City of Ukiah

2025
URBAN WATER MANAGEMENT PLAN
City of Ukiah, CA







WEST&ASSOCIATES
ENGINEERING, INC.

2025

URBAN WATER MANAGEMENT PLAN

City of Ukiah, CA

Water Resources Department
300 Seminary Avenue, Ukiah, CA 95482
(707) 463-6228
PWS No. CA2310003

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Prepared by:

West & Associates Engineering, Inc.
78 Anacapa Ct. Foothill Ranch, CA
(949) 716-7670

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ACRONYMS

ACT	Urban Water Management Planning Act
AF	Acre-Feet
AFY	Acre-Feet per Year
AL	Action Level
AMI	Automatic Metering Infrastructure
AMR	Automatic Meter Reading
AP	Allocation Plan
AWWA	American Water Works Association
Basin	Ukiah Valley Groundwater Basin
BMP	Best Management Practice
CalWARN	California Water Agency Response Network
CalWEP	California Water Efficiency Partnership
CAP	2025 Climate Action Plan
CCCMP	Cross-Connection Control Management Plan
CCCPH	Cross-Connection Control Policy Handbook
CDPH	California Department of Public Health
CFS	Cubic Feet per Second
CII	Commercial Industrial Institutional
CIMIS	California Irrigation Management Information System
City	City of Ukiah
County	County of Mendocino
Cr6	Hexavalent Chromium
CUWCC	California Urban Water Conservation Council
CWC	California Water Code
CWSRF	Clean Water State Revolving Loan Fund
DDW	Division of Drinking Water
DEIR	Draft Environmental Impact Report
DIM	Dedicated Irrigation Meters
DMM	Demand Management Measure
DOF	California Department of Finance
DRA	Drought Risk Assessments
DWR	Department of Water Resources
EIR	General Plan Environmental Impact Report
EOC	Emergency Operations Center

EOP	Emergency Operation Plan
EPA	Environmental Protection Agency
ERP	Water System Emergency Response Plan
ETo	Evapotranspiration
GIS	Geographic Information System
GPCD	Gallons per Capita per Day
GPSCD	Gallons Per Service Connection Per Day
GPM	Gallons per Minute
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plan
HMP	Mendocino County Hazard Mitigation Plan
JPA	Joint Powers Authority
LAFo	Mendocino Local Agency Formation Commission
MAF	Million Acre-Feet
LID Manual	Low Impact Development Technical Design Manual
MCHC	Mendocino Community Health Clinic
MCL	Maximum Contaminant Level
MG	Million Gallons
MGD	Million Gallons per Day
mg/L	Milligrams per Liter
µg/L	Micrograms per Liter
NMFS	National Marine Fisheries Service
MOU	Memorandum of Understanding
NCPA	Northern California Power Agency
NPDWR	National Primary Drinking Water Regulations
OEHHA	Office of Environmental Health Hazard Assessment
PHG	Public Health Goal
ppb	Parts Per Billion
PVP	Potter Valley Powerhouse
RFP	Request for Proposals
RRWA	Russian River Watershed Association
SCADA	Supervisory Control and Data Acquisition
SDWA	Safe Drinking Water Act
SB	Senate Bill
SBx7-7	Senate Bill x7-7
SGMA	Sustainable Groundwater Management Act
SOI	Sphere of Influence

Strategy	2024 California Climate Adaptation Strategy
SWP	State Water Project
SWRCB	State Water Resources Control Board
TDS	Total Dissolved Solid
TMDL	Total Maximum Daily Load
TUCP	Temporary Urgency Change Petition
USACE	US Army Corps of Engineers
UVBGSA	Ukiah Valley Groundwater Sustainability Agency
UVWA	Ukiah Valley Water Authority
UWMP	Urban Water Management Plan
UWUO	Urban Water Use-Objective
UWWTP	Ukiah Wastewater Treatment Plant
WRFP	Water Recycling Funding Program
WSA	Water Supply Assessments
WSCP	Water Shortage Contingency Plan
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant



1

Section 1: Introduction

In accordance with the Water Code, an Urban Water Management Plan is required to be updated every five years.

1.1. PURPOSE AND SUMMARY

This is the 2025 Urban Water Management Plan ("UWMP" or "Plan") for the City of Ukiah (hereinafter "City"). This Plan has been prepared in compliance with the Urban Water Management Planning Act (Act), which was established in 1983 and has been codified into the California Water Code sections 10610 through 10657. A copy of the Act can be found in **Appendix C**.

As part of the Act, the legislature declared that waters of the state are a limited and renewable resource subject to ever increasing demands; that the conservation and efficient use of urban water supplies are of statewide concern; that successful implementation of plans is best accomplished at the local level; that conservation and efficient use of water shall be actively pursued to protect both the people of the state and their water resources; that conservation and efficient use of urban water supplies shall be a guiding criterion in public decisions; and that urban water suppliers shall be required to develop water management plans to achieve conservation and efficient use.

The Act requires "every urban water supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt, in accordance with prescribed requirements, an Urban Water Management Plan."

These plans must be filed with the California Department of Water Resources (DWR) every five (5) years, describing and evaluating reasonable and practical efficient water uses, reclamation, and conservation activities. The Water Code mandates that each water supplier shall update its plan at least once every five years on or before July 1, in years ending in six and one.



Figure 1.1 UWMPs are Governed by State Law

The Act has been amended multiple times since its initial passage in 1983. A summary of the amendments is provided in **Figure 1.2**. The intent of the amendments was to broaden the scope of the UWMPs, encourage public participation, and add financial incentives to the UWMPs. A significant amendment to the Act was a 2009 amendment (Senate Bill SBx7-7) signed by former Governor Schwarzenegger. The Senate Bill, also known as the "Water Conservation Act" required that per capita water use within an urban water supplier's service area decrease by twenty percent (20%) by the year 2020 in order to receive grants or loans administered by DWR or other state agencies. Each urban retail water supplier developed water use "targets" for 2015 and for 2020. The "target" date for 2020 passed on December 31, 2020. Urban water suppliers whose 2020 actual water use does not meet the target requirements established by this bill are not eligible for State water grants or loans. This included, but was not limited to, the following funding sources:

Amendments to the Act have added financial incentives to UWMPs.

- **Drinking Water State Revolving Fund**
  Primarily a source for funds to help correct deficiencies.

- **Proposition 1**
  Primarily a source for funds related to supplies & infrastructure.

- **Proposition 50**
  Primarily a source for funds related to security & treatment technology.

- **Proposition 84**
  Primarily a source for funds related to protection from pollution.

Agencies that submit their UWMPs past the July 2026 deadline are still technically eligible for grants or loans, provided that the UWMP addresses the requirements of the Act. However, applications for such funds are subject to legal challenges coming

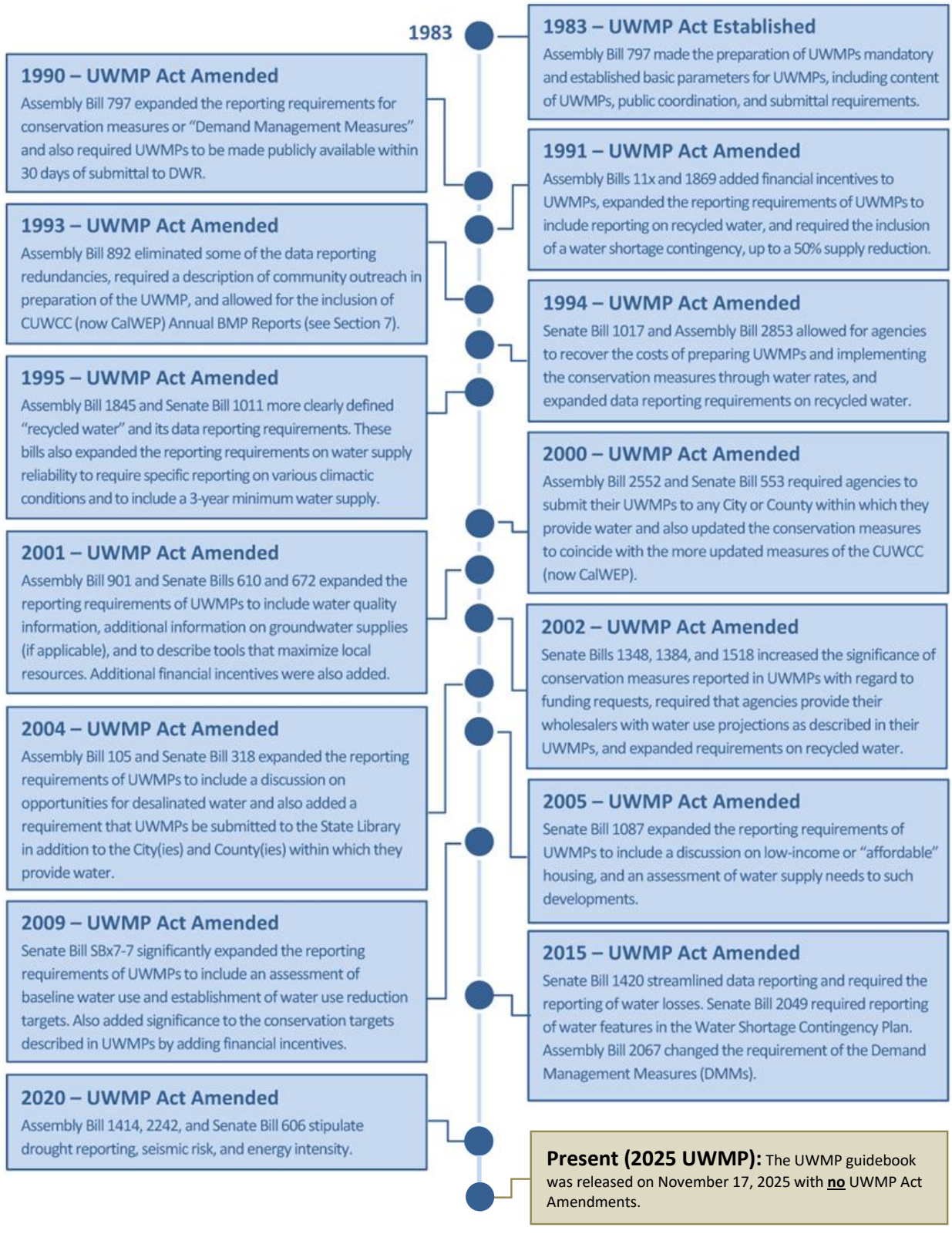


Figure 1.2 UWMP Act Establishment and Amendment

from competing agencies for the same funding, if the competing agencies become aware of the timeframe in which an UWMP was submitted.

UWMPs are considered to be a foundation document and a source of information for Water Supply Assessments (Senate Bill 610) and Written Verifications of Water Supply (SB 221). In addition, an UWMP may serve as a long-range planning document for water supply, a source of data for development of a regional water plan, and a source document for cities and counties as they prepare their General Plans. These planning documents are linked, and their accuracy and usefulness are interdependent.

One of the primary objectives of the Act is the assessment of demands and supplies over a 20-year or a 25-year planning horizon under normal rainfall conditions, as well as under various drought conditions. The Act also requires water shortage contingency planning and drought response actions be included in an UWMP. In short, this Plan is a management tool that provides a general, long-term framework for action, rather than a detailed blueprint for supply and demand management. This Plan evaluates the City's supply and demand projections over a 25-year planning horizon, and what mix of programs should be explored for ensuring that such water will be available. As part of the City's past and current water conservation policies, the City is currently implementing many facets of this plan to achieve its water conservation goals.

1.2. COORDINATION

The process of preparing and submitting an UWMP is a transparent process that requires opportunities for outside-agency and general public involvement. In preparing this 2025 UWMP, the City has encouraged broad community participation. The City notified the agencies that the City interacts with more than 60 days in advance of the City Council's adoption of the 2025 UWMP. The City has also made the draft 2025 UWMP available at City Hall and on the City's website, leading up to a public hearing on the 2025 UWMP. Notices of the public hearing were published in the local press and on the City's website for a two-week period. On June 17, 2026, the City held a noticed public hearing to review and accept comments on the 2025 UWMP. Following the public hearing, the City officially adopted the 2025 UWMP through Council resolution. A copy of the council resolution adopting this UWMP is included in **Appendix A**.

The City's 2025 UWMP is a collaborative effort involving its own staff, outside agencies, and the general public.

Table 1.1 Coordination and Public Involvement

Agency	Participated in Plan Preparation	Commented on Draft	Notified of Public Hearing	Attended Public Hearing
City Water Staff	x	x	x	x
River Estates Mutual Water Corporation			x	
Mendocino County			x	
Mendocino Local Agency Formation Commission			x	
Mendocino County Planning and Building Services			x	
Mendocino County Water Agency			x	
Russian River Flood Control and Water Conservation District			x	
Hopland Public Utility District			x	
Ukiah Valley Basin Groundwater Sustainability Agency			x	
Ukiah Valley Sanitation District			x	
Capella County Water District			x	
Millview County Water District			x	
Redwood Valley Count Water District			x	
Rogina Water Company			x	
Sonoma Water			x	
Willow County Water District			x	
General Public			x	x

Notes:

1. "60-Day" notice letters were sent out to all agencies (except the City's own) as required by CWC § 10621(b):
2. 2-week and 1-week notices were published in the local press.
3. **Appendix G** contains copies of the 60-day notice and the 2-week and 1-week notices.

As required by the Act, the 2025 UWMP is being prepared by the City and will be submitted to DWR, the California State Library, and any city or county within which it provides water no later than thirty (30) days after adoption. The 2025 UWMP has been made available to the public on the City's website and at City Hall during normal business hours for thirty (30) days prior to submitting the 2025 UWMP to DWR.

1.3. DWR UPDATES FOR 2025 UWMPS

There have been minor changes to the Water Code affecting the 2025 UWMPs. The changes include:

- **SBx7-7 Reporting Requirements:** Agencies must provide a description in the 2025 UWMP of how their water use goals of the 20x2020 were met. An urban retail water supplier's failure to meet those goals will be a violation of law and potentially result in a state administrative or judicial proceeding. If the agency did not achieve its targeted reduction in 2020, the agency must show in its 2025 UWMP whether it met their 2020 Target in 2025 to be eligible for state funds. Currently, the CWC does not set an end date for reporting on a supplier's progress in meeting the 2020 Target. (CWC § 10608.40)

- **Water Losses:** Retail Suppliers must indicate the quantity of water losses for five years by reporting data from their Validated Water Loss Audits, discuss their progress toward compliance with the 2028 Water Loss Standard, and show whether they met the Water Loss Performance Standard enacted by the State Water Resources Control Board (SWRCB). (CWC § 10631 (d) (3) (C), SB 1414, 2019). Suppliers can simply provide a link to their water loss reports submitted to DWR's Water Loss Audit Program.

- **Updates to Conservation Measures:** Retail Suppliers with an annual actual water use above their Urban Water Use-Objective (UWUO) must include a narrative describing additional DMMs the supplier plans to use to achieve its UWUO by January 1, 2027. (CWC § 10609.25, AB 1414, 2019)

- **UWUO and Water Use Reporting:** The standard for indoor residential water use from January 1, 2025 to January 1, 2030 was lowered from 52 to 47 Gallons per Capita per Day (gpcd). Until January 1, 2025, the standard was 55 gpcd. Beginning January 1, 2030 the standard was lowered from 50 to 42 gpcd. DWR, in coordination with SWRCB, will conduct an investigation to determine if the date for the 2030 indoor residential use standard will be changed. The City will not be subject to enforcement pursuant

to this chapter solely for failing to meet the indoor residential use standard. (CWC § 10609.4).

- **Irrigation of Nonfunctional Turf:** ”Functional turf” is ground cover surface of turf located in a recreational use area or community space. ”Nonfunctional turf” means any turf that is not functional turf, and includes turf located within street rights-of-way and parking lots. Turf enclosed by fencing or other barriers to permanently preclude human access for recreation or assembly is Nonfunctional turf. The use of potable water to irrigate nonfunctional turf is wasteful and incompatible with state policy relating to climate change, water conservation, and reduced reliance on the Sacramento-San Joaquin Delta ecosystem (CWC § 110). The use of potable water to irrigate Nonfunctional turf on all properties owned by the City are to be phased out by January 1, 2027. All other Commercial, Industrial, and Institutional (CII) properties are to be phased out by January 1, 2028. After which it will be prohibited with a few exceptions (CWC § 10618.14). The website https://saveourwater.com/ provides information and resources on converting nonfunctional turf to native vegetation.
- **Definitions:** New definitions were added or existing definitions were modified, which include Nonfunctional Turf, CII water use, Large landscape, Gross water use, Potable reuse, Urban water use objective, Affordable housing, and Disadvantaged community to name a few (CWC § 10608.12).

In addition, there are several optional or voluntary categorical and data reporting changes to the UWMP Act. These include an optional Planning Tool that suppliers can use to report and assess water use and supply in order to better conduct the Reliability Assessment and Drought Risk Assessment, a Potable and Non-Potable Planning Tool, Potable and Non-Potable Submittal Tables, as well as various optional data reporting.

1.4. UPDATES TO THE CITY’S UWMP

In addition to the required updates described in the previous section, the City’s 2025 UWMP has undergone some changes from the 2020 UWMP. A summary of the key changes to the UWMP are:

- **DWR & Water Code:** A listing of DWR-required UWMP updates (see previous Section).
- **City Development Growth:** An updated review of development which took place in the City since the 2020 UWMP.

- **Water Sources and Supplies:** A broader, more in-depth discussion of water sources and supplies.

- **Recycled Water:** An updated review of recycled water opportunities in the City.

- **Water Quality:** An update to new regulations and contaminants affecting water quality and treatment.

- **Water Use:** Updated information on recent water use quantities and a more in-depth discussion on water use parameters.

- **Supply v Demand:** Updated information on projected supplies vs demands, and a discussion on recent regional droughts affecting the City. There is also an expansion on the discussion of the City's source water reliability.

- **Contingency Planning:** Updated information on the City's contingency plans, including the City's Ordinances.

- **Conservation Measures:** Updated information on the City's conservation measures, which reflect the previous (2020) changes by DWR.

In addition to these changes, there are multiple minor changes. The changes reflect both those that are required by the Water Code and those that are voluntarily included for the benefit of the City.

1.5. FORMAT OF THE 2025 UWMP

The information contained in this 2025 UWMP corresponds to the items in the UWMP Act and other amendments to the Water Code. The sections of the UWMP are:

Section 1 - Introduction

This section describes the UWMP Act, the UWMP preparation and adoption process, updates to the UWMP, and a lay description of this entire document.

Section 2 – Service Area Description

This section outlines the history and development of the City and the City's water supply system, a description of its existing service area, the local climate, population served, and basic statistics on the City's water distribution system.

Section 3 – Water Sources & Supplies

This section describes the existing water supplies available to the City, including surface water from the Russian River and groundwater from the Ukiah Valley Groundwater Basin (Basin). Production volumes of surface water and groundwater over the past five (5) years are tabulated in this section. In addition, this section discusses potential future water supplies

Section 4 – Recycled Water Opportunities

This section describes the City's wastewater collection and treatment at the Ukiah Wastewater Treatment Plant (UWWTP), and the uses and benefits of the City's new recycled water system. In addition, this section discusses the future outlook for the City on potential recycled water users.

Section 5 – Water Quality

This section discusses the quality of the City's potable water supply sources, including imported, surface, and groundwater. This section also discusses drinking water standards and the effect that water quality has on management strategies and supply reliability.

Section 6 – Water Use

This section describes past, current and projected water usage within the City's service area. This chapter also discusses the requirement of the Water Conservation Act (SBx7-7), including the 2020 Water Use Targets.

Section 7 – Reliability Planning

This section presents a drought risk assessment of the City's water system which compares projected future water demands with expected available water supplies under three different hydrologic conditions: normal year; a single dry year; and multiple dry years. This 2025 UWMP concludes that if projected imported and local supplies are developed as anticipated, no water shortages are anticipated in the City's service area during the planning period.

Section 8 – Contingency Planning

This section describes the City's response plan to water shortages, as well as the efforts that will be utilized in the event of water supply interruptions, such as power outages, earthquakes, or droughts. This section also describes regional response efforts to water supply interruptions.

Section 9 – Conservation Measures

This section addresses the City's compliance with water conservation measures that correspond to the seven (7) Demand Management Measures (DMMs) described in the 2025 UWMP Guidebook, which were previously the fourteen (14) DMMs listed in the Act. The DMMs also correspond to the current Best Management Practices (BMPs) from the California Water Efficiency Partnership (CalWEP).

Appendices

The appendices contain references, specific documents, and data used to prepare this 2025 UWMP.

1.6. LAY DESCRIPTION

To facilitate effective and efficient management of water supplies, and in compliance with the UWMP Act and the Water Conservation Act of 2009, the City has prepared this 2025 UWMP. This UWMP includes background information regarding the City's history, water system, and water supplies. This UWMP also analyzes recent water demands and projects future water supply capacity and water demands through 2050. The effects of water quality, drought, and emergencies on the City's water supply reliability are also analyzed.

The City currently has left a net-positive water footprint. That is, water re-use and recharge exceeds overall demands by the City's metered customers. This has been the case since the City began using recycled water in 2019. Recycled water (water re-use) has taken the place of potable water for 700 acres of landscapes and agriculture, which also provides indirect recharge to the groundwater basin. This UWMP recommends that the City continue its current operations that leave a net-positive water footprint for the City. This UWMP also recommends conservation tools that will enable the City's residents to conserve water and maximize water use efficiency. These methods are described in **Section 9**.

The City has a net-positive water footprint, with more water recycled and recharged than consumed on an annual basis.

As indicated by **Section 7** of this UWMP, the City does not expect to have a water supply shortage through 2050. Furthermore, this UWMP concludes that the City's water supplies are resilient to droughts. If the water consumption rates in the City decrease as this UWMP projects, the City can expect to have a lower total water use in the year 2050 than in the current year (2026). This is in spite of a 10% total population growth over the next 25 years.

In the event that a catastrophe causes a sudden water supply interruption, the City can follow the criteria of the Water Shortage Contingency Plan (WSCP), as described in **Section 8** of this UWMP. The WSCP provides the City with a phased response plan, depending on the severity of the water shortage. The WSCP is both a stand-alone document and a part of this UWMP.

This 2025 UWMP will be implemented as described herein. Since UWMPs are due for revision every five years, this UWMP is projected to be in effect until the year's end of 2025. At that time the City's 2030 UWMP will begin development and adoption.



2

Section 2: Service Area Description

The City's Water Service Area is roughly 3,000 acres or 4.7 square miles in size.

2.1. CITY AND WATER SYSTEM HISTORY

The City of Ukiah was incorporated on March 8, 1876. The City is a general-law City per the State of California Govt Code § 34102. Per the US Census Bureau, the City qualifies as an "urban area", but is listed under the "urban cluster" category which is a Census category for small to mid-size cities. The City operates under a City Council/City Manager form of government. The City Council consists of five (5) Council Members elected to four-year terms, one of which is appointed mayor by Council for a one-year term. The City Manager, who serves on behalf of the City Council, runs the day-to-day operations of the City. Under the City Manager's general oversight, the City's Director of Water and Sewer Utilities runs the City's Water Resources Department. The City's Water Resources Department performs all activities related to the water system.

2.1.1. Early Stages

Prior to the City's incorporation, Ukiah was part of a Mexican Land Grant, and the City began its history as a valley settlement in 1856. Lumber production became a major industry by the end of the 1940s because of the City's moderate climate and productive soil; currently, agriculture is the largest industry in Ukiah and the rest of Mendocino County. Ukiah is home to wineries, grape vineyards, pear orchards, wood production plants, and non-agricultural manufacturers.

2.3. CURRENT WATER SERVICE AREA

The City of Ukiah is located in the southeastern portion of Mendocino County, approximately 60 miles north of Santa Rosa, 20 miles south of Willits, and 5 miles south-west of Lake Mendocino. The City is bounded by the Mendocino Range to the west and the Mayacamas Mountains to the east. Interstate Highway 101 runs north and south through the City along its eastern boundary. The Russian River flows from north to south through the Ukiah area. The City's total land area is roughly 3,000 acres or 4.7 square miles. The City is also the county seat for Mendocino County. See **Figure 2.1** for the City's Service Area Map.

The City's water service area comprises nearly one-hundred percent (100%) of the population residing within the City limits, with a small amount (less than one percent (1%) of City residents being served by other water purveyors. The City's Water Service Area is predominantly equivalent to the City's total land area mentioned above.

The City's "Sphere of Influence" (SOI) is a large, unincorporated area surrounding the City. The SOI is included in the City's General Plan. The City recently updated the SOI in 2024, which is reflected in **Figure 2.2**. For planning purposes, this UWMP analyzes potential growth in the City's SOI (see **Section 6** and **Section 7**)

The City is a retail agency within the Ukiah Valley Groundwater Basin (Basin). The City draws water from the Russian River and the Ukiah Valley Groundwater Basin. The City shares these water sources with several agencies including: Redwood Valley County Water District, Willow County Water District, Millview County Water District, Calpella County Water District, Rogina Water Company, Mendocino County Russian River Flood Control and Water Conservation District (Flood Control District), and Sonoma County Water Agency. Most of these agencies, including the City, have unified to form the Ukiah Valley Water Authority (UVWA), a joint powers authority (JPA) (**Section 3.6.1**).

The City is also 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 have come together to 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 County, Sonoma Water, and the Town of Windsor.

Finance Department staff read water meters monthly for billing purposes and recommend change-outs of damaged water meters in order to keep accurate accounts of water consumed by customers. The City's Water Resources Department staff are certified by the State of California to operate, maintain and repair the water distribution system, the City's wells, the Water Treatment Plant (WTP), and the Wastewater Treatment Plant (WWTP).

The Water Resources Department's key objectives can be summarized as the following:

- Respond to all water quality complaints
- Flushing mains
- Efficiently operate groundwater facilities and the Water Treatment Plant (WTP)
- Efficiently operate wastewater and recycled water facilities, and the Wastewater Treatment Plant (WWTP)
- Maintain and make repairs to all components of the water distribution system
- Comply with Division of Drinking Water (DDW) regulations, including laboratory testing
- Promote water certification and safety training

Most of the water consumption is by residential users, with an even amount distributed to both single-family and multi-family residences, and the remaining water users in the City include, commercial/ institutional, industrial, landscape irrigation, and other. Water use by the fire service is reported under the other category. In 2025 residential users accounted for about sixty-one percent (61%) of the City's total water usage.

2.4. LAND USE & ECONOMY

The City is one of four (4) incorporated cities located in Mendocino County. Mendocino County encompasses an area of 3,510 square miles or 2.2 million acres, and is bordered on the west by the coast, on the north by Humboldt County and Trinity County, on the South by Sonoma County, and on the east by Lake and Glenn County. According to a County Report, nearly 500,000 acres are used for agriculture in Mendocino County, including acreage in both unincorporated and incorporated County. Overall, Mendocino County's agricultural production consists of more than one-hundred twenty (120) types of

commodities. In addition, timber cut in the County have significant economic impact. In fact, according to County Agricultural Reports, timber accounts for the second highest-ranking value at over $190 million gross. Total combined agricultural production in Mendocino County is just under $321 million.

In addition to agricultural and livestock production, the County has a substantial manufacturing economy. According to County estimates, total manufacturing production in Mendocino County is estimated to be over $455 million.

The Mendocino County General Plan, updated August 2009, identifies fourteen (14) Specific Area Plans within Mendocino County. This includes a mixture of suburban residential, rural community, industrial, and agricultural lands. No specific developments are identified within the City in the current version of the County's Plan because the City is governed by its own general plan.

Table 2.1 provides some basic statistics on current land use and economy for Mendocino County and the City. **Figure 2.3** in this Section shows the Mendocino County General Plan Land Use Map, which includes the agricultural, open space, and community areas.

Table 2.1 Current Land Use & Economic Statistics for Mendocino County and Ukiah

Land: Total		
Item	**Mendocino County**	**City of Ukiah**
Land Area (square miles)	3,510	4.68
Land Area (acres)	2,246,000	2,989
Agricultural Land (acres)	497,000	20*
Developed Land (acres)	7,500	2,240
Population		
Item	**Mendocino County**	**City of Ukiah**
Population	88,122	16,325
Housing		
Item	**Mendocino County**	**City of Ukiah**
Total Housing Units	42,013	6,572
Median Home Price	$512,200	$458,400
Owner Occupancy Rate	61.7%	44.7%
Economy		
Item	**Mendocino County**	**City of Ukiah**
Employed (16yrs +)	56.4%	59.0%
Unemployment Rate	5.2%	7.1%
Median Household Income	$68,092	$66,160
Percent in Poverty	13.4%	17.9%
Retail & Wholesale Sales	$1.1 Billion	$442 Million
Agriculture/Crops	$321 Million	N/A**

** Does not include surrounding Ukiah Valley. Within City Boundaries only. Some of these lands are designated in the City's current Zoning Map (http://www.cityofukiah.com/documents-and-maps/) for pending development.*

*** The areas immediately surrounding the City contribute to the County's agricultural production.*

2.4.1. Development in City

The City 2040 General Plan update was completed in December 2022. The Ukiah General Plan contains the following elements, as mandated by Government Code Section 65302: Open Space and Conservation, Noise, Safety, Energy, Airport, Parks & Recreation, Historic and Archeological Resources, Community Facilities & Services, Circulation & Transportation, Housing, Community Design, Economic Development, and Land Use.

In addition to the mandated elements, CEQA Guidelines stipulate that the City's General Plan Environmental Impact Report (EIR) identify the potential environmental impacts associated with the implementation of the General Plan. This analysis will assess and, if necessary, include measures to mitigate potential impacts related to CEQA-required topics for proposed developments.

The City's Land Use Element separates land within the City limits into a total of 16 residential, commercial, mixed-use, public/quasi-public areas, and agricultural land use designations; which are listed below:

Residential

- Hillside Residential (HR)
- Rural Residential (RR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)

Mixed Use / Commercial / Industrial

- Downtown Core (DC)
- Mixed Use Brush Street (MUBST)
- Mixed Use: AIP-PD (AIP-PD)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Highway Commercial (HC)
- Industrial (I)

Public / Quasi-Public

- Public (P)
- Recreational (REC)
- Open Space (OS)

Other

- Agriculture (AG)

Within each of the zone districts listed above, there are several types of individual developments that are included. The Land Use Element included in the Ukiah General Plan was meant to promote an orderly pattern of development in the City (including the City's ability to provide water service to the various land uses).

