intensity, or site development standards, and would not induce growth or enable development beyond what is currently permitted.

SEIR Scope

The City of Ukiah adopted the City of Ukiah 2040 General Plan and certified a Program Environmental Impact Report (State Clearinghouse No. 2022050556) that evaluated the environmental effects of buildout under the General Plan. The City of Ukiah, as Lead Agency under CEQA, has determined that the Ukiah 2026 Reorganization Project constitutes a change requiring preparation of a SEIR pursuant to CEQA Guidelines Sections 15162 and 15163. The SEIR evaluated the environmental effects of the proposed annexations, detachments, establishment of a subsidiary district, and pre-zoning actions as the "whole of the project" under CEQA, to the extent that those effects were not adequately analyzed in the previously certified General Plan EIR.

The SEIR assessed the potential direct, indirect, and cumulative environmental impacts of the proposed project in relation to key environmental resource topics outlined in the CEQA Environmental Checklist (CEQA Guidelines, Appendix G) and listed below.

- Agricultural and Forestry Resources
- Land Use and Planning
- Hydrology and Water Quality
- Utilities and Service Systems

In addition to the evaluation of potential impacts, the SEIR discussed a reasonable range of potentially feasible alternatives to the project that may accomplish basic objectives while lessening or eliminating any potentially significant project-related impacts.

As provided in the CEQA Guidelines, the SEIR also includes other CEQA considerations including but not limited to the following information: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant unavoidable impacts, 4) significant irreversible environmental changes, 5) references and organizations/persons consulted, and 6) SEIR authors.

Opportunity for Public Review and Comment

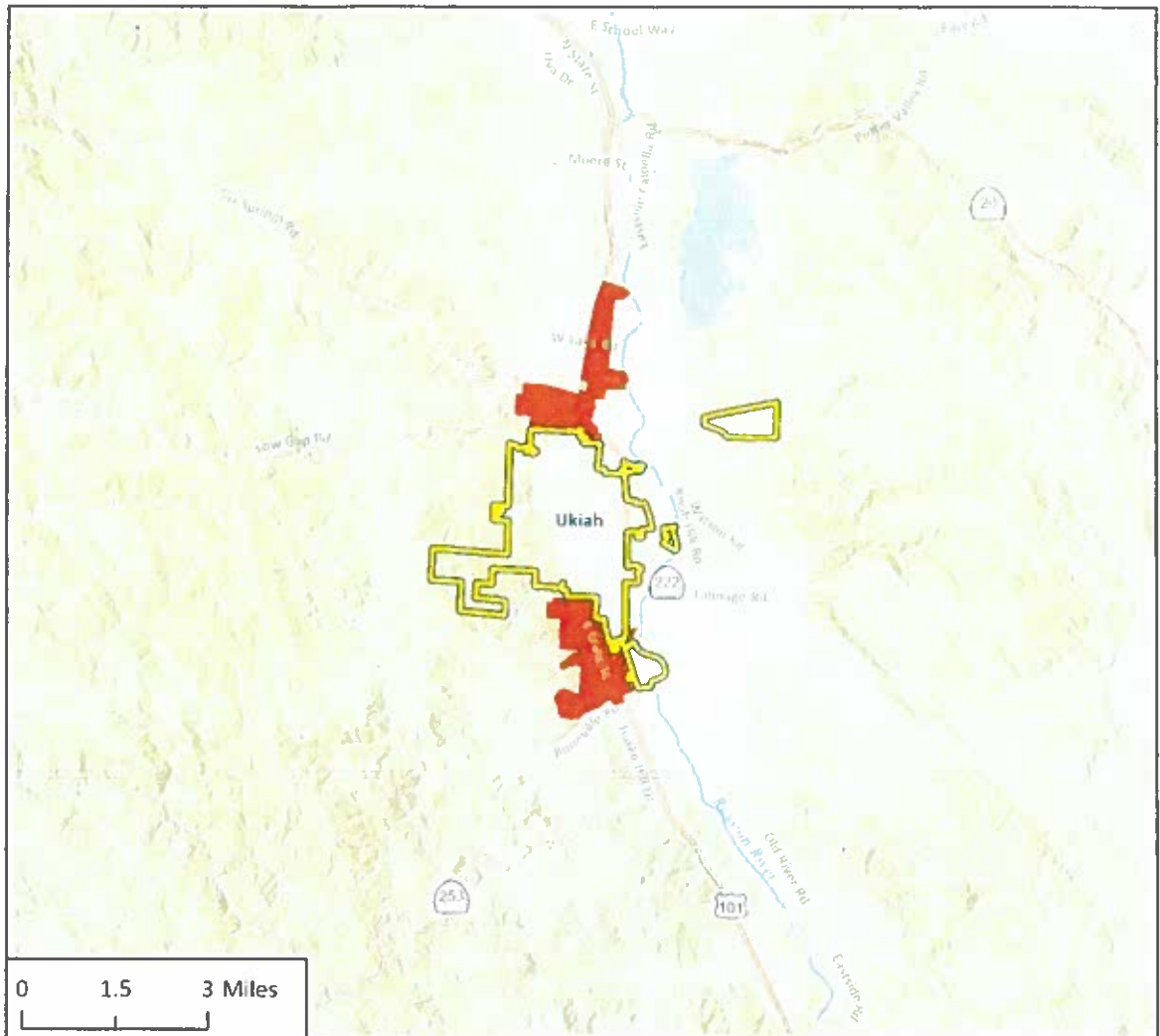
This Notice and the Draft SEIR is available for review on the City's website at: <https://cityofukiah.com/ceqa-review/>. A printed copy of the Draft SEIR is also available at the City of Ukiah City Hall.