2.4.2. Recent Developments

The City has completed multiple developments in recent years. Notable developments are listed in **Table 2.2**:

Table 2.2 Recent Developments in City of Ukiah (Since 2020 UWMP)

No.	Development
1	New Courthouse
2	Palace Hotel
3	City's New Municipal Corporation Yard
4	Mendocino Community Health Clinic (MCHC) Urgent Care & Administration Building
5	Commercial Shell Building
Total	**Five (5) Developments**

The new courthouse is along Perkins Street. The Palace Hotel is under consideration for rehabilitation. The City's new Corporation Yard replaces the existing Corporation Yard located near the airport. Mendocino Community Health Clinic (MCHC) proposes to convert an existing ±7,129-square-foot structure at 1240 Airport Park Boulevard into a new Urgent Care and Administrative Office facility. The Commercial Shell Building project proposes the construction of a single-story commercial shell building totaling approximately 3,261 square feet, intended for retail or restaurant use. The new building would be located on the southern portion of 1294 N. State Street at the former site of Diamond Jim's Sporting Goods & Liquor, which was lost to fire in 2011. The building is designed to accommodate retail stores and restaurants in keeping with the City of Ukiah's Community Commercial (C-1) zoning district.

2.4.3. Western Hills Annexation

In 2022, consistent with direction received from the City Council, the adopted Annexation policy, and the 2040 General Plan, the City submitted a request to the Mendocino Local Agency Formation Commission (LAFCo) to annex property adjacent to its western jurisdictional boundary. Known as the Western Hills, this property has a total area of 665 acres, including 15 acres for the development of three (3) residential parcels and the remaining area comprised of open space.

On March 15, 2024 an updated application was submitted to LAFCo for review and evaluation that included a Sphere of Influence Amendment to account for an additional parcel (APN 003-190-11). On November 4, 2024, the Mendocino LAFCo voted unanimously to approve the City's annexation and sphere of influence amendment request. The City's Limited Development Agreement allows for the

development to have a maximum of twenty (20) dwelling units.

2.4.4. Proposed Annexation Project

On April 23, 2026, the City released a revised proposal of its Proposed Annexation Project, called the "Sapling Option," which reflects a significantly smaller study area than was originally proposed. The updated map reduces the extent of land included north of the City, while maintaining much of the southern area. While this refined approach responds to community input that strongly opposed the original "Valley Oaks Study Area", it also includes fewer revenue-generating areas, meaning the City anticipates a short-term fiscal strain in the early years following annexation but over time, financial balance would be achieved through the phased implementation of the Master Tax Sharing Agreement that was negotiated and adopted previously with the County.

Before any changes occur with potential annexation, the proposal must be reviewed and approved by the Ukiah City Council, followed by submission of a formal application to LAFCo. From there, it enters an official review process that includes public notification, hearings, and an opportunity for affected property owners and voters to participate in a protest vote process in accordance with California law.

Water is already provided to the entire proposed area through the Ukiah Valley Water Authority and sewer would continue to be provided by the City of Ukiah or the Ukiah Valley Sanitation District. Therefore, this proposed annexation project will not increase the City's service area population, nor affect the City's projected water demand. The "Sapling Option" map is shown in **Figure 2.5** and additional information is available at CityofUkiah.com/annexation.

2.5. CLIMATE

The City's climate is influenced by the Pacific Ocean and is divided into wet and dry seasons. The City is considered a "Mediterranean" climate: a semi-arid environment with mild winters, warm summers and moderate rainfall. The area has an average summer temperature of 71°F and an average winter temperature of 47°F. The average annual rainfall for the region is 32.61 inches. Evapotranspiration (ETo) in the region averages approximately 52.15 inches annually. **Table 2.3** lists the historical average rainfall for the City:

Table 2.3 Historical Climate (1949-2025)
(www.wrcc.dri.edu)
Station: Ukiah Municipal AP, California (049127)

Month	Rainfall (in)	Avg. Temp (°F)
Jan	5.53	47.8
Feb	5.36	49.5
Mar	4.49	52.6

Month	Rainfall (in)	Avg. Temp (°F)
Apr	2.18	56.1
May	0.87	63.0
Jun	0.25	69.8
Jul	0.01	75.6
Aug	0.03	74.3
Sep	0.26	69.9
Oct	1.96	61.7
Nov	3.62	52.0
Dec	7.69	46.9
Totals:	**32.61**	**59.9**

City rainfall levels have tracked lower than historical averages, due in part to recent drought conditions throughout California. ETo and rainfall data for the past year indicate that rainfall totals for all months, except for May, July, and August are lower than the historical levels. **Table 2.4** shows the recent data for the region.

Table 2.4 Recent Climate Characteristics (2025)
CIMIS Station 106 (Sanel Valley) (cimis.water.ca.gov)

Month	Rainfall (in)	ETo (in)
Jan (2025)	0.96	1.60
Feb (2025)	9.35	1.63
Mar (2025)	4.81	2.76
Apr (2025)	0.87	4.72
May (2025)	0.15	6.99
Jun (2025)	0.00	7.68
Jul (2025)	0.00	7.69
Aug (2025)	0.03	7.30
Sep (2025)	0.49	4.62
Oct (2025)	1.28	2.94
Nov (2025)	4.50	1.61
Dec (2025)	4.56	1.15
Totals:	**27.0**	**50.69**

The recorded rainfall in the City for Calendar year 2025 was 27.0 inches, which amounts to 83% of the average historical rainfall (32.61 inches). It is important to note that despite the recent drought, local rainfall has limited impacts on surface water and groundwater replenishment within the City. Due to the low population density of Mendocino County compared to the quantity of water flowing through the Russian River and held in the Basin, the impact to the City is minimized.

2.5.1. Climate Change

The DWR Guidebook requires water suppliers to include a discussion of climate change in their UWMPs, specifically with regard to Drought Risk Assessments (DRA). **Section 7** provides an overview of droughts.

The rise of anthropogenic activities producing carbon dioxide in the world has

changed the earth's climate by emitting greenhouse gases responsible for global warming. This has resulted in extreme weather events occurring more frequently. The severity and frequency of climate change impacts on temperature and precipitation patterns can be difficult to forecast due to dramatic shifts in weather patterns as a result of increased concentrations of carbon dioxide in the atmosphere. While the precise timing, severity, and regional impacts of these temperature and precipitation changes are uncertain, climate researchers have identified several important issues of concern for water planners in California.

The climate change impacts of concern include increases in temperature, precipitation pattern changes, and sea-level rise. More winter precipitation falling as rain than snow leads to reduced snowpack water storage, reduced long term soil humidity, reduced groundwater and downstream flows, and reduced imported water deliveries. Higher temperatures alter evapotranspiration rates and growing seasons become longer. Precipitation pattern changes leads to increase flooding from intense storms. Although the extent of these changes is uncertain, the District is already planning ahead to ensure long lasting reliability of its source for their customers.

The California Natural Resources Agency released a draft of the 2024 California Climate Adaptation Strategy (Strategy), which builds on the successes and lessons learned since the first iteration in 2009 and the California Adaptive Planning Guide issued in 2012. It also integrates and connects key elements of the latest specific State of California action plans, such as the Extreme Heat Action Plan, Water Supply Strategy, Climate Smart Lands Strategy, Wildfire and Forest Resilience Action Plan, and Climate Action Plan for Transportation Infrastructure. Key elements of the approach:

01.Set updated, strategic direction and identify outcome-based priorities:

The Strategy links the State's existing, planned, and resourced climate adaptation efforts, showing how they fit together to achieve broad climate resilience priorities. The Strategy also specifies needed actions, with timeframes and metrics, to drive progress and enable accountability.

02.Unify efforts across all sectors and regions:

The Strategy is organized around outcome-based priorities, rather than individual sectors, enabling a coordinated, integrated approach to building climate resilience. This approach recognizes how climate adaptation is implemented on the ground, and reflects our commitment to integrating climate resilience into the work of all state

agencies. The priorities have been developed based on input from Californians across all regions of the state and in consultation with California Native American tribes.

03. Help all Californians understand and contribute to California's climate resilience:

The 2024 Strategy updates the interactive website that serves as a hub for state climate resilience action. This website will continue to be updated to enable easier navigation, to follow the state's progress and to find adaptation information and resources easily. The DWR Guidebook requires water suppliers to include a discussion of climate change in their UWMPs, specifically with regard to Drought Risk Assessments (DRA). **Section 7** provides an overview of droughts.

The rise of anthropogenic activities producing carbon dioxide in the world has changed the earth's climate by emitting greenhouse gasses responsible for global warming. This has resulted in extreme weather events occurring more frequently. The severity and frequency of climate change impacts on temperature and precipitation patterns can be difficult to forecast due to dramatic shifts in weather patterns as a result of increased concentrations of carbon dioxide in the atmosphere. While the precise timing, severity, and regional impacts of these temperature and precipitation changes are uncertain, climate researchers have identified several important issues of concern for water planners in California.

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Infrastructure. Key elements of the approach:

01.Set updated, strategic direction and identify outcome-based priorities:

The Strategy links the State's existing, planned, and resourced climate adaptation efforts, showing how they fit together to achieve broad climate resilience priorities. The Strategy also specifies needed actions, with timeframes and metrics, to drive progress and enable accountability.

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The Strategy is organized around outcome-based priorities, rather than individual sectors, enabling a coordinated, integrated approach to building climate resilience. This approach recognizes how climate adaptation is implemented on the ground, and reflects our commitment to integrating climate resilience into the work of all state agencies. The priorities have been developed based on input from Californians across all regions of the state and in consultation with California Native American tribes.

03. Help all Californians understand and contribute to California's climate resilience:

The 2024 Strategy updates the interactive website that serves as a hub for state climate resilience action. This website will continue to be updated to enable easier navigation, to follow the state's progress and to find adaptation information and resources easily.

The City's geography, physical terrain, land use, and Mediterranean climate create conditions that put the City at severe risk for climate forces including extreme heat, extreme drought, extreme weather, wildfire, and flooding. In 2022, the City of Ukiah adopted a resolution endorsing the declaration of a climate emergency and a call to action to restore a safe climate. The Ukiah 2040 General Plan as well as the 2024 City Council Strategic Plan set the initial tone for climate action, sustainable development, and conservation of Ukiah's natural resources. The Ukiah 2040 General Plan established a local goal "to create a more resilient community that is prepared for, responsive to, and recoverable from hazards created or made worse by climate change" and calls for the adoption of a Community CAP.

A communitywide GHG inventory was subsequently produced in 2023, in advance of the development of the 2025 Climate Action Plan (CAP). Ukiah's GHG Inventory demonstrates that 97% of the City's emissions derive from two sectors: Building Energy & Transportation. The CAP addresses this and provides the City with sizeable opportunities for sustainable electrification. Due to the City's proximity to the Mendocino National Forest and recently annexed

Western Hills, as well as its rich agricultural heritage, intriguing opportunities are available for carbon sequestration initiatives. **Section 7** provides greater detail of droughts and their impact on the City's supplies.

2.6. POPULATION

According to the most recent population figures from the California Department of Finance (DOF), the current 2025 resident population of the City is approximately 16,325 persons. Since the City's water service area comprises nearly one-hundred percent (100%) of the population residing within the City limits, the total current resident population served by the City's water system is also 16,325 persons. This is only approximately 264 persons more than the population total in 2020. Although, the City experienced a peak population of 16,607 persons in 2022, the number has fluctuated over the last five (5) years. **Table 2.5** lists the City's recent and current (2025) populations:

Table 2.5 City of Ukiah Population

Year	Service Area Population
2021	15,995
2022	16,607
2023	16,108
2024	16,227
2025	16,325

As the County seat, daytime populations fluctuate significantly. On special occasions, daytime populations can be more than twice the City's resident population listed above.

2.6.1. Population Projections

As shown in Table 2.2 of the City's Housing Element Update 2019-2027, between 2000 and 2010, the City added 545 residents, or 0.35% annual growth rate, to its population. The DoF used an annual growth rate of 0.36% for their projections, which is very close to the annual growth rate between 2000 and 2010 of 0.35%. As a result, this annual growth rate of 0.36% was used in the 2020 UWMP for the City's population projections and will also be used in this 2025 UWMP for the City's population projections for 2026-2050. This amounts to a growth of approximately 58 persons per year for 25 years to 2050. This is much greater than the growth rate for Mendocino County, which CA DoF projects will decrease in population at an annual rate of 0.39%.

It is expected that the planned Western Hills development (**Section 2.4.3**) will feature a maximum of twenty (20) dwelling units, and at the City's average 3.3 persons per connection, this would add approximately sixty-six (66) people. For conservative planning purposes, it is assumed that this population would be added in 2030. Population projections for 2050, and every

five-year increment from 2025 until then is shown in **Table 2.6**.

Table 2.6 Population Projections

Year	Service Area Population
2030	16,685
2035	16,979
2040	17,272
2045	17,566
2050	17,860

As the City continues to grow and attract additional businesses the City may likely experience periodic spikes in the number of daytime or short-term residents due to schools or daytime commercial employees.

2.7. CITY WATER SYSTEM

An overview of the City's water system is provided herein. More information on the City's water sources, water treatment, and water demands can be found in **Section 3 through Section 6** of this report. Since this UWMP is a water resource planning document, it does not provide technical details on water system components.

2.7.1. City Water System Overview

The City's water system consists of the following components:

- Ranney Collector (Radial Well) & Well #3
- Groundwater supply wells
- Water treatment facility
- Imported Water Connections
- Water distribution pipeline network
- Water storage facilities
- Booster stations
- Emergency interconnections
- Recycled Water

2.7.2. Imported Water

Up until 2020 the City maintained an agreement with the Flood Control District for "imported" water. Under that agreement, the City was allowed to pump up to 800 AFY of surface water (underflows from the Russian River) under the District's Permit 12947B. The surface water was available through the same pumping equipment (Ranney collector and Well #3) that currently collects surface water underflows under the City's Pre-1914 Right and Permit 12952. The agreement with the Flood Control District was discontinued in 2014, which became effective in December of 2020. The City decided not to renew a contract with the Flood Control District, due to sufficiency of the City's current water supplies.

2.7.3. Groundwater

Water produced from four (4) groundwater wells account for about seventy-two percent (72%) of the City's potable water supply. These 4 wells (Wells #4, #7, #8, and #9) pull

water from the Ukiah Valley Groundwater Basin, which currently is an unadjudicated basin.

Prior to 2019, Well #4 had been offline for rehabilitation. Well #8 experienced some problems during installation and had not produced as anticipated from the beginning of its operation; however since the 2020 UWMP it has been rehabilitated and upsized. The total pumping capacity of Wells #4, #7, and #8 are 2,200 gpm (or 3,548 AFY). Well #9 went online in 2017 with a pumping capacity of 700 gpm (about 1,129 AFY). This brings the total pumping capacity of all four (4) groundwater wells to 4,677 AFY.

2.7.4. Surface Water

Water is produced from two (2) surface water sources, the Ranney Diversion/Collector and Well #3 (ground water under the direct influence of surface water), which collectively account for about 28% of the City's potable water system. Both sources produce water from the Russian River. The Ranney Collector has a capacity of 4.6 million gallons per day (MGD) (5,155 AFY) and Well #3 has an estimated pumping capacity of 300 GPM (484 AFY). The Total available surface water pumping capacity is 5,638 AFY. However, the City has total water rights to 16,507 AFY of the Russian River. Well #3 is planned to be rehabilitated in April 2026.

2.7.5. Water Treatment Facility

The City's Water Treatment Plant (WTP) was constructed and began operation in April 1992, and treats water collected in the Ranney Collector. The WTP is located about 300 feet away from Ranney collector and uses the Microfloc contact clarification-filtration system. Treatment processes include pre-chlorination, adsorption, clarification, mixed-media gravity filtration, and disinfection.

Filter backwash water generated from the water treatment plant processes is discharged to two 216,000-gallon clarification reservoirs for recycling. Treated water is pumped to a 1.5 MG clearwell / reservoir for post chlorination. From the clearwell, the water is pumped into the distribution system by vertical turbine high service pumps. Operation of the treatment plant is controlled through the use of a pressure transducer in the City's new 1.5 MG reservoir.

The most-recent improvements to the WTP included an additional Microfloc contact clarification-filtration unit for redundancy, new chlorine scrubber, new sodium hydroxide tank and dispensing system, new water distribution SCADA system, and high service pumps.

2.7.6. Distribution System

The City distributes water to residential, commercial, and other customers through approximately 5,030 service connections using a 62-mile network of distribution mains. The water system consists of four (4) pressure zones that provide modified pressure to customers. Zone 1 is the main zone, and it serves ninety-seven percent (97%) of the City's water system. Zone 1 is served by gravity from the two largest storage tanks. Smaller pressure zones are supplied by booster pump stations. The water service area is shown in **Figure 2.1**. A 1941 main is planned to be replaced, as it was damaged in a recent earthquake.

2.7.7. Water Storage

For storage needs, the City maintains eight (8) operating storage reservoirs with a combined storage capacity of 6.1 MG The reservoirs include a 2.5 MG concrete tank, a 100,000-gallon steel tank, a 13,000-gallon redwood tank, a 30,000-gallon steel tank (constructed in 1996), a 135,000-gallon concrete clearwell with transfer station, and three storage tanks completed in 2005 (two 1.5 MG tanks and one 315,000-gallon tank). Since the 2020 UWMP, the City upsized the aforementioned steel tank from 100,000 to 165,000 gallons.

2.7.8. Booster Stations

The City of Ukiah maintains and operates three (3) booster stations throughout its service area. The booster stations are located on the westerly side of the City, near the base of foothills. The booster stations range in capacity from 40 gpm to 350 gpm. These pumps serve only a few service connections.

2.7.9. Emergency Interconnections

The City does not transfer or exchange water with its neighboring water agencies. However, the City maintains emergency agreements as follows:

- Emergency agreement with Willow County Water District
- Emergency agreement with Millview County Water District

Besides the two agencies above, the Redwood Valley County Water District (Redwood), benefits indirectly from the City's actions. For instance, the City's relinquishing of its agreement with the Flood Control District as noted in **Section 2.7.2** has allowed Redwood to obtain additional surface water from the Flood Control District.

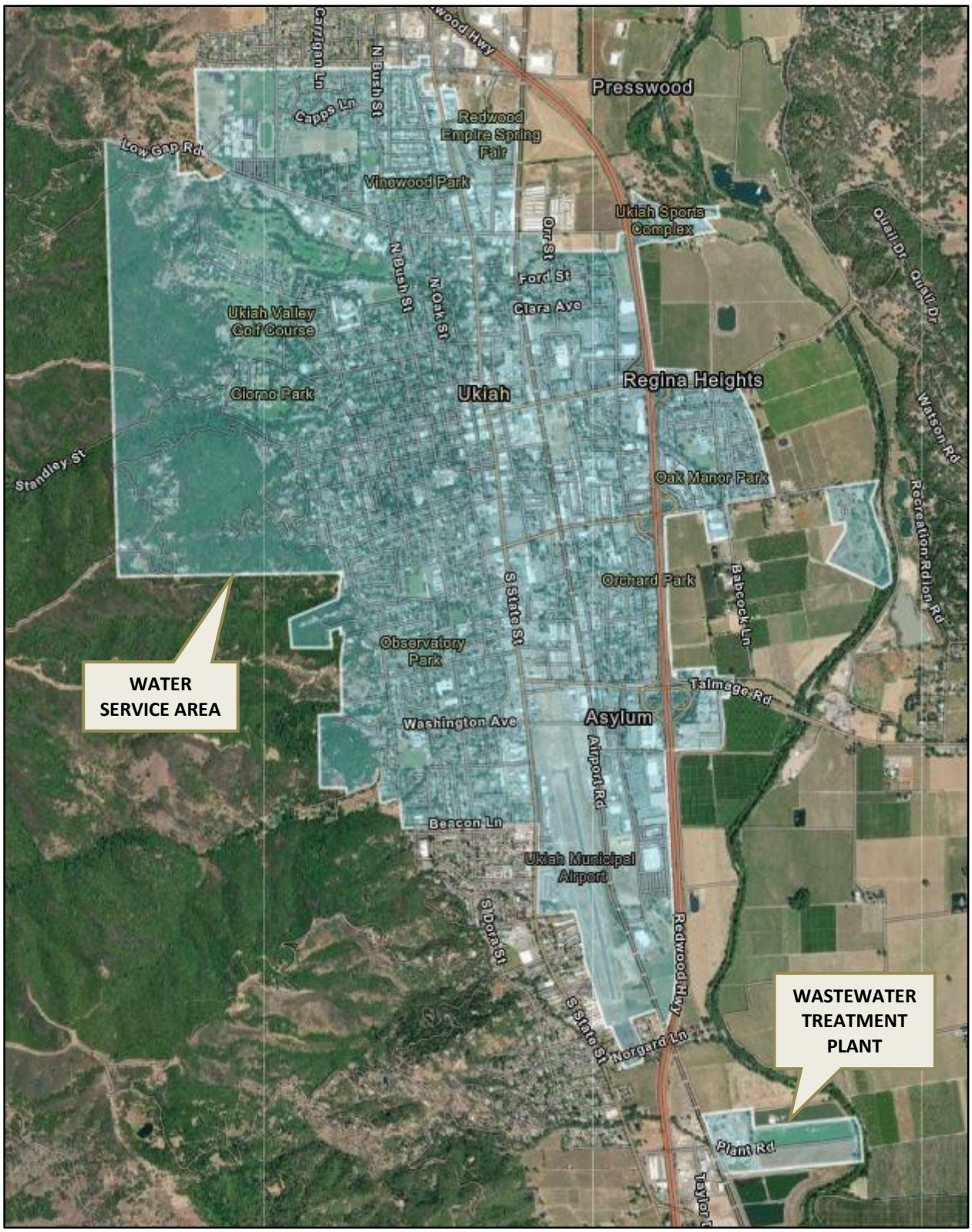


Figure 2.1 City of Ukiah Water Service Area

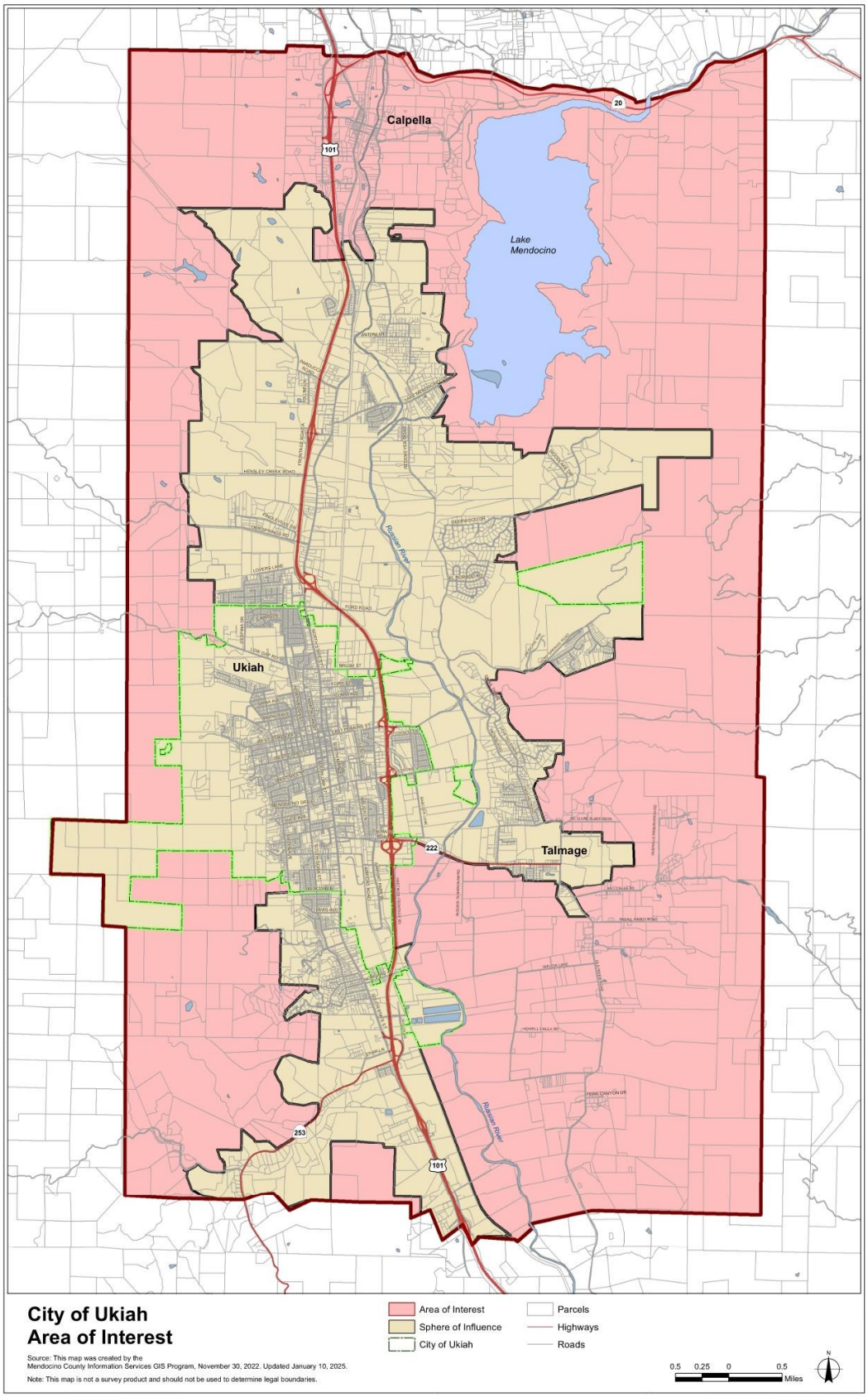


Figure 2.2 City of Ukiah Water Service Area & Sphere of Influence (SOI)

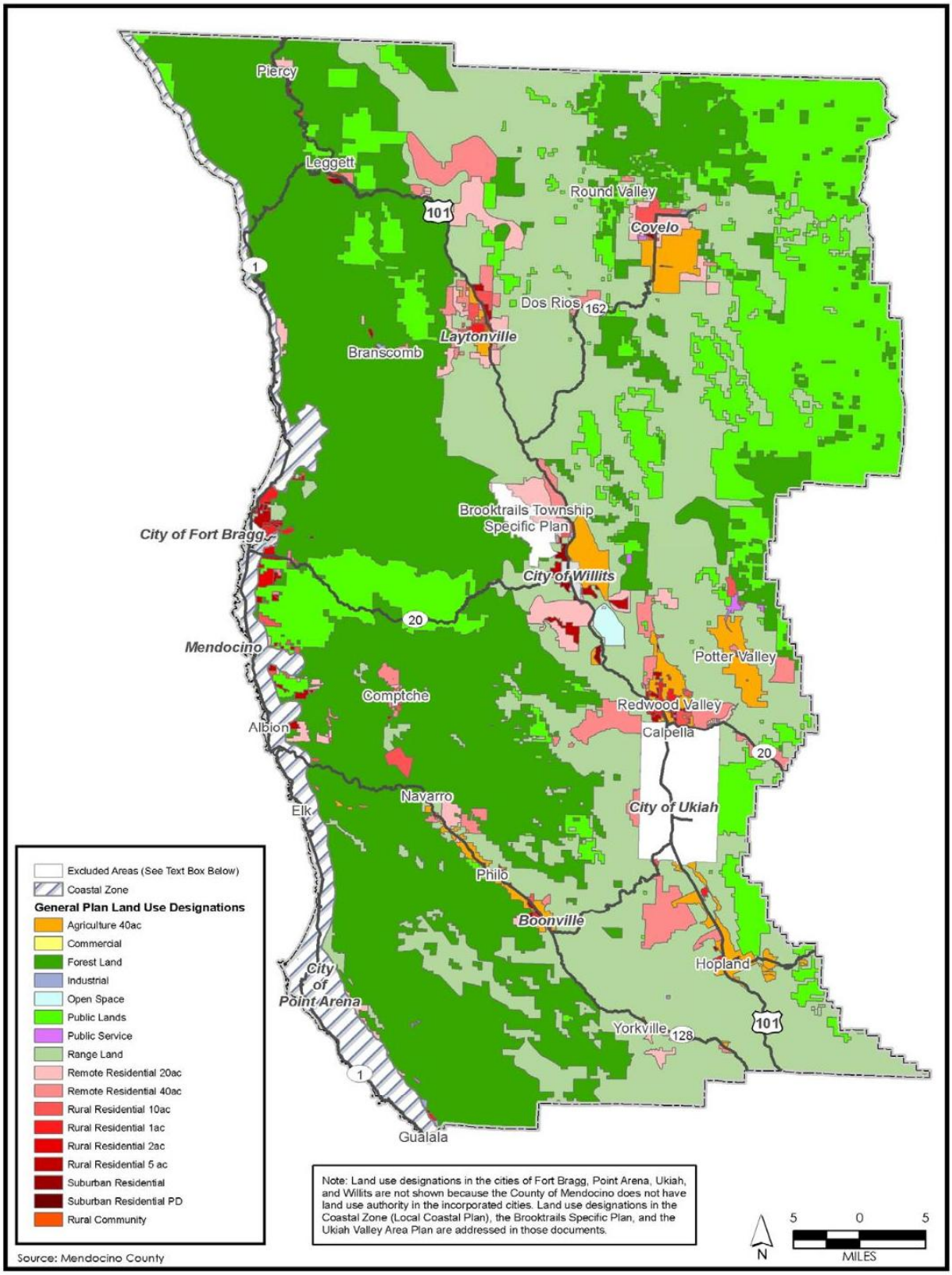


Figure 2.3 Mendocino County General Plan Land Use Map

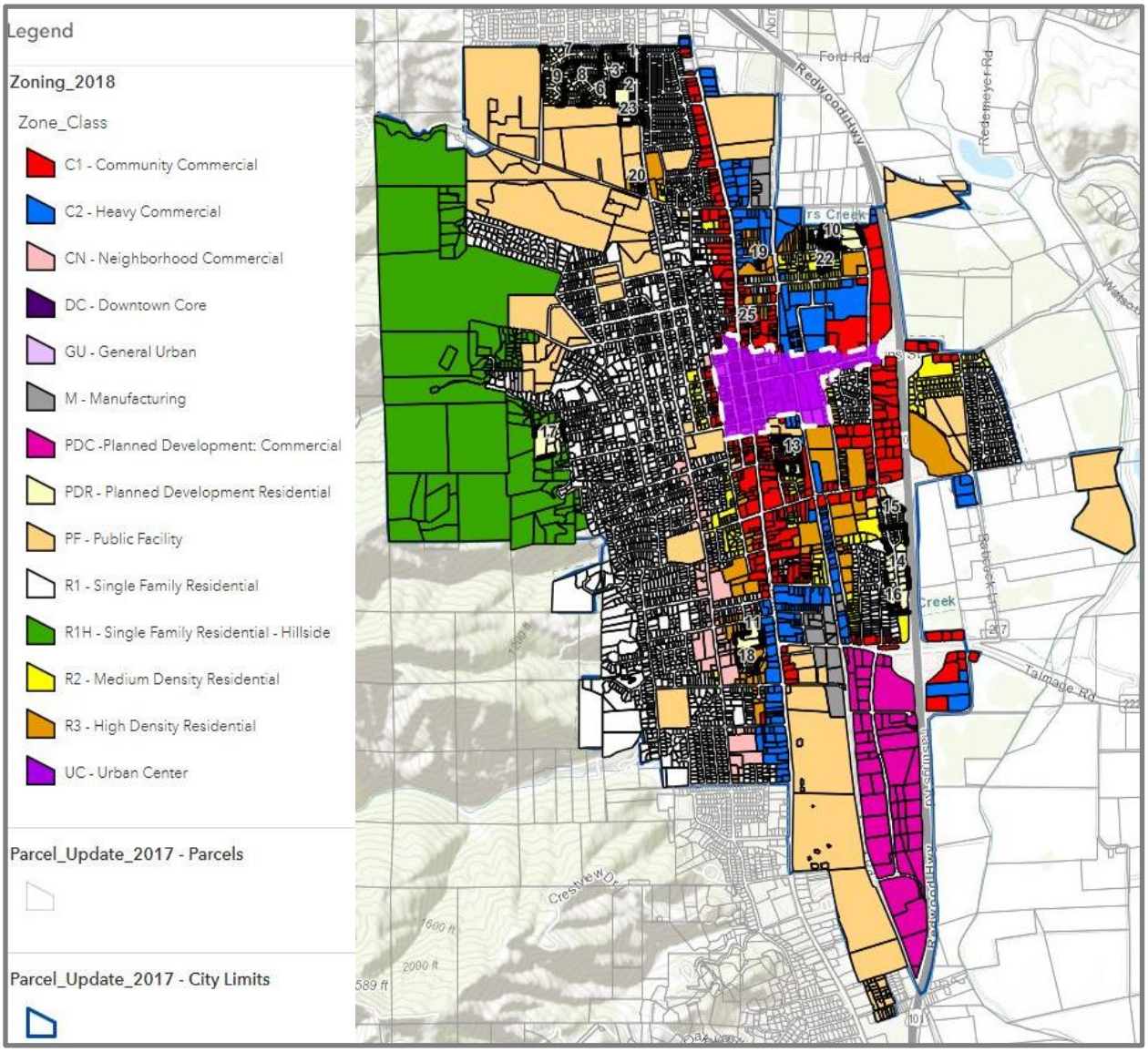


Figure 2.4 City of Ukiah Zoning Map

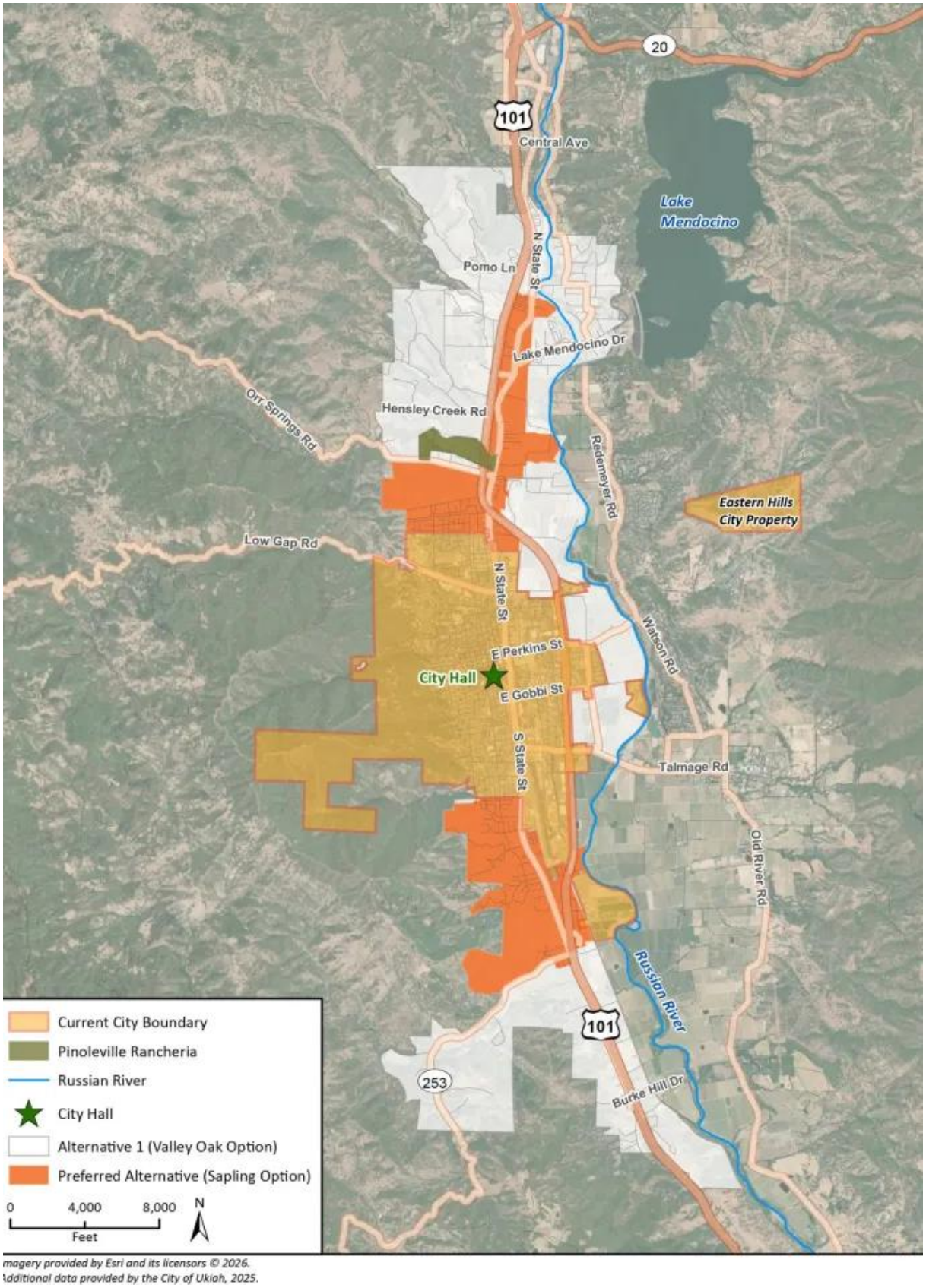


Figure 2.5 Proposed Annexation Project "Sapling Option"

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Section 3: Water Sources & Supplies

Surface water accounts for about twenty-eight percent (28%) of the City's water supply over the past five (5) years.

3.1. INTRODUCTION

The City uses both potable water and non-potable (recycled) water to meet the needs of its service area. Recycled water is covered in **Section 4**. The City's potable water comes from local water sources only, including surface water from the Russian River and groundwater from the Ukiah Valley Groundwater Basin. The groundwater basin is not currently limited with water rights agreements, whereas the City has water rights agreements with the State for use of surface water from the Russian River. The City maintains groundwater wells, a Ranney collector, surface well, and a potable water treatment plant to produce water in the City. This Section describes the current and projected water resources available to the City over a 25-year period (through 2050).

3.2. SURFACE WATER (RUSSIAN RIVER)

The City currently uses underflow from the Russian River and plans to continue doing so in the future. The Russian River hydrologic unit encompasses 1,485 square miles in Mendocino and Sonoma counties, bounded by the Coast Ranges on both the east and west (see **Figure 3.1**). The head of the Russian River is located about sixteen (16) geographic miles north of the City, wherein the river picks up additional flows from smaller tributary creeks before reaching the Ukiah Valley. The river flows southward from Redwood and Potter valleys (north of City) to its confluence with Mark West Creek near

the City of Santa Rosa, where it turns westward to cut through the coastal mountain range and empty into the Pacific Ocean at the town of Jenner. The total length of the main river is about 110 miles long.

Elevations in the watershed range from sea level (0 feet) at the estuary near the town of Jenner to as high as 4,300 feet at the summit of Mt. St. Helena in the Mayacama Mountains. The Ukiah Valley sub-region of the watershed ranges from 600 feet to 700 feet in elevation. The principal tributaries of the Russian River include the East Fork Russian River, and several, smaller creeks, including the Feliz, Pieta, Big Sulfur, Dry, Mark West (including the Laguna de Santa Rosa), Green Valley, and Austin creeks. Some of the tributary creeks within the Ukiah Valley include the Orrs Creek, Gibson Creek, Doolin Creek, Mill Creek, and Ackerman Creek. The Ukiah Valley creeks are shown in **Figure 3.2**.

The volume of surface flows in the Russian River within the Ukiah Valley are influenced by the operations of the Potter Valley Powerhouse (PVP) and Lake Mendocino. The PVP is managed by Pacific Gas & Electric Company (PG&E). Lake Mendocino is managed by the U.S. Army Corps of Engineers (USACE), San Francisco District. Sonoma Water and the Mendocino County Russian River Flood Control and Water Conservation District (Flood Control District) own storage space in Lake Mendocino. These agencies coordinate water releases from Lake Mendocino with the USACE and the National Marine Fisheries Service (NMFS). During the recent drought (2020-2022) as described in **Section 7.3**, a temporary water-rights variance was requested by PG&E in 2021, which aimed to reduce minimum flow from the PVP into the East Fork of the Russian River from 45 cubic feet per second (cfs) to 15 cfs. The temporary variance was filed with regards to water rights decisions issued by the State Water Resources Control Board (SWRCB), and is no longer in effect.

The SWRCB issued Decision 1030 in 1961 which clarified water-rights to agencies along the Russian River. Decision 1610 was issued in 1986 which stipulated minimum flow requirements in the river as a condition for the water rights. The minimum flow requirements help protect marine life and to maintain the quality of water in the river's watershed. According to the individual permits issued under Decision 1610, dam releases from Lake Mendocino into the East Fork of the Russian River must be 25 cfs at all times. As such, Sonoma Water must release sufficient

SWRCB Decision 1610 reaffirms water rights given in Decision 1030 with minimum flow stipulations.

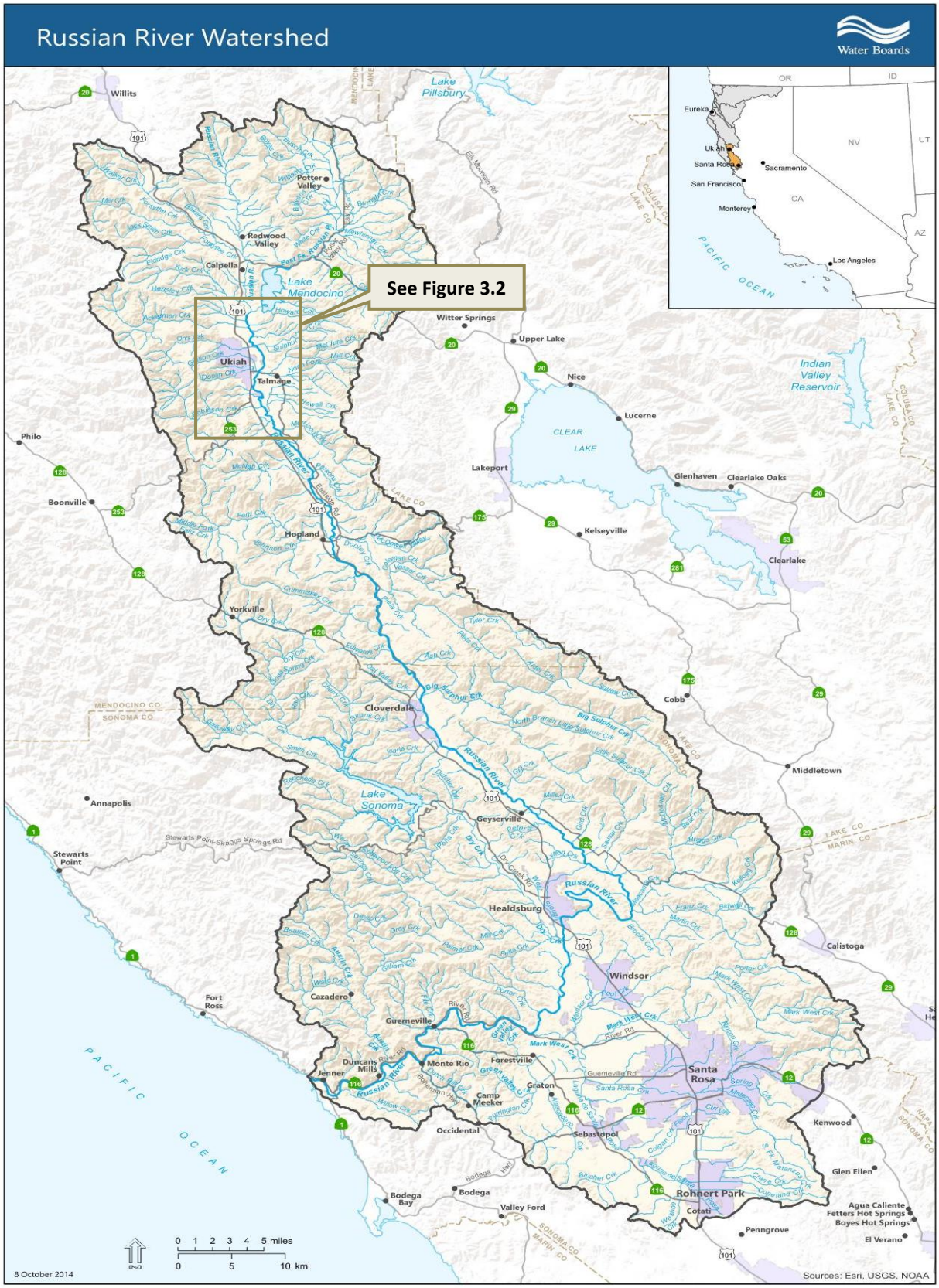


Figure 3.1 Russian River Watershed

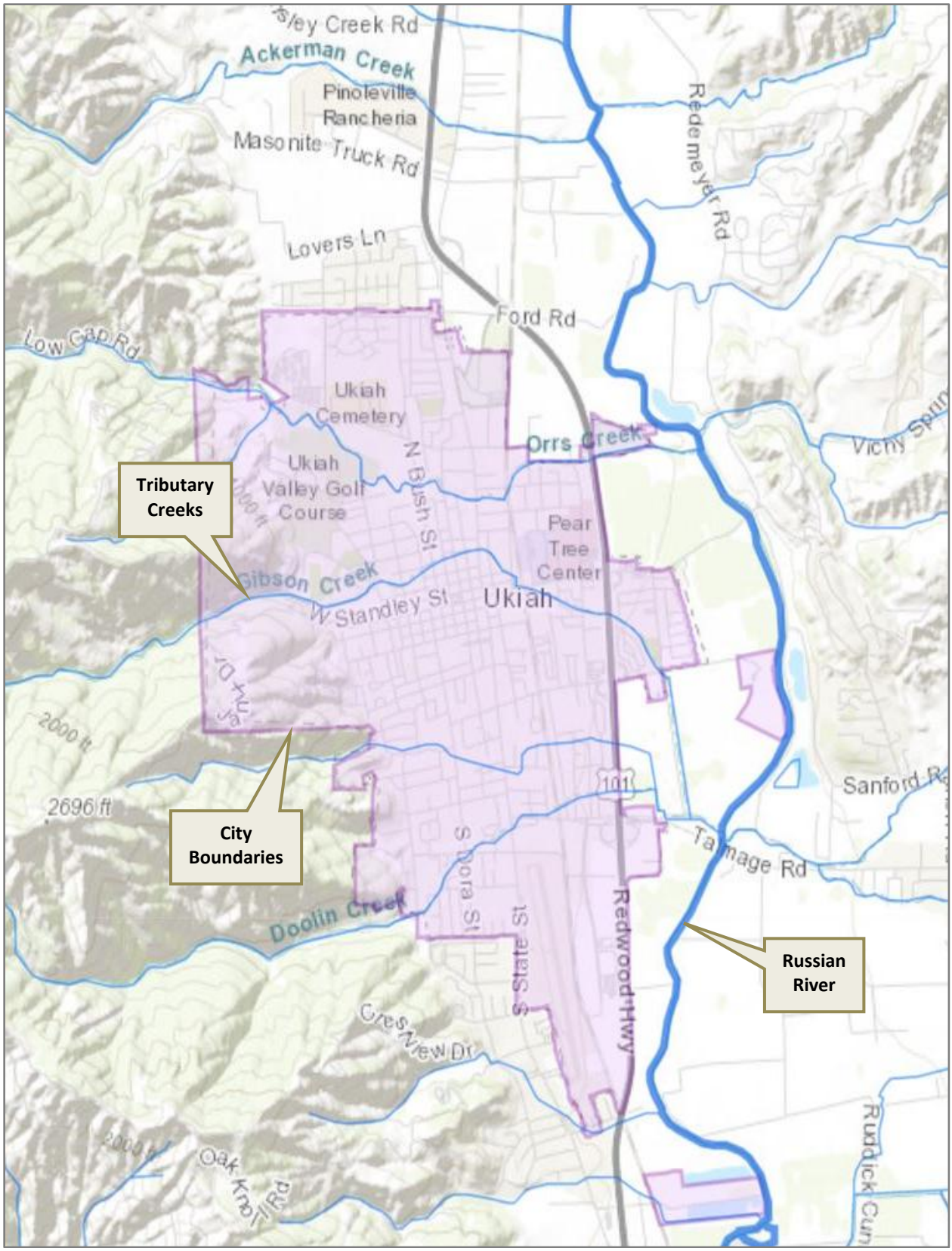


Figure 3.2 Russian River Tributaries in City Water Service Area.

water from Lake Mendocino to maintain a river flow of 150 cfs to 185 cfs during normal conditions. Dry conditions are considered to be 75 cfs, and critical conditions are considered to be 25 cfs. Thus, the City can expect the following flows available in the Russian River adjacent to the City's water service area as shown in **Table 3.1**:

Table 3.1 Typical River Flow Volumes in Ukiah Valley

Climate Condition	Volume
Normal Water Year	150 cfs to 185 cfs
Dry Water Year	75 cfs
Critical Drought	25 cfs

Sonoma Water maintains a geographic information system (GIS) inventory of flow sensors along the entire Russian River. Flow data captured on April 30th, 2021 indicated that a flow of 53.80 cfs was measured just north of the City's water service area. This is shown in **Figure 3.4** .

Two (2) reservoirs provide flood protection and water supply storage for the Russian River Watershed: 1) Lake Mendocino on the East Fork Russian River near the City of Ukiah, and 2) Lake Sonoma on Dry Creek west of Healdsburg. Lake Mendocino was formed when the Coyote Dam was constructed in 1958, and Lake Sonoma was formed in 1984 after completion of the Warm Springs Dam. Both dams were constructed by the U.S. Army Corps of Engineers as flood control projects, but also provide both water storage and hydro-electric power. The City's hydroelectric plant, located at the outlet conduit for Coyote Dam, became operational in 1986. It contains two turbine/generator units: a 1,000-kW unit and a 2,500-kW unit. The City is responsible for maintaining and operating the Hydroelectric Plant. As such, the City coordinates water releases from the dam with the USACE, Sonoma Water, the Northern California Power Agency (NCPA), and the NMFS. The releases from the dam are also reported to the Department of Water Resources (DWR).

DWR's online Data Exchange Center keeps records of all dam releases in the State. Reservoir operators in the State schedule reservoir releases and report the time/date and flow to DWR. Recent releases for Lake Mendocino are shown in **Table 3.2**:

Table 3.2 Reservoir Releases

Date - Time	Volume
05/12/2026 - 06:00	70 cfs
05/20/2026 - 15:00	72 cfs

The releases shown in **Table 3.1** correlates with the flow data shown on Sonoma Water's GIS database. For instance,

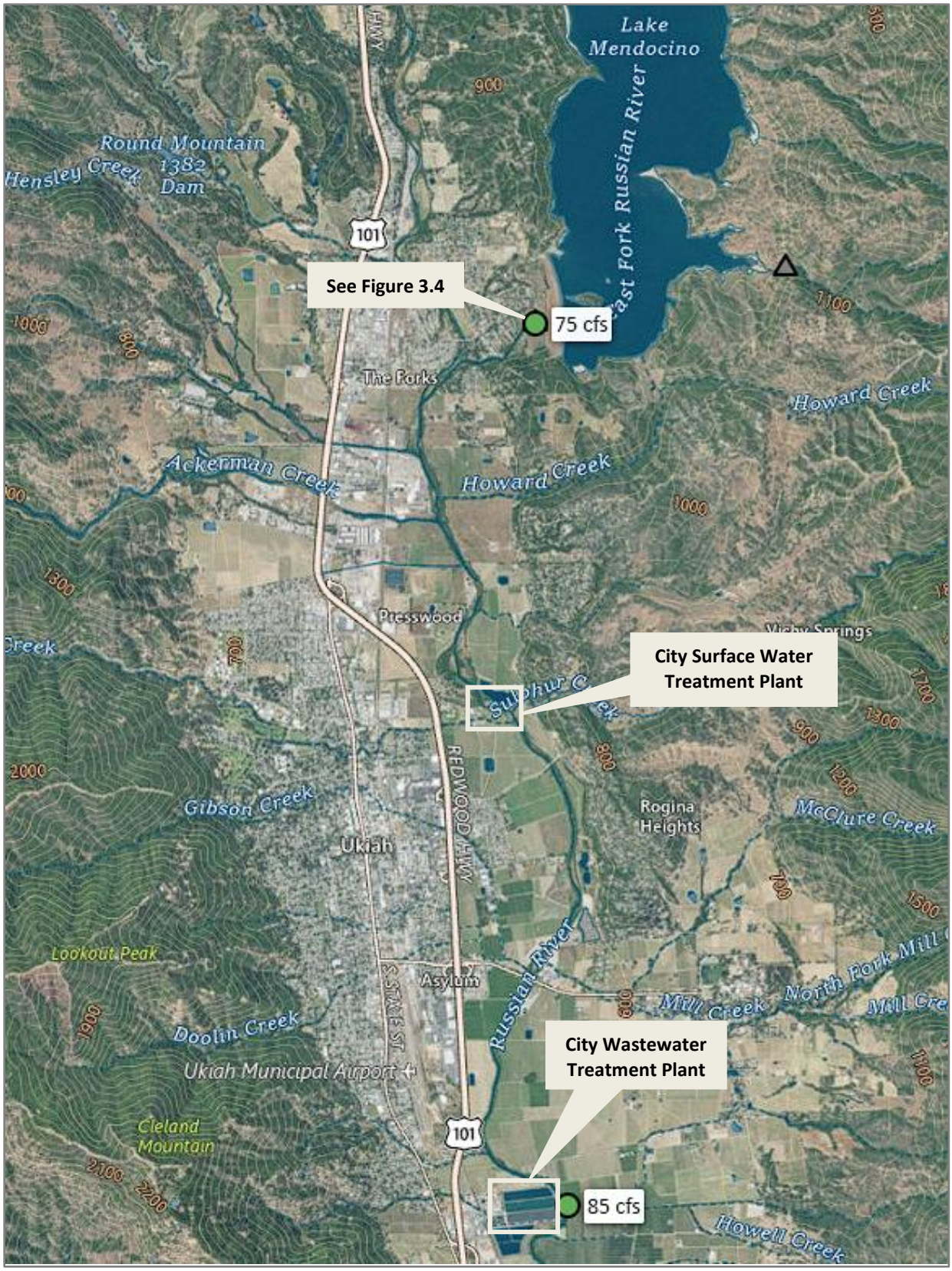


Figure 3.3 Streamflow Data from Sonoma Water (May 31, 2026)

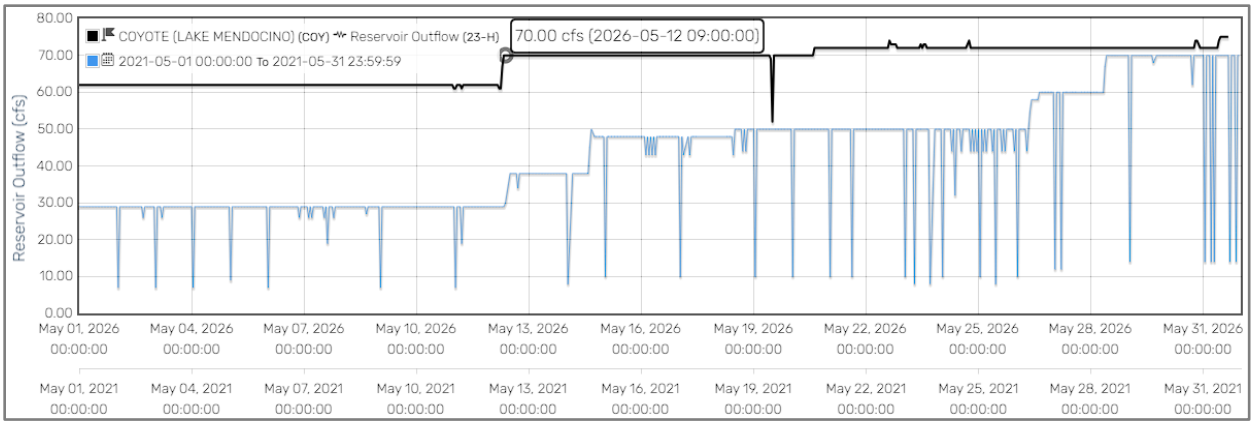


Figure 3.4 Streamflow in Russian River (May 2025 compared to May 2021)

the flows in the East Fork of the Russian River immediately downstream of the Coyote Dam on May 12th, 2026 9:00 am were measured to be 70 cfs. This correlates with the dam release of 70 cfs at the same point in time. **Figure 3.4** shows the flow data in the East Fork from May 1, 2026 to May 31, 2026 and compares it May 1, 2021 to May 31, 2021. The graph indicates a spike in the flow during the scheduled releases shown in **Table 3.1**. The flow sensor at the confluence of the East Fork and the main branch of the Russian River (i.e. upstream of the City's surface water intake) were unavailable during preparation of this UWMP. Near the City's lower boundary, adjacent to the City's Wastewater Treatment Plant (WWTP), the peak flow was also unavailable. Additional flows measured in the downstream sensor are likely due to the tributary creeks shown in **Figure 3.2.** This flow data is meant to show the variability of flows through the Russian River, and meant to show a comparison of drought years (2020-2022) and normal years. Although, it should be noted that these flows are not linear to supply in any way.

This flow data is meant to show the variability of flows through the Russian River.

3.2.1. Surface Water Production in City

The City has Pre-1914 Right for at least 2.8 cubic feet per second (cfs) for diversion from the Russian River for a maximum of 2,027 Acre-Feet per Year (AFY). This water right is further recognized in Decision 1030 (1961).

Additionally, the City holds Water Right Permit 12952 (Application 15704) which provides for the diversion of Russian River underflow for municipal purposes. The Permit currently covers Well #2 (no longer in use), Well #3, and the Ranney collector. Under the Permit, water can be diverted at a rate not to exceed 20.0 cfs from January 1 through December 31 with no annual limit. Therefore, the City's water right could provide a water supply of up to 14,480 AFY

(20 cfs for 365 days). Combined with the City's Pre-1914 Appropriative Rights, the total surface water rights for the City stand at 16,507 AFY.

The Permit expired on December 31, 2000 and the City filed a Petition for Extension of Time with the State Water Board. The City has also filed petitions to add points of diversion and expand the place of use. The Permit is considered valid while the petitions are processed. In 2013, the City published a Draft Environmental Impact Report (DEIR) for the proposed Permit amendments. The DEIR is available on the City's website. This year (2021), the City is filing a new petition to extend Water Right Permit 12952.

The City's surface water supply is obtained from a Ranney collector (see **Figure 3.5**) and Well #3. The Ranney collector was constructed in 1966 and can draw up to 3,194 GPM (5,155 AFY operated continuously) from the alluvial zone of the Russian River at its current capacity of 4.6 million gallons per day (MGD). The Ranney collector can be used only when turbidity in the Russian River is low, a condition which occurs during dry weather conditions. During the rainy months, Russian River turbidity increases and the Microfloc contact clarification-filtration units located at The Water Treatment Plant (WTP) cannot be operated efficiently.

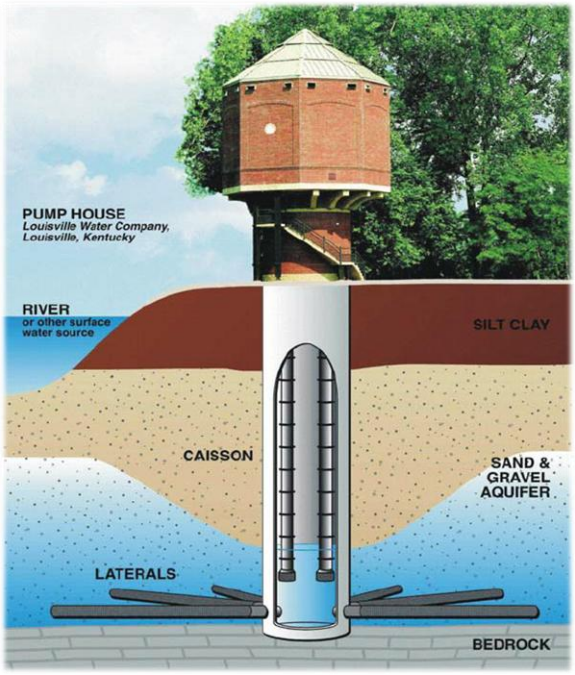


Figure 3.5 Radial Well (Ranney Collector)

Well #3 draws water from an alluvial zone along the Russian River as well. The supply source has been deemed groundwater under the direct influence of surface water by the California Department of Public Health (now the State Water Resources Control Board Division of Drinking Water) pursuant to 22 CCR §64651.10 of the California Water Works Standards. The determination is based on turbidity of the diverted water, which fluctuates with the turbidity in the Russian River. Therefore, water diverted from Well #3 is regulated under the City's surface water right. Well #3 has an estimated pumping capacity of 300 GPM (484 AFY operated continuously). Combined with the City's Ranney collector, this results in a total surface water production capacity of 5,639 AFY.

The City's Ranney Collector and Well 3 are equipped with a flowmeter to measure water production. Water production is recorded monthly by City water staff and reported annually to DWR. Over the past five (5) years of operation, surface water extraction has averaged 777 AFY. **Table 3.3** displays the City's surface water supplies for years 2021 to 2025:

Table 3.3 Surface Water Production

Year	Production (AF)
2021	494
2022	1,189
2023	942
2024	589
2025	671
Average:	**777**
2016-2020 Avg. (2020 UWMP)	**1,537**

As noted by **Table 3.3**, surface water production was substantially less than the City's surface water production capacity of 5,639 AFY. The surface water production is even further under the Critical Drought flows of 25 cfs (18,098 AFY), shown in **Table 3.1**. For these reasons, the City's surface water supplies even during severe droughts are not adversely impacted.

3.2.2. Imported (Surface) Water

As noted in **Section 2.7.2**, the City previously maintained an agreement with the Flood Control District for "imported" water, but the City relinquished this agreement in 2020.

3.3. GROUNDWATER

The City is located within the Ukiah Valley Groundwater Basin (Basin). The City pumps groundwater, and plans to do so in the future. The Basin is located in east-central Mendocino County, and underlies the entire City of Ukiah and the communities of Talmage, The Forks, Calpella, Laughlin, and Redwood Valley. The Basin is about 22 miles long and 5 miles wide (at the widest point). The Basin is the largest of several groundwater basins along the Russian River, and covers the Ukiah Valley and the Redwood Valley. The Basin has a total surface area of about 38,000 acres, or 59 square miles. Surface elevations in the Basin range from 500 feet at the southerly end to 1,000 feet at the northerly end. The surface elevations within the City range from about 600 feet to 650 feet. Basin rainfall ranges from 35 to 45 inches.