The City of Ukiah would like to receive your input on the Draft SEIR. Comments pertaining to the impact analysis, criteria and thresholds, alternatives and any other environmental information presented in the Draft SEIR will be considered by the City during preparation of the Final EIR. The Final EIR will include copies of comments and the City's responses to comments pertaining to the environmental analysis provided in the Draft SEIR. Due to time limits, as established by CEQA, your response should be sent at the earliest possible date, but no later than 45 days after publication of this notice. Please submit your comments by 5:00 p.m. on **July 31, 2026** by mail or e-mail to:

Craig Schlatter, AICP, Community Development Director
City of Ukiah
300 Seminary Avenue
Ukiah, California 95482
CSchlatter@cityofukiah.com

Please include the name, phone number, and address of a contact person in your response.

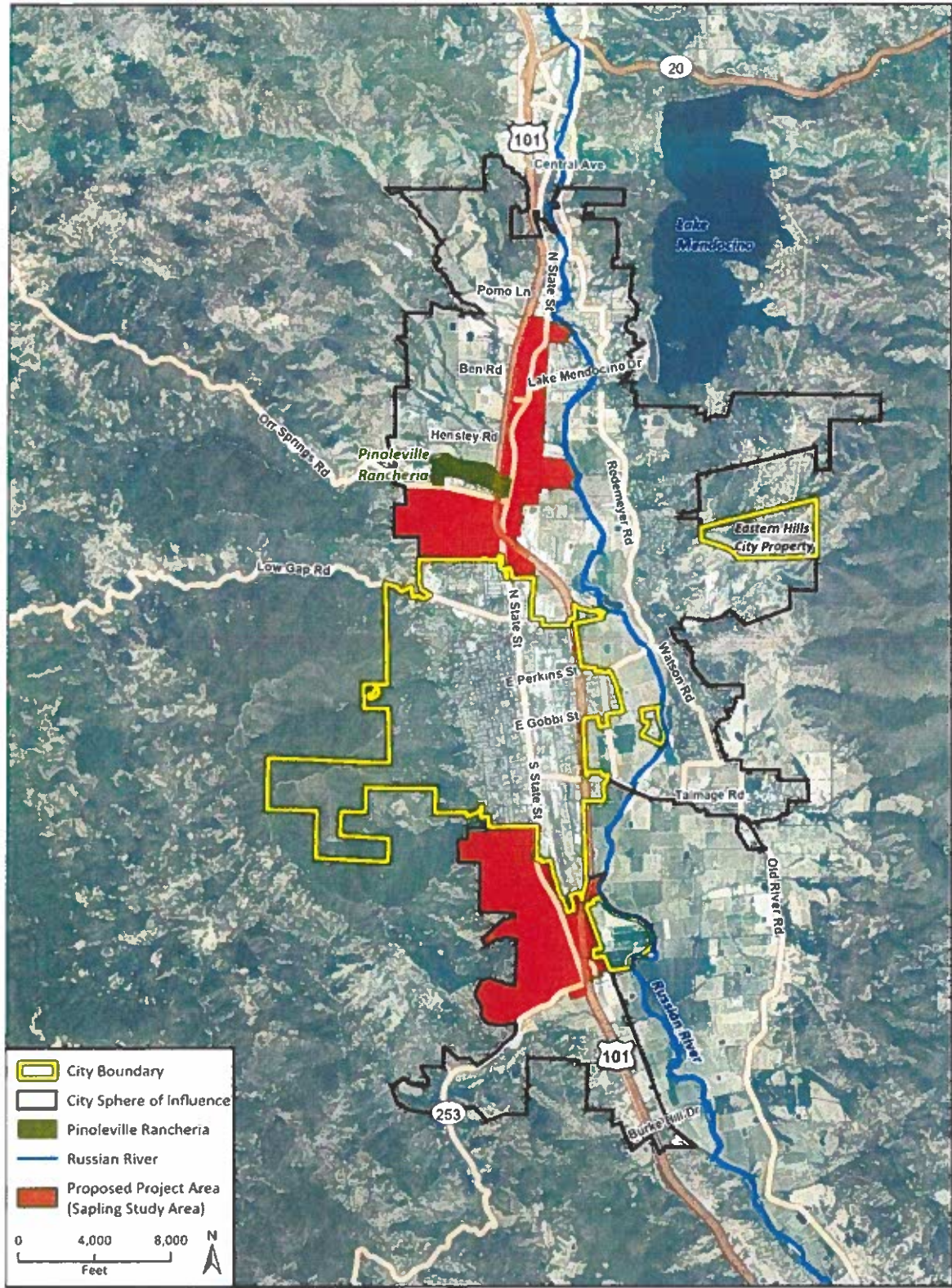
Figure 1 Regional Location



- ★ Project Location
- ▭ City of Ukiah Boundary
- Proposed Project Area (Sapling Study Area)



Figure 2 Project Area (Proposed Annexation Area)



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Figure 3 Project Reorganization Detail