Groundwater in the Basin is stored in two (2) main aquifers, which range in thickness and depth as indicated in **Table 3.4**. The Ukiah Valley Basin Groundwater Sustainability Plan (GSP) depicts groundwater storage changes for the entire Basin noting that the available storage is estimated to be between 60,000 and 120,000 acre-feet annually in Principal Aquifer I and 324,000 acre-feet annually in Principal Aquifer II. Groundwater contour

maps indicate that the depth of groundwater in the City's service area can be up to 600 feet, with typical depths being less than 200 feet for municipal supply wells.

The GSP states that vertical hydraulic gradients exist within the Basin. Vertical hydraulic separation and relationship are observed between Principal Aquifer I and Principal Aquifer II, as well as a general downward vertical gradient within the Basin. The GSP notes that this gradient is less pronounced in nested wells located near the City of Ukiah.

The Basin receives an average annual recharge of about 23,000 AF from natural sources. Approximately 2,000 AF came from the percolation pond recharge at the City's Wastewater Treatment Plant (WWTP), but these are no longer active as all collected wastewater is used as recycled water. Natural recharge sources include, percolation from rainfall, percolation from Lake Mendocino, and lateral movement from the Russian River and its tributaries. Due to lateral movement in Basin, a portion of the recharge from streamflow exists southerly into the Sanel Valley Basin. The key characteristics of the Basin are summarized in **Table 3.4:**

Table 3.4 Ukiah Valley Basin Summary of Characteristics

Item	Description
Surface Area	37,500 acres (59 sq. miles)
Max. Depth to Groundwater	600 ft.
Aquifer Thickness Range	50 - 200 ft.
Storage	450,000 AF
Natural Recharge/Safe Yield	25,300 AFY
Adjudicated Rights	N/A
Artificial Spreading Grounds	1
Injection Wells	0
Seawater Intrusion Barriers	N/A
Desalters	N/A

As noted in **Table 3.1**, there is one (1) official recharge/spreading grounds in the Basin (the City's spreading grounds at the WWTP). Unofficially, there are multiple, albeit smaller spreading grounds located throughout the Basin. These are located on private agricultural properties. Although the lateral movement of groundwater is generally in the southerly direction, the recharge from the WWTP ponds provided a direct benefit to the City by maintaining inflows and reducing gradients in the Basin aquifers.

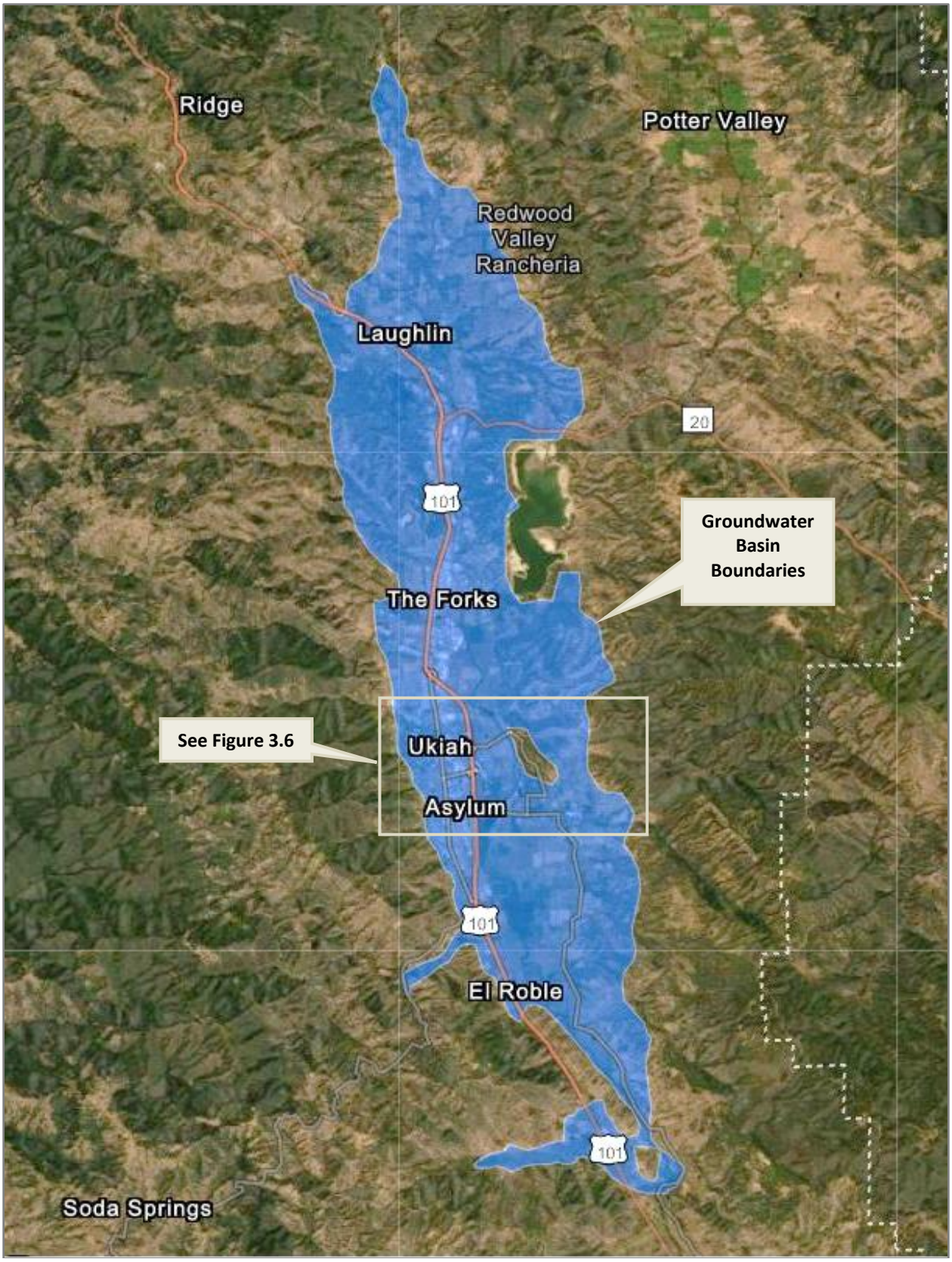


Figure 3.6 Ukiah Valley Groundwater Basin

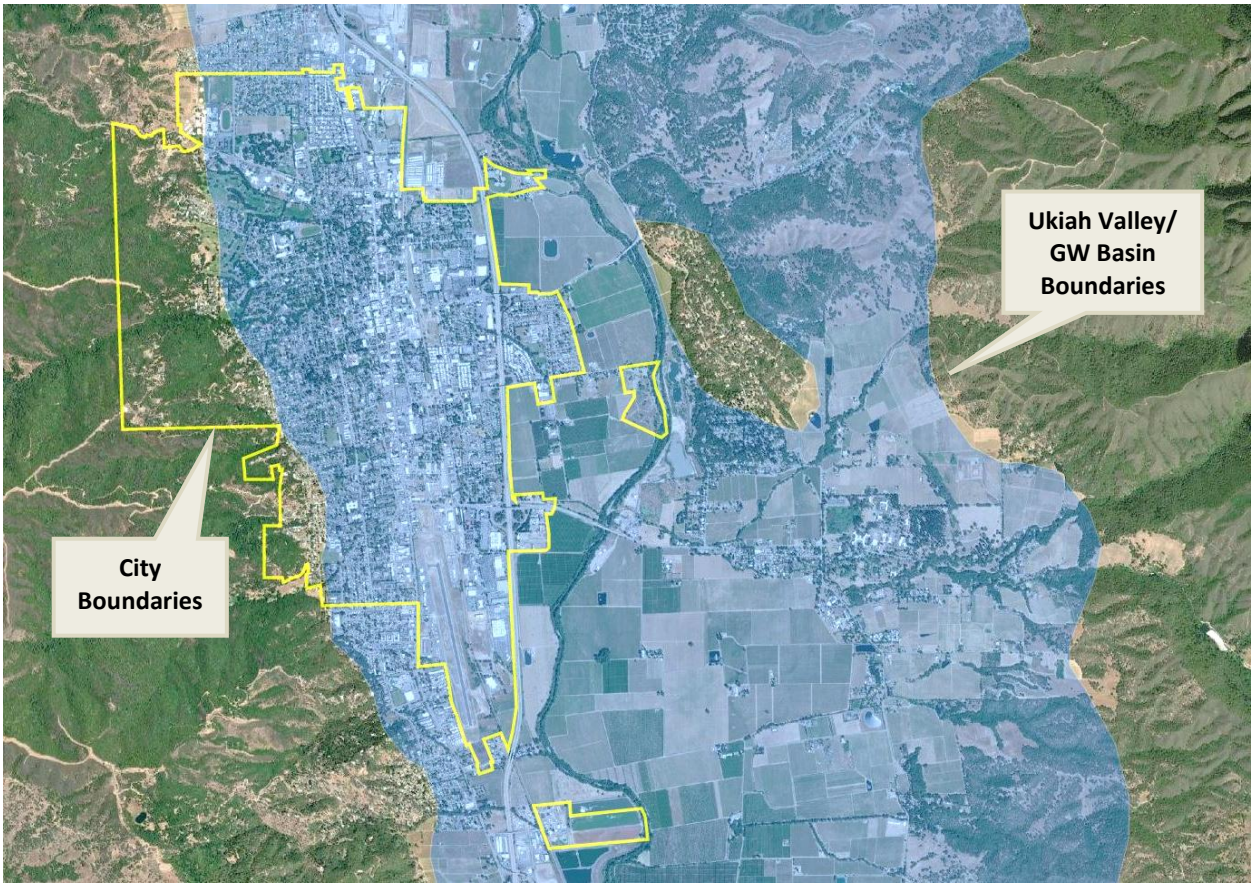


Figure 3.7 State Water Project

3.3.1. Groundwater Sustainability

The Sustainable Groundwater Management Act of 2014 (SGMA), a three-bill legislative package composed of AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley), was passed in September 2014. The legislation provides a framework for sustainable management of groundwater supplies by local authorities, with a limited role for state intervention when necessary, to protect the resource. The legislation lays out a process and a timeline for local authorities to achieve sustainable management of groundwater basins. It also provides tools, authorities and deadlines to take the necessary steps to achieve the goal. For local agencies involved in implementation, the requirements are significant and can be expected to take years to accomplish. The SWRCB may intervene if local agencies do not form a Groundwater Sustainability Agency (GSA) and/or fail to adopt and implement a Groundwater Sustainability Plan (GSP).

The SGMA applies to basins designated by DWR as high or medium priority basins, based on a statewide ranking that uses criteria including population and extent of irrigated agriculture dependent on groundwater. According to May 2021

updates on DWR's SGMA Basin Prioritization Dashboard, ninety-four (94) basins were identified as medium or high priority and will be required to form GSAs and develop GSPs. These 94 basins, in combination with basins that already have existing governance and oversight in place, account for ninety-eight percent (98%) of the pumping (20 million acre-feet), eighty-three percent (83%) of the population (25 million Californians), and eighty-eight percent (88%) of all irrigated acres (6.7 million acres) within the state's groundwater basins.

The Ukiah Valley Basin Groundwater Sustainability Plan represents a critical milestone in the Subbasin.

According to the current (June 2026) rankings on DWR's dashboard (gis.water.ca.gov/app/bp-dashboard/final/), the Basin has been ranked as a Medium priority basin, with a score of 19.5 (same as in the 2020 UWMP). This is mostly attributed to no documented groundwater level declines or groundwater extraction induced inelastic subsidence, and active monitoring of groundwater levels.

3.3.2. Ukiah Valley Basin Groundwater Sustainability Plan

In 2017, the City came together with the County of Mendocino, Upper Russian River Water Agency, and Russian River Flood Control and Water Conservation and Improvement District. to form the Ukiah Valley Basin Groundwater Sustainability Agency (UVBGSA). The County of Mendocino manages the UVBGSA Board Meetings, provides information about UVBGSA, and provides communication/outreach to the public. The UVBGSA prepared a Groundwater Sustainability Plan (GSP), to provide guidance for pumping activities in the basin, that was submitted to DWR on January 28th, 2022 and approved on July 27, 2023.

3.3.3. City Wells

The City maintains four (4) active wells, including one (1) new well since the 2015 UWMP (Well #9), which went online in 2017. The City's wells are summarized as follows:

- **Well #4 – 1,000 gpm**
  Lorraine St. & Betty St.
- **Well #7 – 700 gpm**
  E. Gobbi St.
- **Well #8 – 500 gpm**
  Oak Manor Dr.
- **Well #9 (New) – 700 gpm**
  Orchard Ave.

Prior to 2019, Well #4 had been offline for rehabilitation. Well #8 experienced some problems during installation and did not produce as anticipated from the beginning

of its operation. The total pumping capacity of Wells #4, #7, and #8 are 2,200 gpm (or 3,548 AFY). Well #9 went online in 2017 with a pumping capacity of 700 gpm (about 1,129 AFY). This brings the total pumping capacity of all four (4) groundwater wells to 4,677 AFY.

3.3.4. Groundwater Production

All of the City's groundwater wells are equipped with a flowmeter to measure water production. Water production is recorded monthly by City water staff and reported annually to DWR. Over the past five (5) years of operation, groundwater extraction has averaged 1,965 AFY. **Table 3.5** displays the City's groundwater supplies for years 2021 to 2025.

Table 3.5 Groundwater Production

Year	Production (AF)
2021	2,253
2022	1,464
2023	1,770
2024	2,217
2025	2,120
Average:	**1,965**
2016-2020 Avg. (2020 UWMP)	**1,294**

As noted in **Table 3.5**, average groundwater production increased since the 2020 UWMP. This is mostly attributed to drought conditions, and the City's preservation of the Russian River. Comparing the groundwater production shown in **Table 3.5** to that in **Table 3.3**, in normal water years the City produces more surface water than groundwater.

3.4. PROJECTED WATER SUPPLY

Table 3.6 displays the City's projected water supply outlook through 2050. In the near future, the City's overall water supply reliability is expected to increase due to increases in water use efficiency, and through further use of the City's recycled water system.

Table 3.6 Projected Water Supply Availability (2026-2050)

Supply Source	Supply Available (AF)	Projected Supply Use (AF)
Surface Water	16,507	1,657
Groundwater	4,677	1,176
Recycled Water (See **Section 4**)	1,500	1,500
Total	**22,684**	**4,333**

As noted by **Table 3.6**, the City's available supply through permitted rights is sufficient to meet the City's needs. By maintaining the City's wells and WTP in excellent condition, the City's water supply capacity should be able to meet demands for all climate

scenarios through 2050. **Section 7** discusses the City's projected supply reliability for normal, dry, and multiple dry years through 2050.

3.5. ALTERNATE WATER SOURCES

This section provides an overview of alternative water sources (non-potable supplemental supplies) and their potential uses. Alternative water sources include recycled water, recycled stormwater, and greywater.

3.5.1. Recycled Water (Wastewater)

As mentioned in **Section 4.3,** the City distributes recycled water through a 7.8-mile network of recycled water distribution mains. The City has completed all Phases of a 4-Phase Recycled Water Plan. **Section 4** covers recycled water.

3.5.2. Recycled Stormwater

The City currently uses recycled water in its service area, which comes from the City's sewer piping network. Currently, only one-third of the wastewater entering the City's WWTP is recycled. This is an issue of timing and investment in additional, tertiary-level recycling infrastructure. If recycled water needs increase in the future, the City can expand its recycling capacity and recycle additional wastewater entering the WWTP from the City's sewer piping network. Thus, the City does not need additional sources of water for recycling purposes. Finally, the costs associated with expansion of the WWTP to include stormwater recycling would be prohibitive unless sufficient recycled water customers are identified in the future, or State regulations are enacted requiring treatment of stormwater runoff.

Nonetheless, 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. In 2014, the County of Mendocino published a Low Impact Development Technical Design Manual (LID Manual). This manual provides technical guidance for redevelopment projects that significantly impact the impervious surface on a redevelopment site, and therefore require permanent stormwater best management practices (BMPs) to offset the impact. In 2011, the City of Santa Rosa and County of Sonoma prepared a similar LID manual. The City of Ukiah adopted the latter LID Manual by Resolution No. 2014-27. The LID Manual is available on the City's website.

3.5.3. Greywater

Greywater systems have been used in California to provide a source of water supply for subsurface irrigation and also as a means to reduce overall water use. Greywater consists of water discharged from

sinks, bathtubs, dishwashers, and washing machines. Greywater systems consist of an underground tank and pumping system. Greywater is currently legal for subsurface irrigation in the State of California; however, strict regulations and high installation costs have impeded installation of professional greywater systems and have the unintended consequence of undocumented and noncompliant use of greywater.

The City does not currently have a formal program in place to support greywater use. However, the promotion of greywater systems as a means to reduce the City's overall water use is not recommended since the use of greywater is currently limited to subsurface irrigation and therefore the overall service area-wide reduction in water use (in AF) would be minimal at best. Additionally, any water diverted to greywater systems would no longer be available to be treated into recycled water.

3.6. TRANSFERS OR EXCHANGES

The City does not transfer or exchange water with its neighboring water suppliers. However, as discussed in **Section 2.7.9**, the City has two (2) agreements with neighboring agencies, including the Willow County Water District and the Millview County Water District. As part of the City's agreements with these agencies, the City can choose to make emergency transfers to these agencies. Since the 2020 UWMP, agreements have been updated and improved, including granting of two (2) trailer able pumps.

3.6.1. Ukiah Valley Water Authority

The Ukiah Valley Water Authority (UVWA) is a joint powers authority (JPA) that unifies the formerly independent water agencies: City of Ukiah, Millview County Water District, Redwood Valley County Water District, Calpella County Water District, and Willow County Water District. The UVWA aims to coordinate efforts in order to optimize the region's water resources. Additional information is available at cityofukiah.com/uvwa/.

3.7. PLANNED SUPPLY PROJECTS

The City continually reviews practices that will provide its customers with adequate and reliable supplies in an environmentally and economically responsible manner. The City's water demand within its service area should remain relatively constant over the next twenty-five (25) years due to minimal population growth combined with water use efficiency measures and the potential use of recycled water. Although the current water supply sources are considered adequate for existing and projected water demands, the City may add additional groundwater wells in the future to improve the reliability of the City's overall water supply. The City will also be focusing on replacement of pipelines, water meters, valves, and fire hydrants to

improve water supply reliability and enhance the operations of the City's water system.

Currently, the City is planning to construct a new well (Well #10) with a capacity of approximately 600 to 1,000 gpm to help the City maintain and continue to provide its existing customers with safe, reliable, and redundant water supply. Construction will include a 12-inch transmission line that would run to the west of the well site for approximately 25-feet and tie into the City's existing 6-inch water transmission line along Waugh Lane. With the formation of the UVBGSA, the City will continue coordinating its long-term groundwater planning with other local Ukiah Valley Basin agencies.

3.8. ENERGY INTENSITY OF SUPPLY

According to the City's groundwater production figures shown in **Table 3.5**, the City utilized approximately forty-five percent (45%) of its total well capacity (2,120 AF out of 4,677 AF) in 2025. This means that on average each well's motor ran for a cumulative 10.9 hours each day. Although, this is not accurate of actual well operations, which frequently run 24 hours a day and are seasonally episodic, this assumption allows for determination of approximate well operating costs. With total (combined) horsepower of about 325 HP for all wells, the City uses about 240 kilowatts every hour, which equates to approximately 2,620 kilowatt hours (kWh) per day, and approximately 956,300 kWh each year. The PG&E emergency cost is about $0.17 per kWh (total energy cost). Thus, the typical costs to operate the City's groundwater system are as shown in **Table 3.7:**

Table 3.7 Annual Energy Costs to Run All Well Motors

Kilowatt-Hours (kWh)	Cost ($) per kWh	Total Cost ($)
956,300	$0.17	$162,571

The costs shown in **Table 3.7** only include energy costs to run the motors of the wells. The costs do not include smaller miscellaneous costs such as lighting, control valves, and instrumentation. However, since the motor is the most significant component of the total energy costs, these costs shown in **Table 3.7** provide a rough idea of what is required do operate the City's groundwater wells each year.

The energy costs to produce surface water at the City's WTP are greater than the typical well costs, due to additional infrastructure at the City's WTP to treat surface water. Combined with the WTP, total energy costs to produce potable water are approximately $275,000 each year.

Since the City does not have access to any potable water sources other than surface water and groundwater, the City cannot offset the energy costs required to run the

City's water system. Even if the City had access to water from a wholesaler, the costs for imported water from a wholesaler are significantly greater than the total production costs of groundwater, which include not only the energy costs shown above, but also additional costs of treatment and distribution. For any water agency that can produce water locally, it is more economically feasible to produce local water than to purchase imported water. Thus, the City plans to continue to using groundwater and surface water.



4

Section 4: Recycled Water Opportunities

Since 2019, the City has used recycled water for agriculture, schools, and parks.

4.1. OVERVIEW

"Recycled" or "reclaimed" water is defined as wastewater purified through primary, secondary, tertiary (Title 22), or advanced treatment. Recycled water is acceptable for most non-potable water purposes such as agriculture, golf course and park irrigation, and industrial processes. The City of Ukiah treats roughly 2.7 million gallons (MG) of wastewater 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 adjacent percolation ponds for groundwater replenishment. Recycled water is considered a reliable and drought-proof water source that reduces the City's reliance on potable water. Recycled water will continue to be a critical part of the City's water supply portfolio, with planned expansions under design as of this UWMP.

This Section describes the existing and future recycled water opportunities available to the City. The section also includes estimates of potential recycled water supply and recycled water demand through 2050 in five-year increments.

4.2. WASTEWATER COLLECTION SYSTEM

The City provides wastewater collection services within its service area. The City's wastewater service area covers the entirety of the City's boundaries and also collects some wastewater from the Ukiah Valley Sanitation District (UVSD) service area, located just outside of the City, as

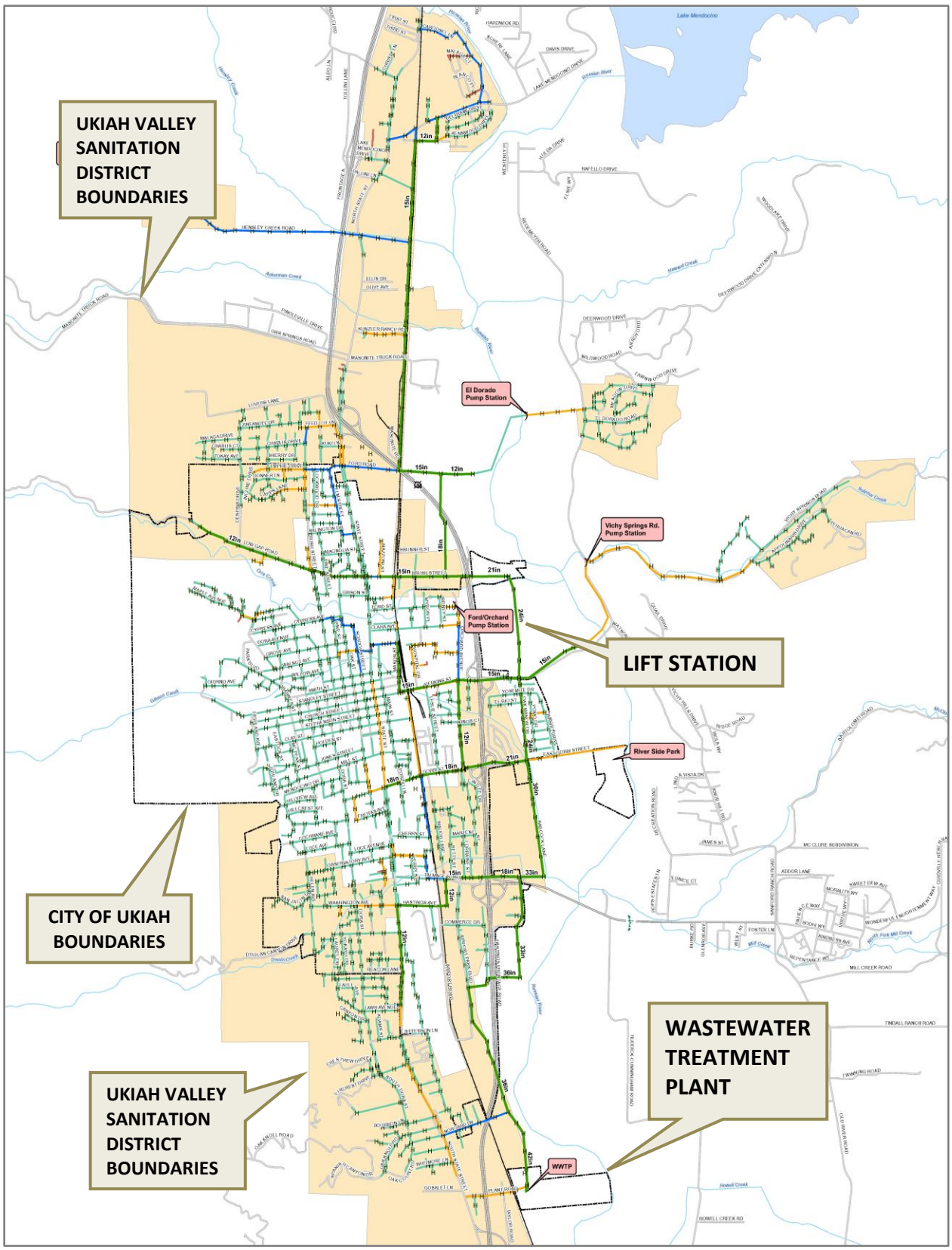


Figure 4.1 City Wastewater Network

shown in **Figure 4.1**. Municipal wastewater in the City is generated from a combination of residential, commercial, and institutional sewer discharges. The City does not have any industrial properties that discharge high amounts of industrial wastes, such as brine.

Sewage from the City is collected through 510,720 feet (97 miles) of local sewer laterals and mains that range in size from 4 inches to 12 inches drains southerly, and utilizes three (3) lift stations The wastewater is discharged into trunk sewers that range in size from 15 inches to 42 inches that proceed southerly to the Wastewater Treatment Plant (WWTP) (see **Figure 4.1**). The trunk sewers travel about five (5) miles from the northern portion of the City to the WWTP in the southerly part of the City. The WWTP is operated by the City of Ukiah, and treats wastewater collected from the City and the UVSD. 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 this UWMP, 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. Recently construction pipelines are shown in **Table 4.5**, and include lengths of sewer mains, sewer laterals, and water mains.

The City's wastewater collection system consists of 97 miles of sewer mains and three (3) lift stations.

4.2.1. Wastewater Flows

The quantities of wastewater generated are proportional to the population and the water used in the City's service area. Estimates of the wastewater flows in the City's service area are included in **Table 4.1**. The wastewater flows were calculated assuming wastewater flow is equivalent to about seventy-five percent (75%) of the water demand, which is in accordance with typical municipal wastewater master plans.

Table 4.1 Wastewater Flows Collected at WWTP

Year	Wastewater (AF)	Wastewater (MG)
2021	1,756	572
2022	1,735	565
2023	1,724	562
2024	1,830	596
2025	1,875	611
Avg:	**1,784**	**581**

Since housing development and population growth are not expected to drastically change over the course of this UWMP planning period (2050), the City anticipates that future wastewater flows can be estimated using the projected demands shown in **Section 6** & **Section 7**, multiplied by a return rate of seventy-five percent (75%).

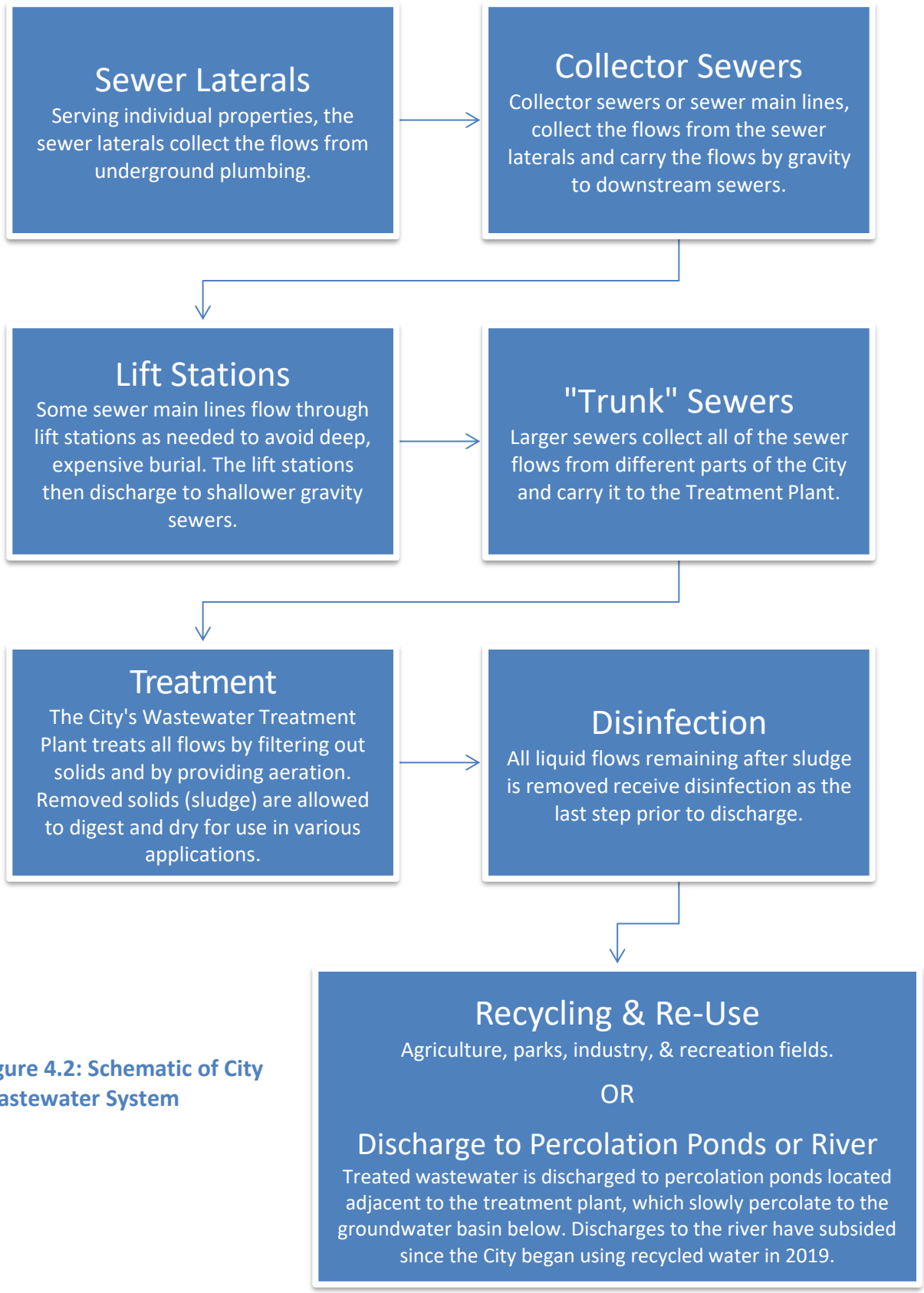


Figure 4.2: Schematic of City Wastewater System



Figure 4.2 Wastewater Treatment Plant (WWTP)

Table 4.2 shows the projected wastewater flows:

Table 4.2 Projected Wastewater Flows Collected at WWTP

Year	Flows (AF)	Flows (MG)
2030	2,194	715
2035	2,178	710
2040	2,161	704
2045	2,143	698
2050	2,125	692
Avg:	**2,160**	**704**

As indicated by **Table 4.2**, wastewater flows will be slightly less in 2050 than in 2025, in spite of a projected nine percent (9%) growth in population by 2050 as indicated in **Section 2**. This is due to increases in water use efficiency as described in **Section 6**.

4.3. RECYCLED WATER

As indicated by **Figure 4.1**, the City's WWTP is the only wastewater treatment plant in vicinity of the City's service area. The WWTP underwent a $56.5 million upgrade in 2009 for expansion and regulation compliance purposes. This expansion also enabled the City to construct a recycled water pumping and distribution system.

The City was previously awarded $25,564,000 from the Clean Water State Revolving Loan Fund (CWSRF) and $9,996,000 in grants from the Water Recycling Funding Program (WRFP) to construct Phases 1 to 3 of the Recycled Water Project. In 2019, the City completed the first three phases of the City's recycled water system, which provides up to 1,000 acre-feet per year (AFY) of recycled water to the City and surrounding Ukiah Valley.

The City received a $53.7 million grant to complete Phase 4 of its Recycled Water Project, and construction was completed in 2025. The Phase 4 improvements included a new concrete-lined bay, a new tank and pump station, and new pipeline(s). This has enabled the City to recycle up to 1,500 AFY of recycled water, which is approximately sixty percent (60%) of its current water use. Phase 4 expanded the City's recycled water system by 500 AFY to serve the Ukiah Valley Golf Course (220 AF will be used at the Ukiah Valley Golf Course), Ukiah High School, Pomolita Middle School, Frank Zeke Elementary, Todd Grove Park, an agricultural field, adjacent parks, and softball fields.

The Recycled Water Project also addresses regulatory requirements that limit the City's wastewater discharges to the Russian River. Ultimately, it also creates a more diversified and drought-resilient water supply for agricultural and irrigation uses.

The new recycled water system includes nearly eight (8) miles of pipeline, a 66-

million-gallon (MG) water storage reservoir, and upgraded treatment (tertiary) facilities. The system also included recycled water pipelines along Highway 101 and Oak Manor Drive. This recycled water system allows the City to serve approximately 325 MG of water to farmers, parks, and schools each year.

The City meters the recycled water flow in their system. As of 2019, the City's recycled water distribution system provides irrigation to agricultural lots and softball fields as shown in **Figure 4.3**. **Table 4.3** indicates the recent recycled water used by the City:

Table 4.3 Recycled Water Use in City

Water Year	Recycled Water Use (AF)	Recycled Water Use (MG)
2021/2022	844	275
2022/2023	639	208
2023/2024	678	221
2024/2025	615	200

As indicated by **Table 4.3**, the amount of recycled water used by the City since the 2020 UWMP has remained steady, and useful during times of drought (2020-2022). This shows the success of the City's recently completed Recycled Water Project.

4.3.1. Projected Recycled Water Use

The current annual capacity of the City's recycled water system is approximately 1,500 AFY. The City anticipates that about the full amount of recycled water available will be used in the current year (2026). As noted in the previous sub-section, the fourth phase of the recycled water project added an additional 500 AFY of recycled water to the City's supply for agriculture and recreational purposes. The City's projected recycled water use through 2050 is shown in **Table 4.4**:

Table 4.4 Projected Recycled Water Production

Year	Recycled Water Production (AF)	Recycled Water Production (MG)
2030	1,500	489
2035	1,500	489
2040	1,500	489
2045	1,500	489
2050	1,500	489

4.3.2. Planned Recycled Water Infrastructure

The expansion of the recycled water system beyond the pending capacity of 1,500 AFY would be possible if the funding for recycled water pipeline infrastructure was covered by potential recycled water users, and an agreement was in place for the use of recycled water. The City would then be able to expand the use of recycled water beyond 1,500 AFY.

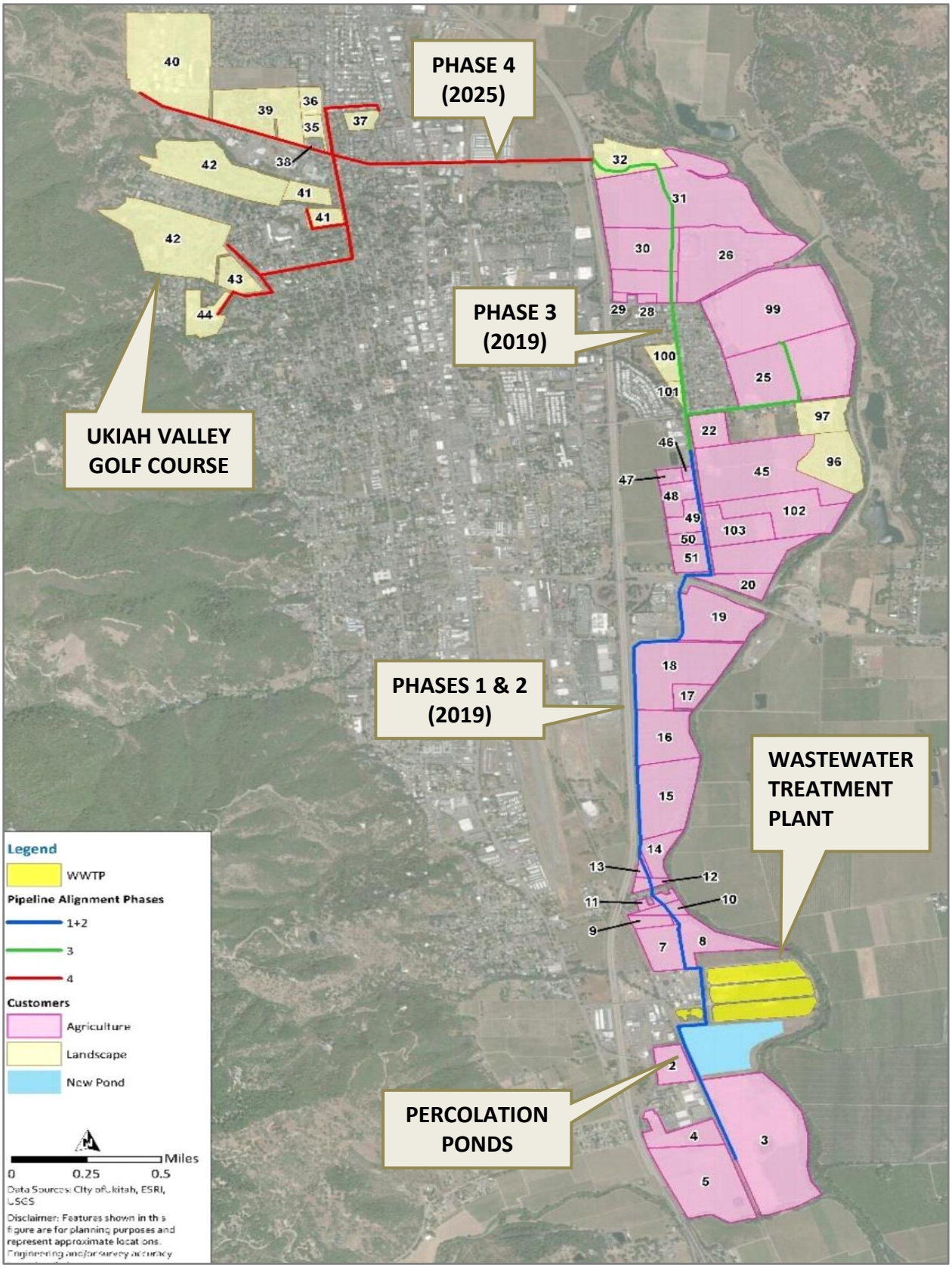


Figure 4.3 Recycled Water Phasing Plan for City of Ukiah

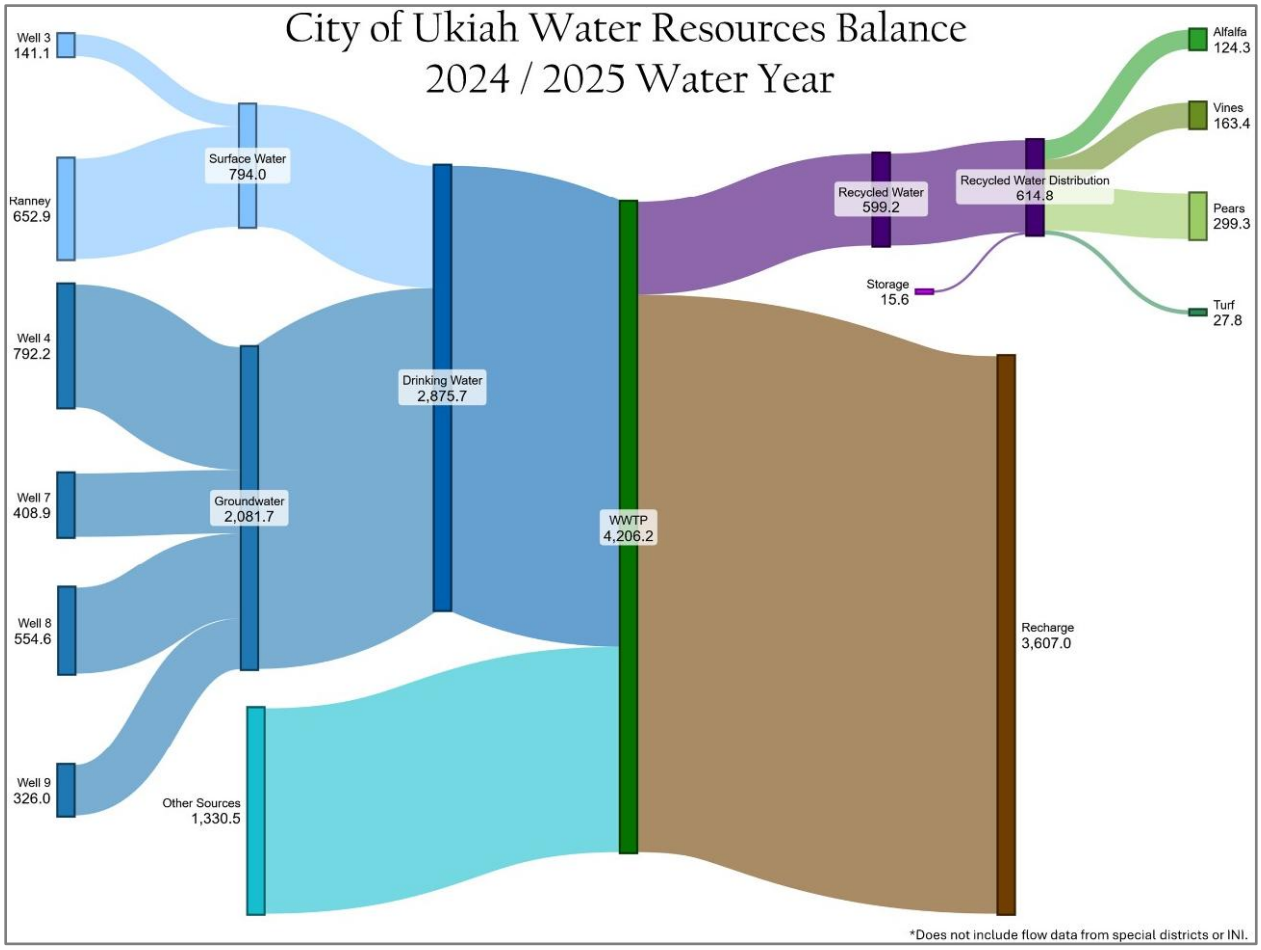


Figure 4.4 City of Ukiah Water Resources Balance (2024/2025 Water Year)

Table 4.5 Recent Infrastructure Construction

Project	Spec.	Sewer Main (LF)	Sewer Lateral (EA)	Water Main (LF)
Dora Street	19-01	2,203	33	4,217
Streetscape I	19-17	2,849	73	1,679
Recycled Water Phase 3	17-08	1,890	39	2,558
Clara Avenue	20-08	2,522	59	750
Streetscape II	21-01	3,698	63	2,226
Recycled Water Phase 4	23-01	-	-	1,685
Urban Core Project	23-07	7,555	81	8,740
TOTALS	-	**20,717**	**348**	**21,855**

4.3.3. Potential Recycled Water Use

A recycled water master plan has not been prepared for the City to date, and the City has not made a formal identification of potential recycled water users other than those mentioned in the Recycled Water Project (see **Figure 4.3**). However, typical recycled water users include the following:

- Landscape Users (parks, sports fields)
- Commercial/Manufacturing Users
- Energy/Power Production

The City has large landscape municipal customers such as parks and schools located in the center of the City. Theoretically, there would be existing customers available to purchase recycled water if and/or when additional recycled water infrastructure is in place. More specifically, the City will be able to identify existing or future potential recycled water users through the following means:

- Existing water consumption records *(determine high volume users of water)*
- Existing commercial website data *(to determine potential use of recycled water)*

The additional recycled water pipelines could be extended from the Phase 4 distribution pipeline located in the north of the City, or the Phase 2 distribution pipeline located west of the City. If the recycled water pipeline were to be extended from the Phase 2 pipeline west of the City, this would require a bridge crossing over Highway 101, which is not feasible.

4.4. ENCOURAGING AND OPTIMIZING RECYCLED WATER USE

By using recycled water, the City has offset diversions from the Russian River and has improved water supply reliability in Lake Mendocino. The City can encourage recycled water use by restructuring its water rates and service charges for customers who use recycled water for a period of time. For example, the City is currently providing recycled water to its initial recycled water customers at no cost. The exact incentive methods for recycled water are currently in development. This may include (1) monitoring, enforcement and training for recycled water use, and (2) delivery of recycled water at a reduced rate or a rate less than that of potable water for an initial period of time.

Recycled water use has reduced diversions from the Russian River and improved water supply reliability in Lake Mendocino.



5

Section 5: Water Quality

The City's water sources require minimal to no treatment before entering the distribution system.

5.1. OVERVIEW

The quality of a natural body of water varies over time and location, and these variables must be recognized by water agencies. During periods of intense rainfall, contaminants can be washed into receiving waters, although dilution of existing contaminants may also occur. Conversely, during a drought, the concentration of existing contaminants may increase without additional incoming flows. These principles are true for both surface water and groundwater. As groundwater levels fluctuate, groundwater passes through different layers of rock and sediment and receives substances native to those strata. Likewise, groundwater wells that have not been utilized over periods of time can see water quality issues resulting from stagnant water. For these reasons, the City of Ukiah (City) monitors its wells for water quality as required by State and Federal regulations.

This Section provides a general description of the City's water sources, water quality monitoring and reporting, and water treatment. Local surface water and groundwater are discussed in this Section. A discussion of potential water quality impacts on the reliability of supplies is also provided.

5.2. WATER QUALITY STANDARDS

5.2.1. Federal Regulations

In 1974, Congress passed the Safe Drinking Water Act (SDWA) in order to protect public health by regulating the nation's municipal

drinking water supply. As part of the SDWA, powers were given to the Environmental Protection Agency (EPA) to regulate drinking water. The 1996 amendment to the SDWA required monitoring of new types of contaminants. Since the 1996 amendment to the SDWA, the EPA has identified over 90 contaminants in its National Primary Drinking Water Regulations (NPDWR) or "primary standards"). The main categories that the EPA has identified include: biological microorganisms, disinfectants, disinfection byproducts, inorganic chemicals, organic chemicals, and radionuclides. As required by the SDWA, water agencies must provide annual Water Quality Reports to its customers.

As part of Federal EPA standards, water agencies are required to prepare annual water quality reports.

5.2.2. State Regulations

Water quality regulations have changed since the Safe Drinking Water Act in 1974. Several state, regional and county agencies have jurisdiction and responsibility for monitoring water quality. The actual regulations on water quality have also changed over the years. This is the result of the discovery of new contaminants, changing understanding of the health effects of previously known as well as new contaminants, development of new analytical technology, and the introduction of new treatment technology. All water purveyors are subject to drinking water standards set by the Federal Environmental Protection Agency (EPA) and the State Water Resources Control Board (SWRCB). The California Department of Public Health (CDPH) previously oversaw the water quality of the State's drinking water program and the environmental lab accreditation program. As of July 2014, those programs were transferred to the SWRCB. Under the SWRCB, the Division of Drinking Water (DDW) regulates public drinking water systems, including setting the maximum contaminant levels (MCLs) and regulating the operation of water systems. In addition to the SWRCB, several regional and county agencies have jurisdiction and responsibility for monitoring water quality and contaminant sites.

In 2014, the State's drinking water program was transferred from the Health Department to the State Water Resources Control Board.

5.2.3. State Drinking Water Standards

The State of California has established two (2) main types of drinking water standards:

1. Maximum Contaminant Level (MCL)
2. Public Health Goal (PHG)

MCLs are the regulations aimed to be health-

protective drinking water standards to be met by public water systems. The levels set by the State take into account a contaminant's health risk, detectability, treatability, and costs of treatment. MCLs are further broken down into the following two (2) types:

1. Primary MCL – Health Related
2. Secondary MCL – Aesthetics

Secondary MCLs are not federally enforceable according to the most recent SDWA amendments. However, they are regulated by the State of California. DDW publishes a list of Secondary MCLs, which include Copper, Iron, and Zinc.

PHGs are established by the Office of Environmental Health Hazard Assessment (OEHHA). They are concentrations of drinking water contaminants that pose no significant health risk if consumed for a lifetime. Public water systems use PHGs to provide information about drinking water contaminants in their annual water quality reports. Certain public water systems must provide a report to their customers about health risks from a contaminant that exceeds its PHG and about the cost of treatment to meet the PHG, and hold a public hearing on the report.

5.2.4. Hexavalent Chromium (Cr6)

As of the 2020 UWMP, California had previously established a maximum contaminant level (MCL) of 10 parts per billion (ppb) for hexavalent chromium (Cr6), which took effect on October 1, 2024. This concentration can be described as one drop in an Olympic-size swimming pool. Prior to this, Cr6 was regulated under California's total chromium MCL of 50-ppb. The Federal Standard is currently set at 100-ppb. The SWRCB is currently evaluating treatment technologies and cost estimates for Chromium-6 removal.

5.2.5. City Standards

The two (2) sources of the City's water supply, as mentioned in **Section 3**, are surface water pumped from the Russian River and groundwater pumped from the Ukiah Valley Groundwater Basin. The City provides on-site "wellhead" treatment for groundwater, and for surface Well #3. The City treats surface water produced from its Ranney collector at the City's Water Treatment Plant, located about 300 feet away from the collector.

To ensure quality of its water, the City conducts sampling and testing of water on a weekly, monthly, and annual basis. Testing is performed at several locations of the City's distribution system, as well as at the source. Results of the water quality testing are

posted annually to the City's website at the following link:

cityofukiah.com/water-resources/

The testing is conducted on several parameters, including organic & inorganic chemicals, bacteriological contaminants, pesticides & herbicides, and radiological contaminants. The City contracts with certified laboratories to perform water quality testing. The City's Annual Water Quality Reports (also known as "Consumer Confidence Reports") are filed with DDW and released to customers. The annual reports identify regulated substances (Primary MCLs), secondary substances (Secondary MCLs), unregulated substances (PHGs), and other constituents of interest (such as calcium and magnesium). The City identifies all detected substances in the annual reports. In addition, every three (3) years, at least 30 residences are tested for lead and copper at-the-tap. According to the City's 2023 Annual Report, the most recent results for this type of testing (performed in 2023) indicate that lead was not detected above the Action Level (AL) in the thirty-four (34) homes tested. Likewise, copper was not detected above the AL in the thirty-four (34) homes tested.

In addition to regular testing, the City tests for lead and copper every three (3) years at the tap.

Per the City's 2023 Annual Water Quality Report, the City tested for six (6) regulated substances, six (6) secondary substances, and twenty-two (22) unregulated substances. These substances were tested at the source and in the distribution system. The testing indicated that none of the contaminants were detected above the MCL.

5.3. QUALITY OF WATER SOURCES

The quality of water delivered to the City's customers is related to the quality of the City's water sources. The amount of water derived from each source depends on the demands in the distribution system and the time of year. This section provides a brief overview of the water quality of the Russian River and the Ukiah Valley Groundwater Basin.

5.3.1. Surface Water

The Russian River watershed is about 1,500 square miles within Mendocino and Sonoma Counties. The two major dams in the watershed, create Lake Mendocino and Lake Sonoma. Major tributaries to the Russian River include Forsythe Creek, Big Sulphur Creek, Dry Creek, Austin Creek, and Laguna de Santa Rosa. The Russian River Watershed and Ukiah Valley Groundwater Basin are shown in **Figure 5.1**.

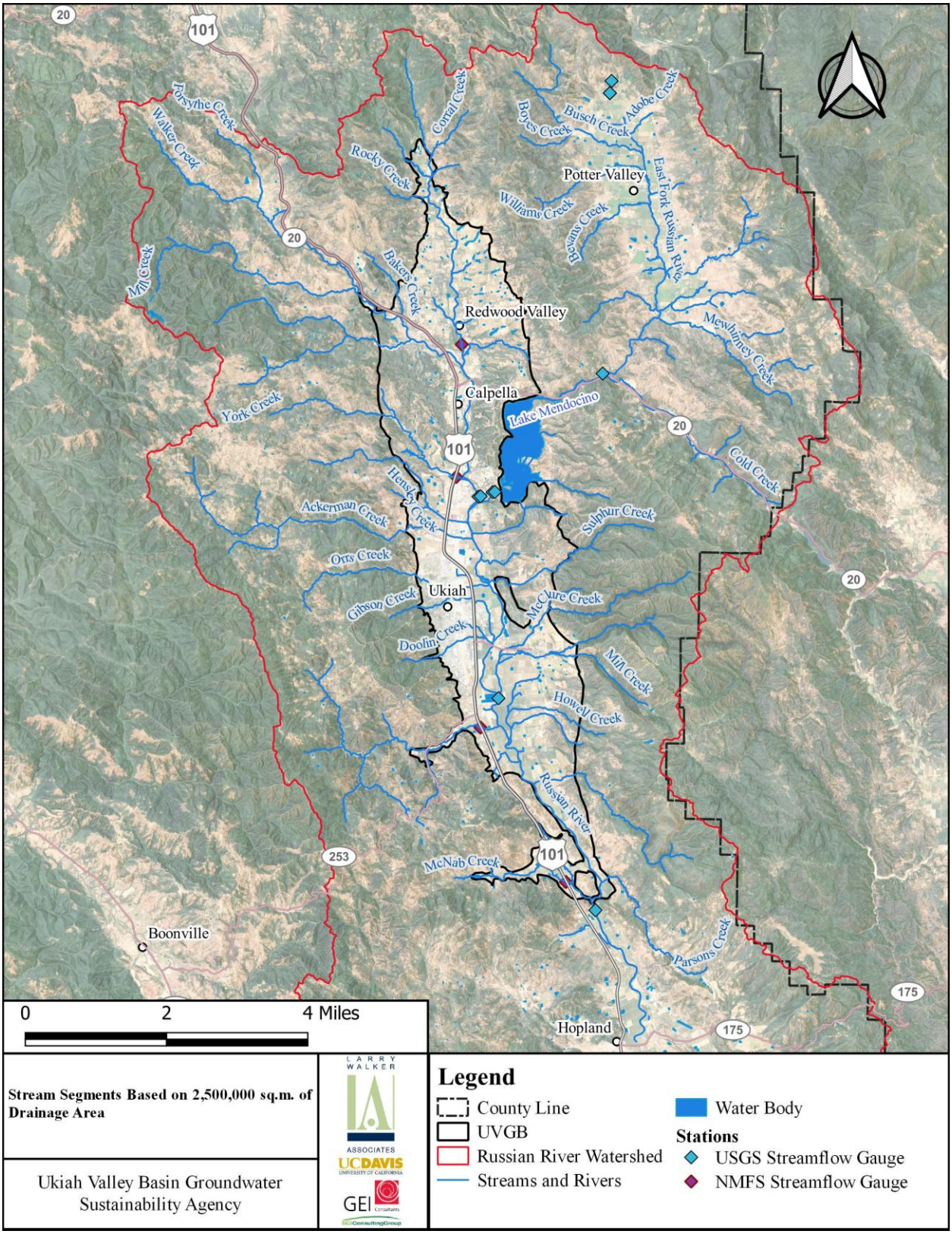


Figure 5.1 Ukiah Valley Groundwater Basin and Russian River Watershed

According to the SWRCB, some waterbodies in the Russian River watershed are listed under Clean Water Act Section 303(d) (also known as the list of Impaired water bodies), due to water quality impairments caused by several different pollutants. The list identified the entire Russian River watershed for such impairments as sediment and temperature. The list also identified other impairments such as pathogens, mercury, phosphorus, and dissolved oxygen in waterbodies throughout the watershed. Placement on this list generally triggers development of a pollution control plan called a Total Maximum Daily Load (TMDL) for each water body and associated pollutant/stressor on the list

The Regional Water Board of the SWRCB adopted the Action Plan to establish a Total Maximum Daily Load (TMDL) for the Russian River Watershed in August 2019. The Action Plan revealed that these contaminants exist in higher concentrations in the lower part of the Russian River Watershed. Since the City is located in the upper part of the watershed, the surface water quality is generally of higher quality.

5.3.2. Groundwater

Groundwater underlying the City's water service area is generally of high quality. According to DWR's Groundwater Bulletin 118 (California's Groundwater), water quality in the Ukiah Valley basin is characterized as hard to hard bicarbonate. Total dissolved solids (TDS) content for selected samples from municipal wells ranged from 87 to 301 mg/L. In the City's most recent Annual Water Quality Report (2024), the TDS concentrations ranged from detected in the City's drinking water 100 to 270 mg/L. The secondary maximum contaminant level (MCL) range for TDS concentrations in drinking water is 500 (recommended) to 1,000 mg/L. According to a report for the Ukiah Valley Basin in DWR's Bulletin 118, none of the sampled wells in the basin were reported to have any of the major contaminants (i.e. biological, chemical, radiological), above the MCL. As also noted in **Section 5.2.5**, the City did not detect any contaminants above the MCL in its wells or distribution system. In summary, the City's groundwater is generally of excellent quality.

5.4. IMPACTS OF WATER QUALITY

The City's water is innately of high-quality, requiring minimal to no treatment before entering the distribution system. Nevertheless, the quality of water dictates the management strategies a water supplier will implement, including, but not limited to, the selection of water sources, treatment alternatives, blending options, and modifications to existing treatment facilities. A direct result of the degradation of a water source is treatment costs.

5.4.1. Impacts of Abandoned Wells

The presence of abandoned groundwater wells represents a potential hazard to the quality of the groundwater basin. Abandoned and improperly destroyed wells can act as conduits for contaminants to reach drinking water supplies. It is vital for the long-term protection of the basin that abandoned wells be located and destroyed.

Abandoned private wells can pose a water quality concern if left unaddressed.

While it is the landowner's responsibility to destroy an abandoned well, local water agencies should be proactive about making sure that abandoned wells are in fact destroyed. The destruction of abandoned groundwater wells should be performed in accordance with state standards. California Water Code Section 13750.5 requires that those responsible for the destruction of water wells possess a C-57 Water Well Contractor's License. Whenever a water well is destroyed, a report of completion must be filed with the California DWR within 60 days of the completion of the work. DDW and Mendocino County (County) are responsible for permitting and inspecting construction and destruction of wells.

Well construction and destruction standards are necessary for the protection of aquifers. Recommended statewide well standards for the protection of groundwater quality are contained in the Department of Water Resources Bulletin 74-81 and Bulletin 74-90. In Mendocino County, water well and monitoring well permits are issued by the MCDEH, which requires that construction, repair, alteration, and destruction of wells follow the State of California (California Well Standards Bulletin 74-81 and 74-90), and the Mendocino County Well Ordinance (County Code Chapter 16.04). Under the Mendocino Monitoring Well Application, known contaminated sites must also comply with standards of the North Coast Regional Water Quality Control Board (NCRWQCB), which require an approved workplan before any field work is initiated.

SWRCB-DDW regulations recommend a minimum radius of 50 feet for well site control zones for all public water systems in the state. The requirement applies to abandoned wells as well as functional activities that could potentially lead to "source water contamination" according to EPA regulations. (IWRP, 2007).

5.4.2. Groundwater Contamination Response

Currently, the City has a Water Shortage Contingency Plan (WSCP), Annex of the Mendocino County Hazard Mitigation Plan (HMP), Water System Emergency Response Plan (ERP), and an Emergency Operations Plan (EOP) in place to deal with the effects of

potential groundwater contamination that reduces supplies. This information is provided in **Section 8**.

5.4.3. DDW Sanitary Surveys

A Watershed Sanitary Survey is a document that examines the potential sources of contaminants in a watershed and includes recommendations for managing these effects. Per DDW guidelines, the Watershed Sanitary Surveys are supposed to be updated every five (5) years. The City is also subject to periodic inspections by DDW staff every three (3) years. The Sanitary Survey Inspection conducted by DDW includes inspection and evaluation of the following:

1. Water Sources
2. Treatment
3. Distribution System
4. Finished Water Storage
5. Pumping Facilities
6. Monitoring & Reporting
7. System Management/Operation
8. Operator Compliance

5.4.4. Source Water Assessment

In December of 2023, the City completed a Source Water Assessment. This study considered the topography, type of vegetative cover, soil type, type of animal life, and climate conditions of our watershed. The intent of the Assessment was to identify sources of contaminants or potential sources of contaminants. Several types of land uses were considered to have influence on raw waters, including:

- Existing and Historic Gas stations
- Plastic Manufacturers
- Existing and/or Historic Landfills
- Historic Mining Operations
- Leaking Tanks & Septic Systems
- Wastewater Treatment and Disposal
- Managed Forests

The influence of the above items was considered to be minimal, and several areas of concern have been mitigated. These include the closing of the landfill, the replacement of leaking underground storage tanks, and bulk fuel containment. The City is continually upgrading its system to prepare for a variety of possible hazards. The City's water is still considered safe and reliable.

5.4.5. Impacts on Management & Reliability

As a result of the City's water quality policies, the City has not experienced any water quality issues that would affect water supplies. Groundwater in the basin has been

of high quality. The City's 2024 Annual Water Quality Report is provided in the Appendix. The City does not anticipate any significant impacts to water supply reliability due to water quality issues.

5.4.6. Cross-Connection Plan Update

In cooperation with the DDW, City's major goal is to ensure the distribution of a safe and potable water supply to all domestic water users. In order for the City to achieve this goal, a Cross-Connection Control Management Plan (CCCMP) is being developed and will be submitted to DDW for review with an effective date to be determined at a later time. The City's CCCMP will be developed pursuant to the requirements set forth in the Cross-Connection Control Policy Handbook (CCCPH) which replaced State of California Administrative Code Title 17, Sections §7583 through §7605 and applies to all State of California Public Water Systems, as defined in California's Health and Safety Code (CHSC, section 116275(h))

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Section 6: Water Use

Water use within the City's service area includes residential indoor use, commercial use, and landscape irrigation use.

6.1. OVERVIEW

As mentioned in **Section 2**, the City's water service area is nearly fully-developed and water use needs have been well-established for nearly three (3) decades. As such, total water demand on the City's water supply system is not subject to significant change each year. However, water use within the City's service area varies each month based on climate conditions.

This section explores the potable water usage trends in the City and projects total usage per customer type. As mentioned in **Section 2.2**, the City's "Sphere of Influence" (SOI), will be considered in water use projections. For practicality, a set number of service connections will be assessed.

6.2. COVID PANDEMIC'S EFFECT ON THE WATER SYSTEM

As a result of the Coronavirus Disease 2019 (COVID-19) Pandemic, Commercial and Institutional water use had declined. On March 19, 2020, an Executive Order and Public Health Order directed all Californians to stay home, except to go to an essential job or to shop for essential needs. It was then modified on May 4, 2020. The Regional Stay Home Order, announced December 3, 2020, triggered additional restrictions after the region was announced to have less than fifteen percent (15%) ICU availability. It prohibited private gatherings of any size, closed sector operations except for critical infrastructure and retail, and required one-hundred percent (100%) masking (with

certain exceptions as indicated in guidance for use of face coverings) and physical distancing. The Regional Stay Home Order was lifted January 25, 2021. During his 2021 State of the State Address Governor, Gavin Newsom reported that California had administered nearly eleven (11) million doses of the vaccine, and that the State was well on its way to seeing an end to this pandemic.

The DDW has stated that the PWS operations are designated as essential functions and staff and suppliers are not restricted by any current orders. This has allowed for water system operators and maintenance workers to successfully keep the PWS providing safe and clean drinking water to their customers.

The COVID-19 pandemic temporarily altered water-use patterns and utility operations across California. Stay-at-home orders in 2020 and 2021 led to higher residential water use, while commercial, industrial, and institutional demand declined due to widespread facility closures. Many agencies observed shifts in peak-hour demand and changes in spatial distribution, with more water used in neighborhoods and less in business districts. Although these patterns gradually normalized as restrictions eased, the pandemic highlighted how quickly demand can shift during major disruptions.

The Covid-19 Pandemic has impacted water use in the residential and commercial sectors.

Water utilities also experienced operational and financial impacts during the pandemic. Many households faced economic hardship, leading to increases in customer arrearages and reduced revenue stability for some agencies. Utilities also navigated staffing shortages, supply-chain delays, and the need for enhanced safety protocols to maintain essential services. While most systems remained resilient, the pandemic underscored the importance of emergency planning, financial reserves, and operational flexibility for maintaining reliable water service during large-scale disruptions.

6.3. CURRENT CITY WATER NEEDS

Since the City's early stages, as previously mentioned in **Section 2.1.1**, agriculture has been the largest industry in the Ukiah Valley. Since the City has recycled-water agricultural customers, the agricultural industry has an indirect impact on the City's total demand. That is, the Ukiah Valley is home to wineries, grape vineyards, pear orchards, wood production plants, and non-agricultural manufacturers. These businesses have influenced the City's resident population and visiting population over the past few decades.

The City's population has increased only

slightly since 2020, as shown in **Section 2.6.1**. The City is approaching ultimate "build-out" with remaining expected future water demands primarily attributable to possible land use changes in residential densities and in-fill land development projects. Future water demand increases will be attributable to these minor redevelopments as well as increases in household densities in existing developments.

6.3.1. Current Water Needs

The City supports the water needs of its residents and businesses while maintaining the beauty of its community parks, schools, and recreational facilities both in the private and in the public sector. The residential zone comprises the majority of the City's water service area. The residential sector consists of personal-use water needs (i.e. showers, toilets, and clothes washers) and non-personal water-use needs (i.e., irrigation, car washing, etc.). The City has a significant number of residential lots which require consistent landscape irrigation.

In the commercial and institutional sector, water needs vary as customers range from restaurants to offices and from retail stores to schools. Office buildings and retail stores require significantly less water than restaurants and schools and are not usually the key focus of water conservation efforts. The key focus for the City in the commercial sector will be to provide and maintain a consistent water supply to the businesses, including the planned commercial developments near State Street and Perkins Street, as shown in **Figure 2.4** of **Section 2**.

To maintain civic pride and a sense of community, City parks and other City right of ways (medians, etc.) require consistent irrigation. To prevent water waste the City follows an irrigation schedule that limits the length of irrigation to avoid overspray runoff and also evapotranspiration from daytime watering.



Figure 6.1 Oak Manor Park

Overall water use characteristics within the City's service area reflect slightly higher than average regional water use characteristics within the North Cost Hydrologic Region and Mendocino County. Nevertheless, the City has reduced water consumption by about 1.4% in the past decade. Additionally, the City refers to its Water Shortage Contingency Plan (**Section 8**) to prohibit water waste.

6.4. CLIMATE IMPACTS ON WATER USE

California faces changes in water use habits due to a variety of issues including population growth, regulatory restrictions and climate change (including the severe drought of 2020-2022). More specifically, weather unpredictability (more extreme drought and flood events) poses additional challenges to water agencies, not only due to impacts on water supplies but also due to impacts on water demands.

Snowpack, a critical water source, fell to 35% of average by April 1, 2022.

During and since the preparation of the 2020 UWMP, there have been local and statewide influences on water use in the City. California experienced a multi-year drought from 2020 through 2022, with precipitation consistently below average and record-high temperatures exacerbating water scarcity. Water year 2022, covering October 2021 to September 2022, ended with seventy-seven percent (77%) of average precipitation, following an even drier 2021, making the three-year stretch drier than the previous record dry period of 2013–2015. Snowpack, a critical water source, fell to thirty-five percent (35%) of average by April 1, 2022, despite a strong start in December. Drought severity varied regionally, with the Central Valley and northern basins experiencing the most extreme conditions.

Environmental Impacts: The drought led to dry soils, reduced water availability, and increased wildfire risk. Wildfire activity fluctuated, with 4.3 million acres burned in 2020, decreasing to 2.57 million acres in 2021 and 362,455 acres in 2022, reflecting both drought intensity and mitigation efforts. Reduced snowpack and low precipitation stressed rivers, reservoirs, and groundwater systems, affecting ecosystems and water supply reliability.

Agricultural and Economic Impacts: Agriculture was heavily affected, particularly in the Sacramento Valley and rice-producing counties. In 2022, 750,000 acres of farmland were idled, more than half in the Sacramento area. Direct economic losses to farm activity were estimated at $1.2 billion in 2022, up from $810 million in 2021, with additional losses of $845 million in food processing industries, totaling $2 billion in value-added losses and 19,420 jobs lost. Increased evapotranspiration due to higher temperatures further stressed crops, requiring more irrigation to maintain productivity.

Regional and Temporal Variability: Drought intensity varied across the state and over time. In 2020, drought conditions were less severe, while 2021 and 2022 saw widespread and more intense drought,

particularly in the Central Valley. Northern California basins faced early water curtailments, and the Sacramento Valley experienced unprecedented climatological stress due to limited groundwater pumping capacity. Despite these challenges, mitigation measures such as land idling, water trading, and increased groundwater pumping helped reduce potential losses.

Changes in water usage habits have a special concern for the State due to the inter-dependence of many agencies for the transfer and use of water. For instance, some agencies are unable to produce water locally and thus entirely dependent on imported water sources, while others are able to produce all water locally (i.e. groundwater). Further, some agencies are able to reduce demands with minimal economic impacts (only water sales revenues), while other agencies will suffer economically (i.e. agricultural & industrial users) if required by State or local agencies to reduce water consumption. Thus, the State will likely face challenges in the near future to find the correct balance of water supply allocations to meet demands under various weather conditions. For State Water Project (SWP) water rights holders, this is an all-too critical issue.

6.4.1. California Water Plan Update 2023

DWR's California Water Plan Update 2023 emphasizes the urgency of climate change impacts, the need for watershed resilience, and the importance of equity in water management. It aims to ensure that all Californians benefit from water resources that are sustainable and resilient to climate change. There are three themes including:

Addressing Climate Urgency: The plan recognizes the increasing variability in California's hydrology due to climate change and promotes adaptive infrastructure and emergency planning to enhance resilience.

Strengthening Watershed Resilience: It encourages coordinated efforts at the watershed level to integrate engineered systems with natural processes, aiming for multiple benefits across water, agriculture, and ecology.

Achieving Equity: For the first time, the update includes a dedicated chapter on the challenges and resources of California Native American Tribes, ensuring that Indigenous knowledge and priorities are integrated into statewide planning.

6.5. WATER USE

6.5.1. Past Water Use

Although the population of the City has mildly increased, overall water use within the City's service area has declined steadily. This is a result of water conservation, as water-use efficiency has outweighed the

additional water users. As reported in the City's 2015 UWMP, the City's baseline water use until the mid-2000s was about 4,000 acre-feet (AF). By 2015, water consumption in the City was about 2,500 AF, and lowered to 2,270 AF in 2020.

6.5.2. Recent Water Use

Table 6.1 shows the City's water consumption over the past five (5) years. Water consumption has been consistent, with a fluctuation of about five percent (5%) from the average.

Table 6.1 City Recent Water Use

Year	Total Potable Consumption (AF)	Per Capita (GPCD)
2021	2,716	152
2022	2,625	141
2023	2,705	150
2024	2,717	150
2025	2,792	153
Average (GPCD):		**149**
2020 Water Use Target (GPCD):		**186**

As indicated by **Table 6.1**, the City has continued to reach their 2020 water use reduction target.

6.6. WATER USE BY SECTOR

6.6.1. Service Connections/Accounts

The City maintains records of water consumption and bills its customers on a bi-monthly basis for its water service. The City maintains approximately 5,120 service connections with a mixture of residential, commercial, institutional, and industrial customers. The City maintains single-family and multi-family accounts as separate sectors. Institutional and commercial accounts are combined as one sector. The current (2021) breakdown of accounts is shown in **Table 6.2**:

Table 6.2 Number of Service Connections (2025)

Sector	Service Connections
Single-Family Residential	3,832
Multi-family Residential	252
Commercial/Institutional	792
Industrial	6
Landscape Irrigation	55
Other	177
Total Connections:	**5,114**

As shown in **Table 6.2**, about eighty percent (80%) of the City's service connections are residential accounts (single or multi- family), since the City consists primarily of residential properties. Commercial and institutional accounts comprise sixteen percent (16%) of the total accounts, other (fire services) three percent (3%), and landscape Irrigation

accounts only one percent (1%) of the City's metered connections.

In general, the total number of active accounts does not necessarily represent the total number of actual service connections tapped into the City's distribution mains. The total number of active accounts varies based on occupancy of a dwelling unit or commercial property. The City recently completed a Lead Service Line Inventory, which confirmed connections by Sector.

6.6.2. Water Use by Sector

The City records water use per service connection only and bills customers based on a single water rate structure. The City's single rate is listed in **Section 9.4** of this UWMP. Water sales data is compiled by City water staff and submitted to DWR in the Electronic Annual Report.

The total water consumption by customer type since 2021 is shown on **Table 6.3**. As noted by the table, Single-Family and Multi-Family Residential accounts are equivalent, and are the highest consuming sectors in the City since most of the City is zoned mostly for residential accounts.

Table 6.3 Current and Historic Water Demand by Sector (AF)

Sector	2021	2022	2023	2024	2025
Single-Family Residential	720	710	704	744	766
Multi-Family Residential	720	710	704	744	766
Commercial/Institutional	651	644	641	687	699
Industrial	44	44	44	48	47
Landscape Irrigation	182	182	182	192	197
Other	23	23	23	25	25
Total Water Sales:	**2,341**	**2,313**	**2,299**	**2,440**	**2,500**
Water Loss (Real Loss + Apparent Loss)	**375**	**312**	**406**	**277**	**292***
Total Water Consumption (Total Supply into System):	**2,716**	**2,625**	**2,705**	**2,717**	**2,792**

Note: Estimated Water Loss value for 2025 was determined from City internal supply/demand data. However, value cannot be verified until validation of 2025 Water Audit.

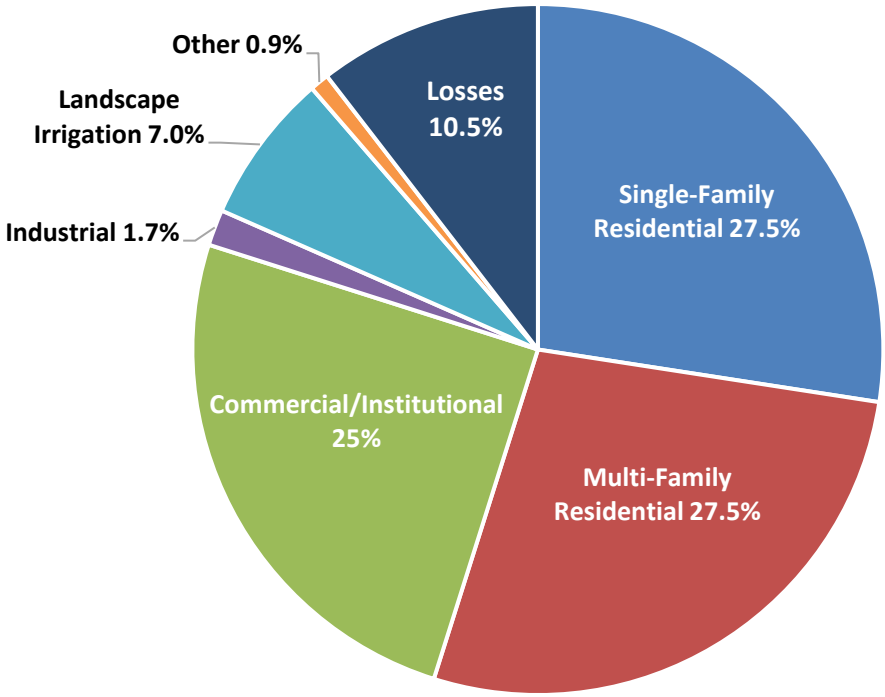


Figure 6.2 Current Water Demand by Sector (in 2025)

6.6.3. Distribution System Losses

As indicated by **Table 6.3,** the City's water losses ranged from 277 to 406 AF, which on average is about ten percent (10%) of the total water supply into the City's distribution system. Water Loss is determined as the sum of apparent loss and Real Loss, as determined in each years Validated Water Loss Audit. Examples of Water Loss consists of routine flushing, unmetered use, and main breaks, to name a few. Although water losses have cost impacts on water agencies, they cannot be prevented entirely.

Instead, effort is given to controlling the quantity of water losses (to a cost-effective extent) in order to reduce the cost impact of water losses on water operations. For this reason, the City's Staff prepares annual Water Loss Audits, using AWWA software. The 2024 Audit shows that the City's Leakage Index (the ratio of real loss to unavoidable loss) was 2.0, which is just above the median of Water Purveyors. The City's Validated Water Loss Audits can be located on DWR's WUE Portal:

wuedata.water.ca.gov/awwa_plans

Since the City has not yet Validated its 2025 Water Loss Audit (due January 1, 2027), the Water Loss value for 2025 was estimated by calculating the difference in supply and demand for that year.

6.6.4. 2028 Water Loss Standard

California Water Code (CWC) Section 10608.34 requires SWRCB to develop water loss performance standards for urban retail water suppliers. Executive Orders B-37-16 and B-40-17 direct SWRCB and DWR to minimize water waste through system leaks. Water loss performance standards were developed through a rulemaking that became effective in 2023. As part of a proposed water conservation regulation, urban retail water suppliers (not individual households or businesses) will be held to "urban water use objectives." An urban water use objective is the sum of standard-based budgets for a subset of water uses, such as residential outdoor use, as further described in **Section 6.7**.

Retail Suppliers must meet water loss standards by January 1, 2028, calculated on a system level. Ongoing compliance will be on a three-year average basis. The baseline period for the 2028 Water Loss Standard is 2017-2020. Real loss and apparent losses used to calculate the standard are the average real losses and apparent losses in the baseline period. SWRCB staff can initiate an adjustment process for any system that has significant changes in data compared to the baseline if at least three (3) compliance assessments have passed. Suppliers can request an adjustment to the baseline period data if significant data improvements have been made.

Suppliers must either meet their apparent loss standard (equivalent to their baseline period (2017-2020) apparent losses) or submit an inventory of all apparent losses. Meeting the apparent loss standard is not required as long as an inventory of apparent losses is submitted.

The City's Baseline Real Loss is 42.8 gallons per service connection per day (GPSCD) and Real Loss Standard is 21.7 gpscd, resulting in a Required Real Loss Reduction from Baseline of forty-nine percent (49%). Apparent Loss Standard is 8.1 gpscd.

6.7. URBAN WATER USE OBJECTIVE

The "Making Conservation a California Way of Life" regulation went into effect on January 1, 2025 and establishes unique efficiency goals for each urban retail water supplier in California and provides those suppliers flexibility to implement locally appropriate solutions. The regulation seeks to cultivate long-term practices that help communities adapt to California's ongoing water challenges. The regulation requires suppliers to:

- Annually calculate urban water use objectives for a subset of urban water uses: residential indoor water use, residential outdoor water use, real water loss, and commercial, industrial, and institutional (CII) landscapes with dedicated irrigation meters (DIMs).

- Carry out performance measures for CII water us.
- Annually report to SWRCB.

Thie City's Compliance Summary Report, prepared by SWRCB staff on March 4, 2026, summarizes the supplier's compliance with annual reporting requirements under the "Making Conservation a California Way of Life" regulation for the state fiscal year 2024-2025. This report was due on January 1, 2026.

6.7.1. Key Highlights from the Report

The following points are a summary of Sections 3 through 7 of the City's Compliance Summary Report:

- The report was submitted on time on December 9, 2025.
- The supplier has not met its calculated objective for fiscal year 2024-2025; the objective is 3%lower than actual water use. This difference is equivalent to 19.8 MG or 60.8 AF of water. However, SWRCB won't begin formally assessing compliance with the objective until the report due on January 1, 2027.
- The supplier has no approved variances or temporary provisions for fiscal year 2024-2025.
- The report contains 0 data quality flags.

6.7.2. Objectives Calculated with Future Standards

The water use objectives will become progressively smaller as standards change through 2040. **Table 6.4** compares the current water use objective and reported water use to future efficiency requirements; the full summary can be found in Section 8 of the City's Compliance Summary Report. While this table does not capture how future water use objectives will be influenced by changes in local climatology, service area population, square footage of irrigated landscapes, and other data that will factor into future water use efficiency objectives, it is provided as a tool for local planning purposes.

Table 6.4 Objectives Calculated with Future Standards

Fiscal Year	FY 24-25 Use (AF)	Calculated/Projected Objective (AF)	Current use lower than objective?
24-25	657.0	637.2	No (objective is 3.0% lower)
25-26	657.0	637.2	No (objective is 3.0% lower)
30-31	657.0	584.8	No (objective is 11.0% lower)

Fiscal Year	FY 24-25 Use (AF)	Calculated/Projected Objective (AF)	Current use lower than objective?
35-36	657.0	538.1	No (objective is 18.1% lower)
40-41	657.0	515.1	No (objective is 21.6% lower)

As the table suggests, the City has not met its calculated objective for fiscal year 2024-2025. However, SWRCB won't begin formally assessing compliance with the objective until the report due on January 1, 2027. The City's Compliance Summary Report can be located on DWR's WUE Portal:

wuedata.water.ca.gov/uwuo_plans

6.8. WATER CONSERVATION ACT

6.8.1. Act Background (SBx7-7)

Due to reductions of water in the San Joaquin Delta, the Legislature drafted the Water Conservation Act of 2009 (SBx7-7) to protect statewide water sources. The legislation called for a twenty percent (20%) reduction in water use in California by the year 2020. The legislation amended the water code to call for 2020 and 2015 water use targets in the 2010 UWMPs, updates or revisions to these targets in the 2015 UWMPs and allows the Department of Water Resources (DWR) to enforce compliance to the new water use standards. Beginning in 2016, failure to comply with interim and final targets will make the City ineligible for grants and loans from the State needed to attain water self-sufficiency by 2020.

In addition to an overall statewide twenty percent (20%) water use reduction, the objective of SBx7-7 is to reduce water use within each hydrologic region in accordance with the agricultural and urban water needs of each region. Currently, the Department of Water Resources (DWR) recognizes ten (10) separate hydrologic regions in California as shown in **Figure 6.4**. Each hydrologic region has been established for planning purposes and corresponds to the State's major drainage areas. The City of Ukiah is located in the North Coast Hydrologic Region (HR), which includes all of Mendocino, Humboldt, Trinity, and Del Norte counties, roughly half of Sonoma, Siskiyou, and Modoc counties, and a small portion of Lake and Glenn Counties. The North Coast HR is shown in **Figure 6.5.**

The North Coast Hydrologic Region is characterized by a cool, coastal climate, with average annual precipitation ranging from 20 to over 100 inches, making it one of the wettest regions in California. It includes sixty-three (63) state-recognized

groundwater basins and subbasins, many of which are relatively small and structurally controlled, reflecting the region's complex geology and localized groundwater systems.

The region's topography consists of rugged coastal mountains, river valleys, and narrow alluvial plains, with major structural features associated with the San Andreas Fault influencing basin formation and groundwater flow. The climate is predominantly maritime, with mild, wet winters and cool, dry summers, and significant fog influence along the coast. Snowfall is generally limited to higher elevations, with occasional accumulation in the inland mountain ranges during winter months.

Per capita water use, measured in gallons per capita per day (GPCD), in the North Coast HR varies between different water



Figure 6.3 California's 2020 Water Conservation Goals



Figure 6.4 North Coast Hydrologic Region

agencies depending on the geographic and economic conditions of the agency's service area. The North Coast HR has an overall baseline per capita water use of 165 GPCD and DWR has established a regional target of 137 GPCD for the region as a compliance target to satisfy SBx7-7 legislation.

The *Methodologies* guidebook made provisions that allowed a water supplier to meet the target requirements by achieving one of four (4) different targets, provided that the water supplier's baseline water use was low enough relative to the region within which it supplies water. For most agencies, the two most common options are 1) 20% reduction or 2) 5% reduction from the Hydrologic Region.

6.8.2. Exempt Agencies

If an agency has a baseline per capita water use of 100 GPCD or less, that agency will not have to adhere to any reduction targets as that agency is already considered water efficient. In such a case, that agency must document in subsequent UWMPs that its water usage is still under 100 GPCD.

6.8.3. SBx7-7 Baseline & Target

The basic procedure for determining the applicable water reduction target is illustrated by **Figure 6.6 and Figure 6.7**. The City previously established water use targets for 2015 and 2020. DWR provided guidelines for determining these targets in its *Methodologies* guidebook for the 2010 and 2015 UWMPs. In the 2015 and 2020 UWMPs, the City's baseline water use and targets were determined based on the procedures shown in by **Figure 6.6 and Figure 6.7**.

If an agency's 10-year baseline is slightly higher than the Hydrologic Region's target, that agency still must achieve a five percent reduction from its 5-year baseline. If an agency has a per capita water use of 100 GPCD or less, that agency will not have to adhere to any reduction targets as that agency is already considered water efficient.

Since the City did not use recycled water during the baseline period, a 10-year rolling average was previously calculated instead of a 15-year rolling average. The City's baseline water use is 233 GPCD, which was obtained from the 10-year period January 1, 1995 to December 31, 2004.

Table 6.5 shows historic (1995 to 2009) water use and provides the base period ranges used to calculate the baseline water use for the City. The data was used to calculate the continuous 10-year and 5-year average baseline. Moreover, regardless of the compliance method adopted by the City it will need to meet the minimum water use target of five percent (5%) reduction from a 5-year baseline as calculated.

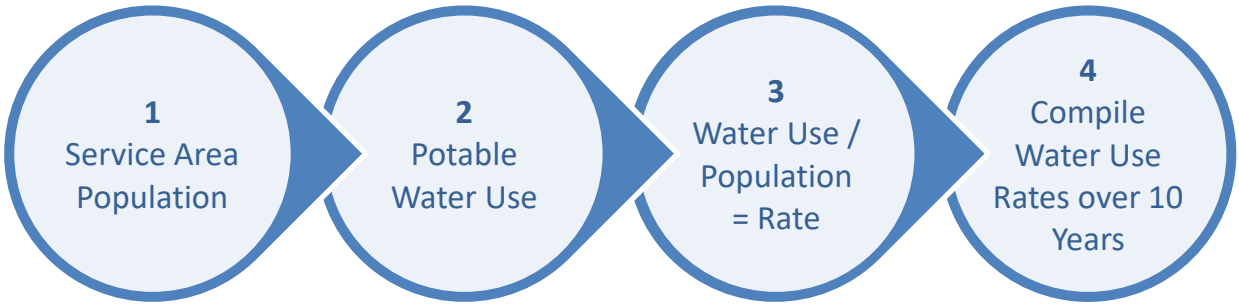


Figure 6.5 Procedure for Determining Baseline Per Capita Water Use

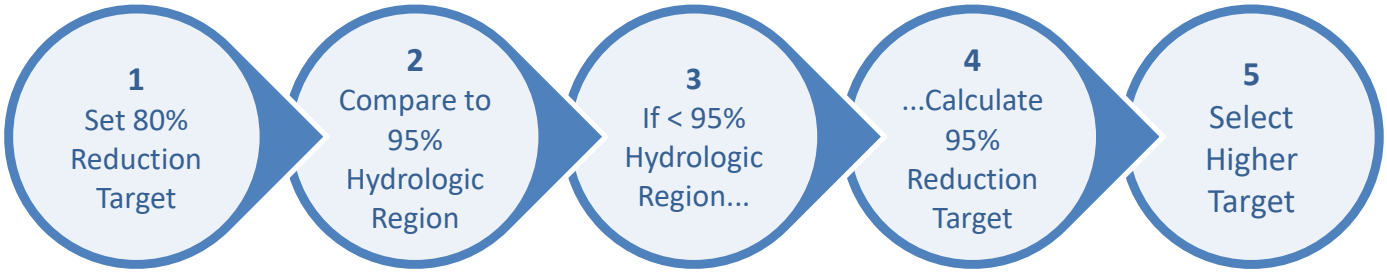


Figure 6.6 Procedure for Determining Target Per Capita Water Use

Table 6.5 City of Ukiah Water (GPCPD)

Year	Total Potable Consumption (AF)	Per Capita (GPCD)
1995	3,879	231
1996	4,036	239
1997	3,910	229
1998	3,762	219
1999	4,223	245
2000	4,097	236
2001	4,088	234
2002	4,164	252
2003	3,870	216
2004	4,131	230
2005	3,753	209
2006	3,833	214
2007	3,744	209
10-yr. Baseline (1995-2004) (SB7: 10608.20)		**233**
5-yr. Baseline (2003-2007) (SB7: 10608.22)		**216**
North Coast HR Baseline:		**165**
North Coast HR Target:		**137**

As shown in **Table 6.5**, the City's 10-yr and 5-yr baselines were determined to be 233 GPCD and 216 GPCD, respectively. The City's baseline water use was then compared to the regional compliance target to determine the applicable reduction amounts per the SBx7-7 additions to the water code. The legal stipulations applicable to the City and the required target to be enforced by DWR are shown in **Table 6.6:**

Table 6.6 City of Ukiah SBx7 2020 Water Use Targets (GPCD)

Min. Reduction Requirement (10608.22)	20% Target (10608.20) (b)(1)	5% Reduction from Regional Target (10608.20) (b)(3)
205	186	130
2020 Per Capita Target:		**186**
Interim (2015) Target:		**209**

Since the City's minimum reduction requirement of 205 GPCD is greater than the regional target of 137 GPCD, the City must select **Method 1**, or eighty percent (80%) of 10-year baseline, as its 2020 water use target. Therefore, the City's compliance target for 2020 is **186 GPCD** in accordance with Section 10608.22 of the Water Code. As noted in **Table 6.1**, the City has been under their target for the past five (5) years.

6.8.4. SBx7-7 Target Compliance

With an annual water consumption rate of 155 GPCD in 2016 and 153 GPCD in 2025, the City has seen a 1.4% increase in water-use efficiency in the past ten (10) years. As

indicated by **Table 6.6**, the City has achieved not only its interim (2015) target of 209 GPCD, but also its 2020 target of 186 GPCD. This is due to greater water conservation awareness amongst the general public and the implementation of water conservation measures mentioned in **Section 9**. The City can maintain its water consumption rates below its SBx7-7 target by focusing on water conservation measures.

6.9. PROJECTED WATER DEMAND

Future water use projections must consider significant factors on water demand, such as development and/or redevelopment, and climate patterns, among other less significant factors that affect water demand. Although redevelopment is expected to be an ongoing process, it is not expected to significantly impact water use since the City is zoned for new development for at least twenty-five (25) years. Climate conditions will continue to be a major influence on demand as drought conditions will increase demand at a time when these supplies are limited.

6.9.1. Passive Savings

The City should experience only mild increases in its water consumption over the long term in spite of overall population increases through 2050. This is due to "passive savings". That is, over time, homes will be equipped with water-saving fixtures and landscapes. Also, over time, residents will become more aware of water conservation and City water code policies such as limitations on landscape irrigation and car washing. This "passive savings" will offset new water demands stemming from population growth.

For the sake of future water demand projections in this UWMP, "passive savings" is taken into consideration by analyzing the declines in water consumption rates. The estimated rate of decline in the water consumption rate (GPCD) is 0.5% annually. It is practical to assume that water use efficiency will continue to increase on its own over the next couple of decades.

6.9.2. Low-Income Water Demands

Senate Bill 1087 and California Water Code Section 10631.1 require that water use projections of a UWMP include the projected water use for lower income households as identified in an agency's Housing Element. The City has a civic and legal responsibility to provide for the water-related health and safety of the community. One of the City's objectives is to provide its customers with an adequate and reliable supply of high-quality water to meet present and future needs in an environmentally and fiscally responsible manner. As such, water use priority does not differ based on income level.

6.9.3. Current Low-Income Housing Needs

According to the 2019-2027 Housing Element Update of the City's General Plan, there are about 6,500 total housing units in the City. The low-income units in the City are listed as follows:

- **Extreme/Very-Low Income**
  About 1,945 Homes

- **Low-Income**
  About 950 Homes

Thus, there are a total of 2,895 low-income housing units currently in the City. This represents about forty-five percent (45%) of the total housing needs in the City. With an estimated three persons (3) per household and a consumption rate of 160 GPCD, the City requires about 1,500 AFY of water to meet the needs of these residents.

6.9.4. Projected Low-Income Housing Needs

Regarding projected low-income water needs, the population projections shown in **Section 2** of this UWMP indicate that population will increase by about 1,500 people by 2050. This means that about 680 additional low-income persons will require water in the City. This amounts to 120 AFY of additional water to meet low-income housing needs. This quantity represents the natural growth of lower-income households, and does not include planned low-income housing developments. The City's 2019-2027 Housing Element projects 160 new affordable housing units by 2027. This would add about 480 people to the City within the next decade. If constructed, the City would need about 86 AFY of additional water to meet the needs of these residents. This would bring the total projected water needs of lower-income residents to 1,706 AFY. These low-income water demands are included in future projections for single family and multi-family homes listed in **Table 6.7**.

Table 6.7 Projected Water Demand by Sector

Sector	2030	2035	2040	2045	2050
Water Service Area Population	16,685	16,979	17,272	17,566	17,860
Consumption Rate (GPCD) *Including 0.5% Annual Passive Savings*	156.6	152.7	148.9	145.2	141.6
Demands (AF)					
Single-Family Residential	797	791	785	778	772
Multi-Family Residential	797	791	785	778	772
Commercial/Institutional	664	721	715	710	704
Industrial	45	49	49	49	48
Landscape Irrigation	204	203	201	200	198
Other	26	26	26	25	25
Total Water Sales:	**2,601**	**2,581**	**2,561**	**2,540**	**2,519**
Unaccounted for Water	325	322	320	317	315
Total Water Consumption (Total Supply into System):	**2,858**	**2,903**	**2,881**	**2,857**	**2,834**

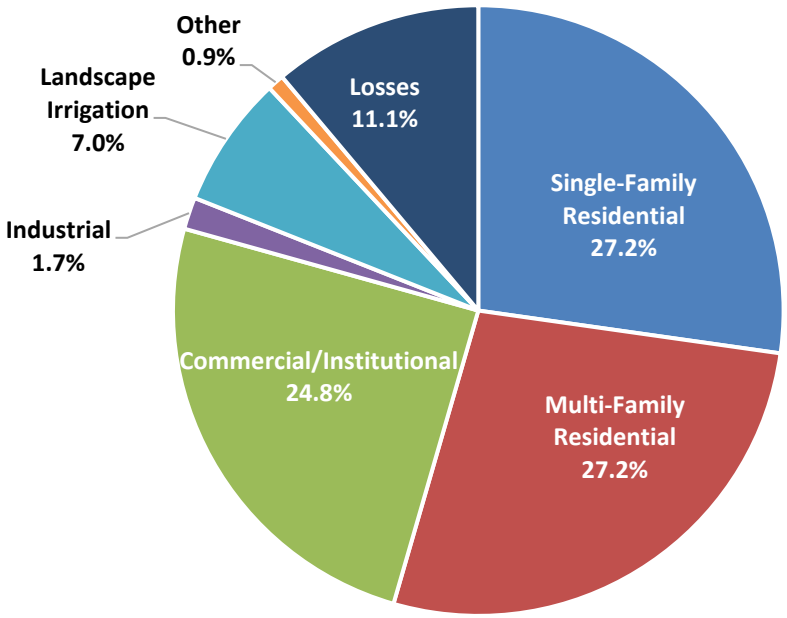


Figure 6.7 Projected Water Demand by Sector (in 2050)



7

Section 7: Reliability Planning

Flows in the Russian River adjacent to the City can decrease by over 50% during drought conditions.

7.1. OVERVIEW

The recent drought of 2020-2022 heavily impacted agencies within the Russian River watershed. Due to the drought, Sonoma Water requested temporary allowances to the conditions of its water right permits, which affects dam releases from Lake Mendocino into the Russian River upstream of the City's surface water intake. These conditions indicate that local agencies that rely on surface water should maintain and enhance groundwater and recycled water supplies, to prepare for up to five (5) years of drought. As indicated in **Section 3** and **Section 4**, the City has a strong groundwater and recycled water network.

This Section discusses historic and recent droughts in the State and in the region. This Section also compares projected supply to projected demand over a 25-year planning period (through 2050) for various climate scenarios. Demand and supply projections are provided in **Table 7.1**.

7.2. HISTORIC STATEWIDE DROUGHTS

Climate data has been recorded in California since 1858. Since then, California has experienced several periods of severe drought, including: 1928-34, 1976-77 and 1987-91, 2007-2009, 2011-2017 and most recently in 2020-2022. In addition to these, California has also experienced several periods of less severe drought. Among the aforementioned droughts, the year 1977 is still considered to be the driest year of

record in the Four Rivers Basin by DWR (these rivers flow into the Sacramento Delta and are the source of water for the State Water Project) which had an all-time low of 15 million acre-feet of average annual runoff.

In 1983, as a result of previous droughts, the State legislature enacted the UWMP Act, which requires the preparation of an UWMP. Several subsequent amendments have been made to the Act to ensure such items as public coordination, recycled water, and contingency response plans are included in UWMPs.

In 1991, as a result of the 1987-1991 drought, over one-hundred (100) water agencies and environmental groups came together to form the California Urban Water Conservation Council (CUWCC) to manage the impacts of drought and promote water conservation. In January 2018, the CUWCC became the California Water Efficiency Partnership (CalWEP), and consists of over two-hundred (200) water agencies and private companies. CalWEP assists its member agencies with public policy, research, and education tools.

As a result of the drought of 2007-2009, Governor Schwarzenegger signed the Water Conservation Act of 2009 (SBx7-7), which is perhaps the strongest piece of legislation to date on water conservation, requiring mandatory water conservation up to 20 percent by 2020. In January of 2014, former Governor Brown declared a state of emergency and directed state officials to take all necessary actions to prepare for water shortages. As the drought prolonged into Water Year 2015, former Governor Brown gave an executive order in April 2015, which mandated a statewide twenty-five percent (25%) reduction in water use, with each agency assigned specific target reductions.

At the local level, water agencies have enacted their own ordinances to deal with the impacts of droughts. **Article 11, Section 3600 to 3616 of the City's Municipal Code** deals with Water Conservation. Since then, the City has applied the water use prohibitions of the City's code in response to the recent drought of 2011-2017 and 2020-2022. More on the City's code and ordinances can be found in **Section 8**.

7.3. RECENT DROUGHT (2020-2022)

The most recent drought in Mendocino and Sonoma Counties began in 2020. As measured in the City of Ukiah, recorded rainfall for 2020 was 11.32 inches, which amounts to 35% of the average rainfall (32.61 inches). This was the second lowest rainfall recorded since 1893. According to the individual permits issued under Decision 1610, dam releases from Lake Mendocino into the East Fork of the Russian River must be a minimum of 25 cubic feet per second



Figure 7.1 Lake Mendocino During Drought (April 2021)

(cfs) at all times, which totals to 16 million gallons per day (MGD). Under Decision 1610, Sonoma Water must release sufficient water from Lake Mendocino to maintain a river flow of 150 cfs to 185 cfs during normal (rainfall) conditions, 75 cfs under dry conditions, and 25 cfs under critically dry conditions (the minimum required amount under Decision 1610).

In January, 2021, Sonoma Water filed a Temporary Urgency Change Petition (TUCP) with the State Water Resources Control Board (SWRCB) regarding the requirements of Decision 1610. TUCPs are prepared when drought conditions affect a water rights holder's ability to meet the needs of its service area. The TUCPs can provide relief to water rights holders by deviating from the terms of their water rights agreements. The TUCPs are valid for a period of six (6) months, and are renewable if drought conditions persist. The TUCP filed by Sonoma Water in January was in regard to the management of water levels in Lake Mendocino. In particular, Sonoma Water requested changes to the conditions of Decision 1610, to stipulate that instream flow requirements for the Upper Russian River be established based on water storage in Lake Mendocino, rather than Lake Pillsbury. The requested changes by Sonoma Water intend to improve water levels in Lake Mendocino, which currently are at critically dry levels. The TUCP was filed in response to a variance filed by Pacific Gas & Electric over

the inflows to the Potter Valley Powerhouse. PG&E had concerns over whether minimum inflow flow requirements would allow them to maintain safe operation of the Potter Valley Powerhouse. This would reduce water diverted from the Eel River into the Russian River from 45 cfs to 15 cfs.

On April 21, 2021, a drought emergency was declared for Sonoma and Mendocino Counties. An Executive Order was signed, which officially declared a drought emergency for these two counties. The executive order did not enact any mandates, but allows for mandates to follow should the conditions persist. Further, the Executive Order opens the door for variances in water rights agreements should agencies file for TUCPs.

On July 8, 2021, Governor Newson declared a state of emergency and issued an Executive Order calling for a statewide voluntarily reduction of fifteen percent (15%) from consumers 2020 levels in order to preserve the State's surface and groundwater supplies and better prepare for the potential for continued dry conditions next year, and to join existing efforts by agricultural water users, public water systems, and governmental agencies to respond to water shortages. On October 19, 2021, Governor Newsom issued an Executive Order declaring a statewide drought emergency.

In May 2022, the Governor ordered the SWRCB into evaluate the adoption of regulations Ukiah irrigation of "non-functional" turf (or grass), such as decorative grass adjacent to large industrial and commercial buildings. The ban would not include residential lawns or grass used for recreation, such as school fields, sports fields and parks. The DWR estimated this ban alone would result in potential water savings of several hundred thousand acre-feet. An acre-foot of water serves the needs of approximately three households for a year.

In March 2024 DWR finalized the 2024 State Water Project Long-Term Drought Plan. The 2024 State Water Project Long-Term Drought Plan consolidates information and actions taken during past droughts along with descriptions of the actions taken by the SWP to plan for and prepare for future droughts.

7.3.1. Drought Impacts on City Water Supply

The TUCP filed by Sonoma Water will allow remaining storage in Lake Mendocino to be conserved, but will result in reduced releases from the Coyote Dam into the East Fork of the Russian River, which confluences with the main Russian River which flows alongside the City. It is expected that the minimum requirement of 25 cfs will be met, but dam releases above this amount may be intermittent in order to allow Lake Mendocino to refill. When released, these

flows will confluence with the western branch of the Russian River, and thus the flows adjacent to the City will be greater than 25 cfs. Notwithstanding, the City recognizes that these surface water flows still exceed the City's surface water rights, which stand at 16,507 AFY (combined total). Further, the City's capacity to extract its total available surface water rights is limited by its current pumping infrastructure, which currently consists of its Ranney Collector and Well #3. The City's Ranney Collector has a capacity of 5,155 AFY and Well #3 has a capacity of 483 AFY, which results in a combined total of 5,638 AFY. This pumping capacity is well below the minimum flow requirements in the Russian River of 25 cfs (18,100 AFY). For these reasons, the City's surface water supplies even during severe droughts are not adversely impacted. The City will however bias operations towards groundwater to minimize its impact on Lake Mendocino and the Russian River.

Surface flows during severe droughts still exceed the City's surface water rights.

7.4. CITY SUPPLY RELIABILITY

The City obtains its water sources from surface water, groundwater, and recycled water, with surface water sources accounting for the slight-majority of the City's total water supply. These surface water sources are fed from tributaries miles upstream of the City's intake point. For this reason, there are several factors outside of the City's control that can impact water supply reliability, including:

- **Physical**
  Water Storage & Pumping Facilities
- **Legal**
  Water Rights
- **Environmental**
  Plant & Aquatic Life Obligations
- **Water Quality**
  Concentrations of Contaminants
- **Climate**
  Renewal of Source Water

The previous section (**Section 7.3**) discussed the impacts of droughts on the City's surface water supplies. Depending on drought severity, all of the above factors can exist concurrently or can overlap during the course of a drought. For instance, low water volumes in rivers and reservoirs could result in a higher concentration of contaminants, decay of plant and aquatic life, and changes in legal contracts for water rights. It could also result in indirect restrictions on surface water availability from local agencies, such as Sonoma Water's TUCP mentioned in **Section 7.3** which could impact the dam releases into the east fork of the Russian River. Conversely, during periods of excessive rainfall, flooding can potentially damage



Figure 7.2 Coyote Dam Spillway and City of Ukiah Hydroelectric Plant

Coyote Dam structures, similar to the damage at Lake Oroville in 2017. Earthquakes can also cause damage to the Coyote structures, including the City's Hydroelectric Plant.

7.4.1. Physical Constraints

The fundamental factor that affects water supply reliability is the hydraulic capacity of supply and distribution system facilities. As indicated in the previous section, although the City's water supply infrastructure under-utilizes the City's water rights, the current supply and distribution system is considered sufficient for the current and projected demands within the planning horizon of this UWMP.

7.4.2. Legal Constraints

As mentioned in **Section 3**, the City maintains two (2) water-rights permits with SWRCB for diversions from the Russian River. Of the two (2) agreements with SWRCB, the City's Pre-1914 Appropriative Right to divert from the Russian River provides a reliable supply source, which is unlikely to be interrupted due to the seniority of this right. On the other hand, the City's Water Rights Permit 12952 expired in 2000 and the City had previously filed an Extension of Time petition with the SWRCB. The City had requested that this permit be extended to the year 2080. As of this UWMP, the City is currently re-filing with the SWRCB, for continued extension of this permit.

7.4.3. Environmental Constraints

The two key environmental agencies that are involved on water supplies issues related to the Russian River and Lake Mendocino include:

- California Dept. of Fish & Wildlife
- National Marine Fisheries Service

The City is not involved directly with these agencies. Sonoma Water is the primary liaison for the City and the Flood Control District. Sonoma Water's operations are subject to the Russian River Biological Opinion. To date, the City's surface water supplies have not been impacted by environmental factors, and the City does not anticipate future disruption of supplies as a result of environmental factors.

7.4.4. Water Quality Constraints

The quality of existing surface water and groundwater supply sources over the course of this UWMP planning period is expected to be excellent. If water quality becomes an issue for water supply reliability in the future, the City will evaluate the need for upgrades to its current treatment system or construction of a new water treatment facility. The quality of the City's water supplies is further discussed in **Section 5** of this UWMP.

7.4.5. Climate Impacts on Water Supply

As a member of the UVBGSA, the City has access to groundwater models, as mentioned in **Section 3.3.2.** These models help the City to better understand drought impacts on groundwater levels in the Basin. In general, the Ukiah Valley area receives an average of 37 inches of precipitation per year. The relatively abundant precipitation contributes runoff to the Russian River system and recharges the groundwater basin. During drought conditions, when surface water supplies are limited or unavailable, water supply is available to the City from groundwater storage in the Basin. Due to the total storage of the Ukiah Valley Groundwater Basin mentioned in **Section 3.3** and annual recharge, the City's groundwater volumes are not subject to short-term water shortages from dry weather conditions.

The City's groundwater volumes are not subject to short-term water shortages from dry weather conditions.

7.5. DROUGHT RISK ASSESSMENT

The drought risk assessment is an assessment of the reliability of the City's water supplies by comparing projected future water demands with expected available water supplies under three different hydrologic conditions: (1) normal water year, (2) single dry year, and (3) multiple dry years. For the sake of this

UWMP, the multiple dry-year period is taken to be five (5) years. Future supply and demand conditions can be determined from the following data:

- Population forecasts
- Water supply capacity
- Recent water use trends

The data described above has been provided in the previous sections of this UWMP, including **Section 3** (Water Sources & Supplies) and **Section 6** (Water Use). The projected comparisons in this Section are based on data from those previous sections.

7.5.1. Basis for Projected Demands

To project future demands, it will be assumed that total demand will change annually based on changes in population multiplied by the individual demand per-person (also known as the "per-capita" consumption rate -see **Section 6**). The per-capita rates used in the future projections will be based on actual water use data from the recent past. In particular, the City's averages for the last ten (10) years will be used as the basis to project demands through the year 2050. To project demands and supplies, the following is assumed:

- Consumption rate of 160.5 gallons per capita per day (GPCD) as the average consumption rate of the City from years 2016 to 2025
- *Decreasing* consumption rate (from 160.5 GPCD) starting in 2026 with a passive savings of 0.5% annually. This brings the 2026 consumption rate to 159.7 GPCD.

A decreasing consumption rate scenario provides a realistic basis for planning purposes since it considers gradual increases in water-use efficiency. As identified in **Section 6.8.4**, the City has seen a 1.4% increase in water-use efficiency in the past ten (10) years.

For drought-time demands, is expected that there will be a small degree of increase due to the lack of rainfall on landscapes. To project demands during single and multiple (five) year drought periods, the following increase factors will be assumed:

- Dry Year: 8%
- Multiple Dry Years: 8%, 10%, and 5%

During the drought of 2011 to 2017, water agencies in the State experienced an increase in water demands, until former Gov. Brown's Emergency Declaration in 2015. Nevertheless, the increase factors listed above are reasonable for the purposes of demand projections since they provide reasonable estimates of increases in water use for irrigation during dry-years.

7.5.2. Basis for Projected Supplies

For projected supplies, the City expects its surface water supplies to be based off of the City's two (2) surface water agreements with the State Water Resources Control Board. As mentioned in **Section 7.3**, this amounts to a total of 16,507 AFY. Finally, the City's groundwater supply will be based on the City's groundwater pumping capacity, which is currently at 4,677 AFY. Thus, the City is forecasted to have 21,184 AF of water available during normal years.

As seen by the recent drought of 2020-2022, during dry years, surface water flows in the Russian River could decrease by up to two-thirds of normal water year river flows. These reduced surface flows in the river still exceed the City's water rights. Nonetheless, for conservative planning purposes, it will be assumed that the City's surface water supplies during dry years will be one-third (33%) of normal water year surface supplies. This would impact only the City's Water Right Permit 12952 (Application 15704), since the City's Pre-1914 Right is not curtailable by the SWRCB. This would result in the following surface supplies during dry years:

- Surface Water (Pre-1914): 2,027 AFY
- Surface Water (Permit 12952): 4,830 AFY

This results in a total surface supply of 6,857 AFY. Since annual groundwater recharge exceeds the City's pumping capacity, groundwater is expected to be a "drought proof" source of supply. Thus, the City's total supply (surface + groundwater) during dry years is 11,531 AFY.

7.5.3. Tabular Comparisons

Table 7.1 through **Table 7.7** provide the City's supply and demand projections to the year 2050. **Figure 7.3** and **Figure 7.4** show a visual pie-chart of Projected Normal Water Supply for 2030 and 2050, respectively. Based on the data presented in these tables and figures, the City can expect to meet future demands under all climate conditions through 2050.

Table 7.1 City of Ukiah Water Supply Availability & Demand Projects (Normal Water Year)

Water Sources	2030	2035	2040	2045	2050
Population					
Water Service Area Population	16,685	16,979	17,272	17,566	17,860
Consumption Rate (GPCD) *Including 0.5% Annual Passive Savings*	156.6	152.7	148.9	145.2	141.6
Supply					
Groundwater Pumped (Total)	1,711	1,698	1,684	1,671	1,657
Surface Water	1,215	1,206	1,196	1,187	1,176
Purchased Water	0	0	0	0	0
Total Anticipated Use of Supplies ***(Estimated Production)***	**2,926**	**2,904**	**2,881**	**2,857**	**2,833**
Minimum Available Supply	11,531	11,531	11,531	11,531	11,531
Demand					
Estimated Potable Water Demand	**2,926**	**2,904**	**2,881**	**2,857**	**2,833**
Estimated Recycled Water Demand	0	0	0	0	0
Total Estimated Demand	**2,926**	**2,904**	**2,881**	**2,857**	**2,833**
Compare to Avg. Demand from 2016-2025 (2,787 AF)	105%	104%	103%	103%	102%
Supply/Demand Comparison					
Supply-Demand (Difference)	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Supply Capacity	8,605	8,627	8,650	8,673	8,698

Notes:

1. Total Demand = Consumption Rate x Projected Population
   a. Average consumption rate of last 10 years = 160.5 gallons per capita per day (GPCD)
   b. Estimated starting consumption rate in 2026 = 159.7 GPCD
   c. SBx7-7 Target for 2020: 186 GPCD
   d. Approximate "passive" savings: 0.5% per year
   e. Projected "passive" savings: 0.5% per year = 141.6 gpcd by 2050

2. Surface water supply represents supply available to City, if needed, based on the City's surface water rights through Pre-1914 Appropriative Right of 2,027 AFY and through Water Rights Permit 12952 (14,480 AFY).

3. Projected groundwater and surface water pumping is set equal to the projected water consumption (demands) shown in **Table 6.7**.

4. Minimum available supply in all years: 4,677 AFY + 2,027 AFY + 1/3 of 14,480 AFY = **11,531 AFY**.

Table 7.2 City of Ukiah Water Supply Availability & Demand Projections (Single Dry Year)

Water Sources	2030	2035	2040	2045	2050
Population					
Water Service Area Population	16,685	16,979	17,272	17,566	17,860
Consumption Rate (GPCD) *Including 0.5% Annual Passive Savings*	156.6	152.7	148.9	145.2	141.6
Supply					
Groundwater Pumped (Total)	1,848	1,834	1,819	1,804	1,789
Surface Water[3]	1,312	1,302	1,292	1,281	1,271
Purchased Water	0	0	0	0	0
Total Anticipated Use of Supplies ***(Estimated Production)***	**3,160**	**3,136**	**3,111**	**3,086**	**3,060**
Minimum Available Supply	11,531	11,531	11,531	11,531	11,531
Normal Year Supply	2,926	2,904	2,881	2,857	2,833
% of Normal Year	108%	108%	108%	108%	108%
Demand					
Total Dry Demand	**3,160**	**3,136**	**3,111**	**3,086**	**3,060**
Normal Year Demand	2,926	2,904	2,881	2,857	2,833
% of Normal Year	108%	108%	108%	108%	108%
Supply/Demand Comparison					
Supply-Demand (Difference)	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Supply Capacity	8,371	8,395	8,419	8,445	8,471

Notes:

1. Total Dry Demand = Consumption Rate x Population x Single Dry Year Increase of 108%.
2. All other items derived in similitude to **Table 7.1**.

Table 7.3 City of Ukiah Water Supply Availability & Demand Projections (Multiple Dry Years, 2026 – 2030)

Water Sources	2026	2027	2028	2029	2030
Population					
Water Service Area Population	16,384	16,443	16,501	16,560	16,685
Consumption Rate (GPCD) *Including 0.5% Annual Passive Savings*	159.7	158.9	158.1	157.3	156.6
Supply					
Groundwater Pumped (Total)	1,851	1,883	1,795	1,792	1,796
Surface Water	1,315	1,337	1,274	1,273	1,276
Purchased Water	0	0	0	0	0
Total Anticipated Use of Supplies ***(Estimated Production)***	**3,166**	**3,220**	**3,069**	**3,064**	**3,072**
Minimum Available Supply	11,531	11,531	11,531	11,531	11,531
Normal Year Supply	2,931	2,927	2,923	2,919	2,926
% of Normal Year	108%	110%	105%	105%	105%
Demand					
Total Dry Demand	**3,166**	**3,220**	**3,069**	**3,064**	**3,072**
Normal Year Demand	2,931	2,927	2,923	2,919	2,926
% of Normal Year	108%	110%	105%	105%	105%
Supply/Demand Comparison					
Supply-Demand (Difference)	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Supply Capacity	8,365	8,311	8,462	8,466	8,459

Notes:

1. Total Dry Demand = Consumption Rate x Population x Multiple Dry Year Increase of 108%, 110% and 105%.
2. All other items derived in similitude to **Table 7.1**.

Table 7.4 City of Ukiah Water Supply Availability & Demand Projects (Multiple Dry years, 2031-2035)

Water Sources	2031	2032	2033	2034	2035
Population					
Water Service Area Population	16,744	16,802	16,861	16,920	16,979
Consumption Rate (GPCD) *Including 0.5% Annual Passive Savings*	155.8	155.0	154.2	153.4	152.7
Supply					
Groundwater Pumped (Total)	1,845	1,876	1,788	1,786	1,783
Surface Water	1,310	1,332	1,270	1,268	1,266
Purchased Water	0	0	0	0	0
Total Anticipated Use of Supplies ***(Estimated Production)***	**3,155**	**3,209**	**3,058**	**3,054**	**3,049**
Minimum Available Supply	11,531	11,531	11,531	11,531	11,531
Normal Year Supply	2,921	2,917	2,913	2,908	2,904
% of Normal Year	108%	110%	105%	105%	105%
Demand					
Total Dry Demand	**3,155**	**3,209**	**3,058**	**3,054**	**3,049**
Normal Year Demand	2,921	2,917	2,913	2,908	2,904
% of Normal Year	108%	110%	105%	105%	105%
Supply/Demand Comparison					
Supply-Demand (Difference)	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Supply Capacity	8,376	8,322	8,472	8,477	8,482

Notes:

1. Total Dry Demand = Consumption Rate x Population x Multiple Dry Year Increase of 108%, 110% and 105%.
2. All other items derived in similitude to **Table 7.1**.

Table 7.5 City of Ukiah Water Supply Availability & Demand Projections (Multiple Dry Years, 2036-2040)

Water Sources	2036	2037	2038	2039	2040
Population					
Water Service Area Population	17,037	17,096	17,155	17,214	17,272
Consumption Rate (GPCD) *Including 0.5% Annual Passive Savings*	151.9	151.2	150.4	149.6	148.9
Supply					
Groundwater Pumped (Total)	1,831	1,862	1,774	1,772	1,769
Surface Water	1,300	1,322	1,260	1,258	1,256
Purchased Water	0	0	0	0	0
Total Anticipated Use of Supplies ***(Estimated Production)***	**3,131**	**3,184**	**3,034**	**3,030**	**3,025**
Minimum Available Supply	11,531	11,531	11,531	11,531	11,531
Normal Year Supply	2,899	2,895	2,890	2,885	2,881
% of Normal Year	108%	110%	105%	105%	105%
Demand					
Total Dry Demand	**3,131**	**3,184**	**3,034**	**3,030**	**3,025**
Normal Year Demand	2,899	2,895	2,890	2,885	2,881
% of Normal Year	108%	110%	105%	105%	105%
Supply/Demand Comparison					
Supply-Demand (Difference)	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Supply Capacity	8,400	8,347	8,496	8,501	8,506

Notes:

1. Total Dry Demand = Consumption Rate x Population x Multiple Dry Year Increase of 108%, 110% and 105%.
2. All other items derived in similitude to **Table 7.1**.

Table 7.6 City of Ukiah Water Supply Availability & Demand Projections (Multiple Dry Years, 2041-2045)

Water Sources	2041	2042	2043	2044	2045
Population					
Water Service Area Population	17,331	17,390	17,449	17,507	17,566
Consumption Rate (GPCD) *Including 0.5% Annual Passive Savings*	148.2	147.4	146.7	145.9	145.2
Supply					
Groundwater Pumped (Total)	1,816	1,847	1,760	1,757	1,754
Surface Water	1,290	1,312	1,250	1,248	1,246
Purchased Water	0	0	0	0	0
Total Anticipated Use of Supplies ***(Estimated Production)***	**3,106**	**3,159**	**3,010**	**3,005**	**3,000**
Minimum Available Supply	11,531	11,531	11,531	11,531	11,531
Normal Year Supply	2,876	2,871	2,867	2,862	2,857
% of Normal Year	108%	110%	105%	105%	105%
Demand					
Total Dry Demand	**3,106**	**3,159**	**3,010**	**3,005**	**3,000**
Normal Year Demand	2,876	2,871	2,867	2,862	2,857
% of Normal Year	108%	110%	105%	105%	105%
Supply/Demand Comparison					
Supply-Demand (Difference)	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Supply Capacity	8,424	8,372	8,521	8,526	8,531

Notes:

1. Total Dry Demand = Consumption Rate x Population x Multiple Dry Year Increase of 108%, 110% and 105%.
2. All other items derived in similitude to **Table 7.1**.

Table 7.7 City of Ukiah Water Supply Availability & Demand Projections (Multiple Dry Years, 2046-2050)

Water Sources	2046	2047	2048	2049	2050
Population					
Water Service Area Population	17,625	17,684	17,742	17,801	17,860
Consumption Rate (GPCD) *Including 0.5% Annual Passive Savings*	144.5	143.8	143.0	142.3	141.6
Supply					
Groundwater Pumped (Total)	1,601	1,628	1,551	1,548	1,546
Surface Water	0	0	0	0	0
Purchased Water	1,480	1,505	1,434	1,432	1,429
Total Anticipated Use of Supplies ***(Estimated Production)***	**3,081**	**3,132**	**2,985**	**2,980**	**2,975**
Minimum Available Supply	11,531	11,531	11,531	11,531	11,531
Normal Year Supply	2,852	2,848	2,843	2,838	2,833
% of Normal Year	108%	110%	105%	105%	105%
Demand					
Total Dry Demand	**3,081**	**3,132**	**2,985**	**2,980**	**2,975**
Normal Year Demand	2,852	2,848	2,843	2,838	2,833
% of Normal Year	108%	110%	105%	105%	105%
Supply/Demand Comparison					
Supply-Demand (Difference)	0	0	0	0	0
Supply/Demand (%)	100%	100%	100%	100%	100%
Available Supply Capacity	8,450	8,398	8,546	8,551	8,556

Notes:

1. Total Dry Demand = Consumption Rate x Population x Multiple Dry Year Increase of 108%, 110% and 105%.
2. All other items derived in similitude to **Table 7.1**.

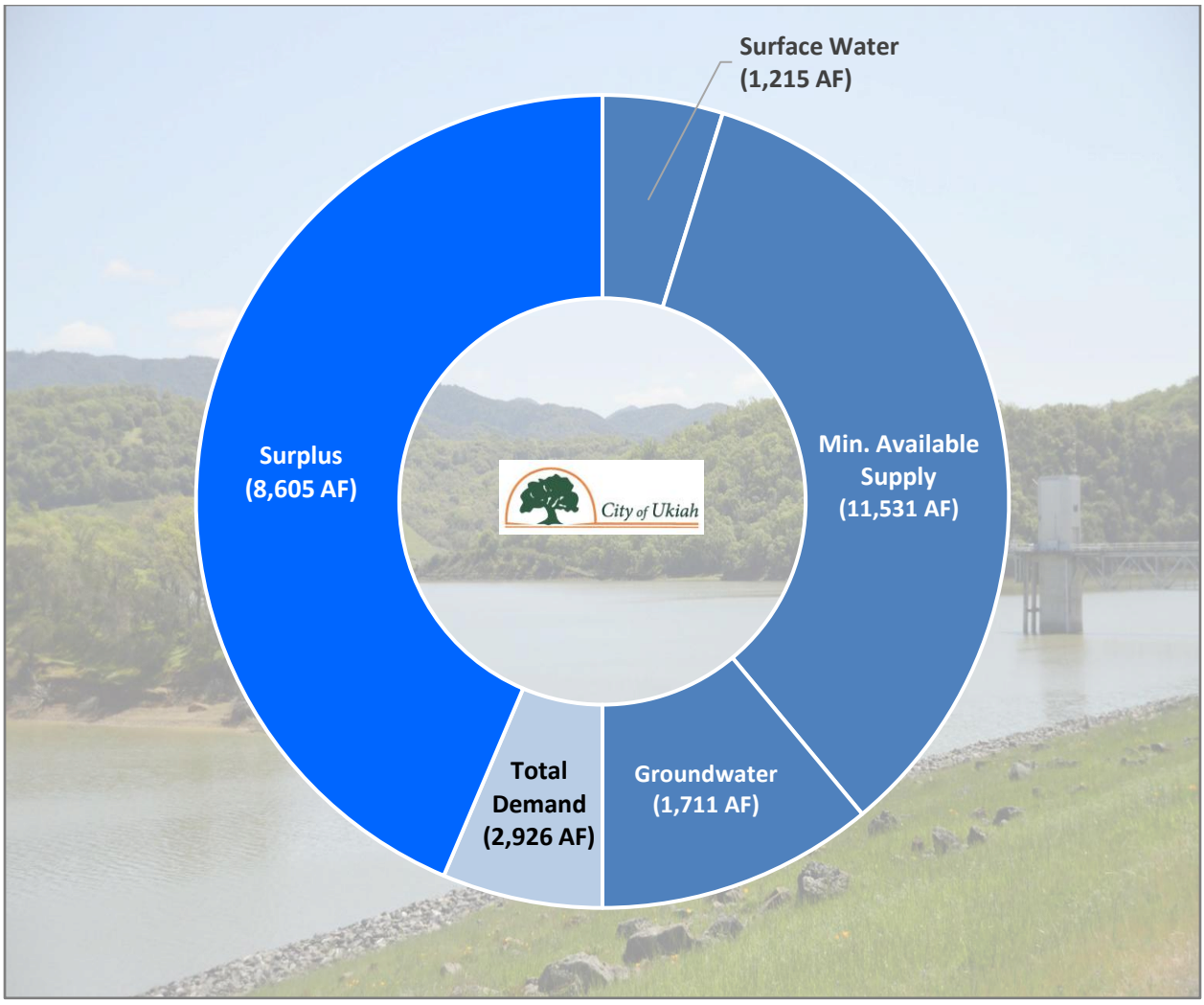


Figure 7.3 Projected Normal Water Supply Year 2030

Notes:

1. See Notes Under **Table 7.1**.
2. Surplus = Total Available Supply – Total Demand

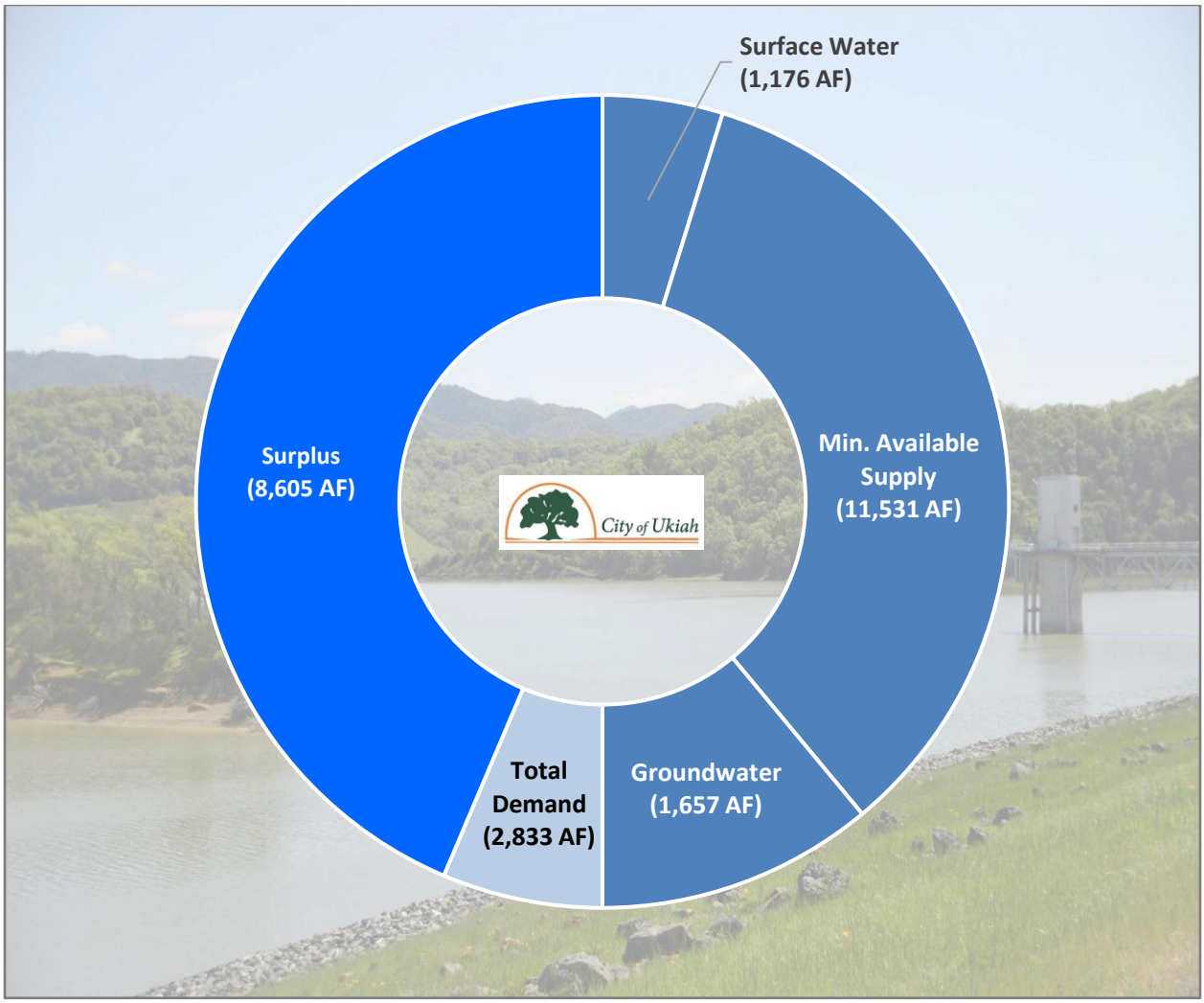


Figure 7.4 Projected Normal Water Supply Year 2050

Notes:

1. See Notes Under **Table 7.1**.
2. Surplus = Total Available Supply – Total Demand

7.6. ENSURING ADEQUATE SUPPLY

As indicated by **Table 7.1** through **Table 7.7**, the City does not expect to have a water supply shortage through 2050. The City's surface water supplies exceed the City's surface water pumping capacity. Further, groundwater supplies are not expected to be affected during droughts lasting up to five years. Finally, extreme droughts or sudden supply interruptions can be addressed by following the criteria of the City's Water Shortage Contingency Plan (WSCP) along with any regional contingency plans. These programs are discussed in **Section 8**. For these reasons, the City is confident that water supplies are adequate to meet demands for all weather conditions through 2050.

7.7. WSCP SUPPLY AUGMENTATION

Although the City does not expect to have a water supply shortage through 2050, as indicated by **Table 7.1** through **Table 7.7**, severe and extent droughts may cause the WSCP to be enacted. The City will rely on the implementation of the WSCP to augment the City's reduced supply during consecutively dry years. The WSCP supply augmentation benefits during a five-year drought are shown in **Standard DWR Table 7-5** in **Appendix E.**

7.8. WATER SUPPLY OPPORTUNITIES

Other than upgrades to its existing infrastructure, the City only has formal plans for new Well #10 (**Section 3.7**). The City continually reviews practices that will provide its customers with adequate and reliable supplies. Prior to Well #10 the most recent example was the City's Well #9, which went online in 2017 (**Section 3.3.3**).

In the coming years, the City will focus efforts on upgrading or establishing new wells. The City will also continue its regular maintenance of its existing infrastructure, including its Ranney Collector.

7.9. RELIABILILTY MANAGEMENT

As noted in **Table 7.1** through **Table 7.7**, surface water supplies can be impacted during severe droughts, including the current drought which has seen the second lowest rainfall on record for the Ukiah Valley. This highlights the need to monitor and coordinate pumping activities in the Basin. As identified in **Section 3.3.2,** the City will work with the UVBGSA to properly manage the Basin, which operates under the provisions the 2014 SGMWA.

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Section 8: Contingency Planning

Diesel-powered pumps can provide emergency water supplies during sudden catastrophes.

8.1. INTRODUCTION

In addition to prolonged droughts that can gradually decrease water supplies, water supplies may be interrupted in a number of sudden, catastrophic ways. Sudden catastrophes may include earthquakes, power outages, pumping equipment failures, or spikes in groundwater contaminants that cannot be remedied expeditiously. Water shortages can also be a result of intentional or accidental manmade catastrophes, such as acts of terrorism or chemical spills into nearby canals or groundwater spreading grounds. It is important that the City has a plan in place to manage its water system during short or long-term water shortages. Long term, water shortages can be addressed through conservation and supply augmentation. Short term, water shortages are best handled though a "Contingency Plan". A Water Shortage Contingency Plan (WSCP) is a required component of the City's UWMP, which provides guidance on stages of action to be undertaken by the City in response to water supply shortages. A WSCP is an independent document that is incorporated into the City's UWMP.

This Section serves as the City's WSCP. The City's response to water shortages will be a coordinated effort between its own staff and other local and regional water agencies



Figure 8.1 Lake Oroville Failure (February 2017)

During a water shortage emergency, the City will activate this WSCP, which coincides with **Article 11, Section 3600 to 3616 of the City's Municipal Code**. The intent of the plan is to reduce the effect of shortages on the City's customers. This WSCP is in compliance with Water Code requirements CWC § 10632 to 10632.5.

8.2. NEED FOR CONTINGENCY PLANS

The recent drought of 2020-2022 significantly depleted the State's supply of water and posed a challenge to many agencies throughout the State. Following the drought, the State experienced a wet winter in 2022. Climate-driven weather extremes, long-term water supply uncertainty, and aging infrastructure are stressing a system built for a different era. The modernized California Water Plan 2028 is allowing the state's opportunity to respond with a clear, actionable, and durable approach to statewide water planning.

The modernization of the California Water Plan 2028 is driven by Senate Bill 72 (SB 72). This legislation sets a clear expectation: move statewide water planning from description to direction. The Water Plan will be modernized to:

- Identify and evaluate effective water management strategies, informed by economic considerations
- Quantify beneficial uses of water at a watershed scale throughout California
- Expand engagement across all sectors as DWR develops the Water Plan
  Establish clear water supply targets that help align state, regional, and local actions

8.2.1. Recent California Water Code Amendments

There have been minor changes to the Water Code affecting the 2025 UWMPs, with only some affecting WSCPs. The changes are described in **Section 1.3**. In addition, the following measures were taken in recent years that affect WSCPs:

Starting January 1, 2025, major water suppliers will be required to significantly reduce water delivery by 2040 to build drought resilience into everyday life.

The 2025 update to Title 24 (including the forthcoming enforcement beginning January 1, 2026 for many permit-applications) introduces a number of changes aimed at reducing water consumption and improving system efficiency. Among the most important:

- Lower maximum flow-rates for toilets, showerheads and faucets (for example, toilets continue to be capped around 1.28 gallons per flush in many cases).
- Requirements to reduce pipe sizing and hot-water wait times to reflect lower-volume fixtures and shorter delivery distances.
- Enhanced documentation and compliance measures: designers must show that plumbing layouts meet both water efficiency and energy criteria under Title 24 Part 6 and CALGreen (Title 24, Part 11).
- Greater emphasis on seismic bracing of plumbing and efficient plumbing system design, reflecting California's dual challenges of drought and quake-risk.

The SWRCB has adopted emergency regulations to encourage Californians to use water wisely and make conservation a way of life.

8.3. LEGAL AUTHORITY

As indicated by **Section 8.1** and **Section 8.2**, the City has the legal obligation to prepare and implement a WSCP during times of drought or sudden supply interruptions. Response to water shortages is also codified into City Municipal Code (**Article 11, Section 3600 to 3616**, "Water Conservation"). **Section 8.6.3** and **Table 8.2** of this WSCP include a listing of water shortage stages per CWC § 10632 (a)(3)(A), including the means by which the City will declare a water shortage and authorize response actions.

shortage response actions for the City's customers are shown in **Table 8.2**. The remaining Sections of this WSCP describe the City's response actions in greater detail.

8.4. WATER SUPPLY RELIABILITY ANALYSIS

The City's UWMP does not anticipate a water supply shortage due to drought conditions through 2050. Groundwater supplies are not expected to be affected during droughts lasting up to five (5) years. Likewise, the City's Pre-1914 surface water rights are expected to be available during drought periods. Furthermore, droughts will be mitigated by implementing this WSCP. The results of the City's Drought Risk Assessment (DRA) are shown in **Table 7.1** through **Table 7.7** and **Figure 7.3 and Figure 7.4** (also **Appendix E**, Table 7-5).

Due to the number of groundwater wells in the City's water system, the City has redundancy in the event of water quality impairments with a particular well. **Figure 8.2** shows a general procedure that the City may take if any wells are detected to have water quality concerns. If necessary, the City has the ability to increase pumping from other wells to account for loss of production. The City may also construct additional wells over the course of this UWMP planning period (2050), to improve operational flexibility and redundancy. Therefore, the City does not anticipate any significant impacts to water supply reliability as a result of water quality.

Other events which may create a water shortage condition are discussed in **Section 8.7** of this WSCP. These events may include, but not be limited to:

- Regional Power Outage
- Earthquake
- Terrorism Incident

If any of the above events occur, the City will work in conjunction with the County of Mendocino and the neighboring agencies listed in **Section 8.7** to address the effects of potential water shortages. **Section 8.7** provides a brief overview of the City's response actions to these types of emergencies. Regional response actions are also outlined in Regional Planning documents on the County of Mendocino's website, and as referenced in this WSCP.

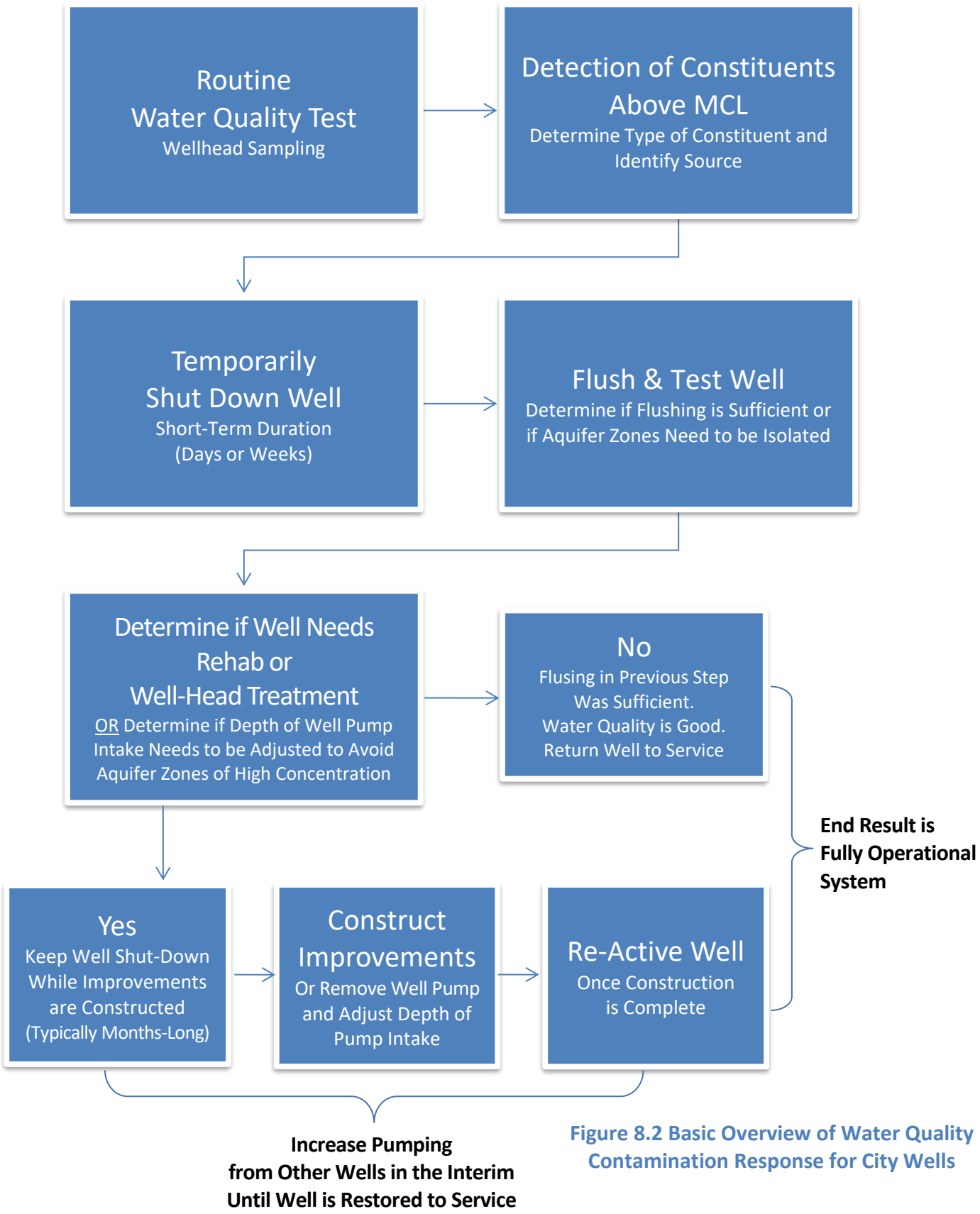


Figure 8.2 Basic Overview of Water Quality Contamination Response for City Wells

8.5. ANNUAL ASSESSMENTS

Agencies typically prepare Water Supply Assessments (WSAs) when housing developments are proposed by developers. WSAs provide an estimated of available supplies for a proposed development in order to confirm the possibility of serving water to a particular development. Over the next few decades, the City will experience only mild growth in its water service area. Most of this will be re-development. The City will need to refine its procedure for developing WSAs and for assessing water demands in its service area.

Similar to a development-driven WSA, a system-wide assessment of supplies and demands will be required of all water agencies in the State. According to CWC § 10632 (a)(2), the City will be required to prepare an "Annual Assessment" of supplies and demands, including an Annual Water Shortage Assessment Report, by July 1st of each year. At this time, DWR requires that the City include a guideline for preparation of an Annual Assessment in this WSCP.

8.5.1. Decision Making Process

The City's Annual Assessment will be based on metered data from active wells and from customer meters. These figures are available to the City on a monthly basis, or more frequently if the City desires. The City can also rely on quarterly or annual reports. With newer software, the City can adjust to changing conditions (such as rainfall) and can adjust its reporting leading up to the submittal of the Annual Assessments. As of 2022 City staff has reviewed water production data and water consumption data starting in January of that year, with the intent to prepare an Annual Water Shortage Assessment Report to the City Council by May each year. The Final Reports are then submitted to DWR by July 1 of each year.

8.5.2. Key Data Inputs

The Annual Assessment will be based on the forecasted demands and estimated water supply availability, including any known infrastructure constraints. The Annual Assessment will also consider weather, population growth, and other influencing factors, such as state or local policies that will impact water demands, or regulations affecting water supplies.

The following data are typically available to City staff and can be relied on when preparing the Annual Assessments:

1. Estimated dry-year demand without any conservation measures. Dry-year demands will be determined by adding an increase factor of five percent (5%) to normal demands.
2. Estimated total water supply availability under dry-year scenarios. The water supply available will be based on what is available to the City,

regardless of pumping capacity. Groundwater supplies can be estimated from annual Basin Reports prepared under the 2014 Sustainable Groundwater Management Act (SGMA) and from local groundwater level monitoring.

3. Estimated capacity of water production infrastructure. Any known or forecasted issues affecting the City's water production infrastructure can be considered, such as:

    - Mechanical or electrical issues with groundwater well pumps.
    - Possible power outages for operation and maintenance
    - New construction and repairs

The potential constraints on water supply capacity listed under Item 3 above are subject to change from year to year. The City should inspect its water system for the condition of its groundwater wells and surface water treatment plant before making a determination on possible restrictions in water supplies (due to mechanical or electrical conditions). In addition, the City should contact SWRCB and Sonoma Water concerning water levels in Lake Mendocino. This will help the City to forecast dam releases and stream flows in the Russian River. Dam releases also have a minor, indirect impact on subsurface inflows to the Ukiah Valley Groundwater Basin.

8.6. CONTINGENCY PLANS

Unlike many agencies in California, the City does not rely on imported water directly from a wholesale agency. The City's water sources come from local water sources only, and the City obtains water from these sources with its own pumping infrastructure. However, the City coordinates with three (3) water agencies that manage or oversee water supplies in Lake Mendocino, the Russian River, and the Ukiah Valley Groundwater Basin. These agencies include Sonoma Water, the Russian River Flood Control and Water Conservation Improvement District, and the Mendocino County Water Agency. Thus, the City's water shortage response efforts can be coordinated with the help of these agencies.

8.6.1. City Contingency Plan

The City's "Water Shortage Emergency" Plan was originally adopted as **Article 11 Sections 3600 to 3616** of the City's Municipal Code. The provisions of the Plan are currently being updated as described in this WSCP to provide the City with the authority and guidance to implement a phased response plan to water shortages. In the event of a water shortage, the City Council will implement the appropriate water conservation phase by resolution.

The objectives of the response plan are to:

1. Prioritize essential uses of water
2. Maximize local municipal water supplies
3. Eliminate water waste city-wide
4. Minimize adverse financial effects

Regarding Objective No. 1, priorities for use of available potable water during shortages are based partly on California Water Code, Sections 350-358. Water allocations are established for all customers according to the following ranking system:

1. **First Priority**: Minimum health and safety allocations for interior residential needs
2. **Second Priority**: Commercial, industrial, institutional/governmental operations
3. **Third Priority**: Existing landscaping
4. **Fourth Priority**: New customers, proposed projects, etc.

Regarding the 1st Priority specified above, about eighty percent (80%) of the City's water service connections consist of residential accounts. As a result, the City can use its population estimates to assess water use needs during a shortage.

8.6.2. Health & Safety (1st Priority)

In 2018, the State adopted Assembly Bill 1668, which amends Section 10608.20 of the Water Code to stipulate an indoor water use standard of 55 gallons per capita per day. The City is obligated to determine the minimum health and safety water needs for its residents. To assess the minimum amount of water that should be available (1st Priority Level), the amount of personal hygiene household water use must be quantified. Based on common indoor residential water use in the United States, health and safety water use is estimated to be as shown in **Table 8.1**:

Table 8.1 Water Fixture: Health & Safety Personal Use (gal/day)

Item	Regular	Voluntary Conservation
Toilet	14	10.5
Shower	15	12
Washer	12	11
Kitchen	4	3
Other	4	4
Total	**49 gal**	**40.5 gal**

Since the City has a population of about 17,000 residents, at a rate of 40.5 GPCD, the City will need up to **2.1 AF (0.7 MG) per day** to provide for the health and safety of its residents (if conservation is voluntary). With a total above-ground storage under 4 MG, the City can only provide for **just two (2) days** of water supply to its residents in the

event of a shutdown of the City's water production infrastructure. However, the ability to meet the most basic water needs of its residents during a severe shortage may be difficult unless the City's citizens are aware of the water supply shortage.

8.6.3. Stages of Action

The City's Annual Assessments prepared under **Section 8.5** can be used to predict shortages. The City's WSCP imposes six (6) stages of response actions based on the severity of the City's water supply shortage. The stages are based on DWR's established criteria as shown in **Table 8.2**:

Table 8.2 Water Shortage Stages & Reduction Targets

Shortage Stage	Restriction Type	Water Supply Reduction Target
1	Voluntary	10%
2	Mandatory	20%
3	Mandatory	30%
4	Mandatory	40%
5	Mandatory	50%
6	Mandatory	>50%

To lessen confusion on City customers, the first four stages (Stages 1 to 4) regulate customer responses to shortages (**Table 8.3**), while the latter two stages (Stages 5 & 6) regulate City water staff response efforts (**Table 8.4**). Since the 2020 UWMP, the City has expanded its recycled water use and as a result has updated its shortage response actions regarding landscape Irrigation to not include those being serviced by recycled water.

The Ukiah City Council will formally declare the stage of the water shortage, following a public hearing, upon determination from City water staff that a water shortage exists and the WSCP should be implemented. Following Council declaration of a shortage stage, the WSCP will become effective no sooner than the first billing period on or after the date of publication of the Council Resolution.



Figure 8.3 City Council Can Declare Shortage Stages

The WSCP will remain in effect until Council declares the water shortage emergency has ended. Alternatively, Council may also change the water shortage stage as appropriate. However, Council will not impose mandatory measures without first conducting a duly-noticed public hearing pursuant to CWC § 350 or § 375.

8.6.4. Communication Protocols

A common understanding on the water supply situation is essential for the WSCP to be effective. During a water shortage, the City will be able to allocate staffing and resources to inform its customers of the Council-declared water shortage. In particular, the City will inform its water service customers of the following:

- Water Shortage Stage
- Water Use Prohibitions
- City Water Staff Response Actions

The communication protocol will be in place prior to formal declaration of a water supply shortage. The frequency and extent of coordination will be based on the shortage severity. The City will use the following resources to communicate with its customers:

- City Website
- Social Media (i.e. Twitter/Facebook)
- Bill Inserts/Postcard Notices
- Billboard or Digital Message Boards
- Advertisements (Radio & Print)

The goal of the communication efforts will be to raise awareness of the drought and to motivate customers to conserve water. The City should also prepare customers for possible increases in water shortage severity. Finally, as mentioned under Priority 1 in **Section 8.6.1,** the key goal of communication is to promote available water resources, provide specialized outreach for impacted industries, including instructions on how to receive bottled water, and how to participate in public hearings with City staff.

8.6.5. Limitations/Prohibitions

During a shortage, prohibitions on water use may include some or all of the following:

1. Irrigation runoff
2. Landscape irrigation for more than 15 minutes (except drip irrigation)
3. Irrigation on rainy days or within specified hours of a rain event
4. Failure to repair leaks in a timely manner
5. Washing of automobiles without a bucket or positive shutoff nozzle
6. Restaurants serving water to their customers, except when specifically requested by their customers
7. Operating a decorative water fountain without re-circulated water
8. Operating a commercial car wash without re-circulated water
9. Operating a single-pass cooling system

10. Hotels and motels shall not launder towels and linens daily, except when specifically requested by their customer

Additional prohibitions may also be enforced, depending on the declared stage shown in **Table 8.3**. As mentioned on Page 8-10, it is the City's intent to maintain only four (4) levels of water-use prohibitions for customers. The additional Stages of shortages will be used for communication purposes with customers. The City's Water Division will use Stages 5 and 6 to implement response actions by Water Division staff. The City response actions to water shortages are listed in **Table 8.4**.

8.6.6. Penalties for Non-Compliance

Although Article 11, Sections 3610 does not explicitly describe penalties for violations of this WSCP, the following penalties are recommended:

1. **First violation**. For a first violation, the City shall issue a written notice of violation to the water user violating the provisions of this chapter

2. **Second violation**: $50 fee in addition to water bill for usage

3. **Third violation**: $100 fee in addition to water bill for usage

4. **Subsequent violations**: Shut-off/ temporary discontinuance of service

The penalties listed above may be waived if a customer completes an application for exception permit. Hardship, safety, or health conditions are among the reasons granted for the exception.

8.7. DISASTER MANAGEMENT

During a water shortage, the City has the following tools available to restrict water use to health and safety uses only:

- Expanding public outreach
- More frequent meter readings
- Fines and penalties
- Flow-restriction devices
- Moratorium on service connections

The City participates in the Mendocino County Hazard Mitigation Plan (HMP), which provides guidance for hazard identification, planning, preparation, and response. The County's 2020 HMP is currently being updated, and the public review and comment period of the draft recently closed. The County's HMP includes an assessment of seismic risk and outlines strategies to reduce risks from hazards such as wildfires, floods, drought, earthquakes, tsunamis, and severe weather, while enhancing community

resilience, protecting lives and property, and lowering long-term recovery costs. The County's HMP integrates current hazard data, climate change projections, community priorities, and best available data, and provides a coordinated framework for mitigation actions from 2026–2031. The County's HMP was developed and will soon be adopted by the Planning Partners, the local governments with the authority to implement mitigation actions, including the City of Ukiah. The individual Planning Partner Annexes also present the identified mitigation actions for each local government. Planning Partner Annexes were also developed to show how Planning Partners intend to incorporate the County's HMP into their local planning mechanisms. The City of Ukiah Annex can be found in **Appendix N**.

The County's HMP provides guidance for the City in dealing with disasters.

Other planning tools, such as the City of Ukiah 2021 Emergency Operation Plan (City EOP) and 2025 Mendocino County Emergency Operations Plan (County EOP), provides for the most effective allocation of resources during an emergency. The County EOP works in conjunction with the County's Office of Emergency Services and the City's Office of Emergency Management, which is managed by the City Manager's office. The City's Office of Emergency Management coordinates with the City's Fire and Police Departments, City staff, local businesses, and the general public to prepare, respond, and recover from natural or man-made hazards. During a disaster, the City's water department staff will maintain water operations as follows:

- All on-duty personnel will remain on duty until relieved of duty
- Off-duty personnel will be expected to return to work or be "on-call"
- During a disaster, operational shifts may be extended for the duration of the event

In the event that any portions of the City's water system are without water, the City's water department staff will carry out the following operations:

- Assess impact of incident
- Communication with adjacent water agencies
- Identify need for and prioritize locations for water distribution
- Provide for water quality assurance or prepare notices for water quality
- Evaluate, plan, and implement actions to acquire and distribute water

- Determine the need to staff a water task group and secure resources through the Logistics Section

- Provide informational status to nearby water agencies, including:

  - Mendocino County Water Agency
  - Sonoma Water
  - Flood Control District
  - Millview County Water
  - Willow County Water
  - Redwood Valley County Water
  - Calpella County Water

- Provide information to media as appropriate

This WSCP provides a general guide of City response actions to catastrophes. Other planning documents referenced herein or provided in the Appendix provide additional details which supplement this WSCP.

8.7.1. Seismic Risk and Emergency Backup

According to the US Geological Survey (USGS) GIS Fault Maps, the Maacama Fault Zone runs alongside the City of Ukiah, and underlies the path of the Russian River from Lake Mendocino. **Figure 8.4** provides a screenshot of the Maacama Fault in relation to the Ukiah Valley. The County's HMP displays historical earthquakes that have occurred in the region, along with the locations of known faults (see **Figure 8.5**). An earthquake can damage potable water, recycled water, and wastewater utilities. Impacts to the City's water system may include, but not be limited to:

- Damage to wells/well houses
- Water tank damage or collapse
- Damage to water distribution system

Damage to distribution lines due to shifting ground and soil liquefaction can result in potential water loss, water service interruptions, low pressure, contamination and sinkholes and/or large pools of water throughout the service area. For these reasons, earthquakes can potentially restrict water supplies for a longer period of time than a power outage or man-made catastrophe. In the event that an earthquake damages portions of the City's pumping or distribution system, the City can provide temporary drinking water to customers through potable water trucks as noted in **Section 8.7.3.**

8.7.2. Emergency Backup for City Wells

Even if an earthquake does not result in damage to water production or distribution facilities, an earthquake could result in a power outage. The City's water operations staff will be on standby alert during an emergency to respond promptly to water supply interruptions. The City's water operations staff will work with the City's

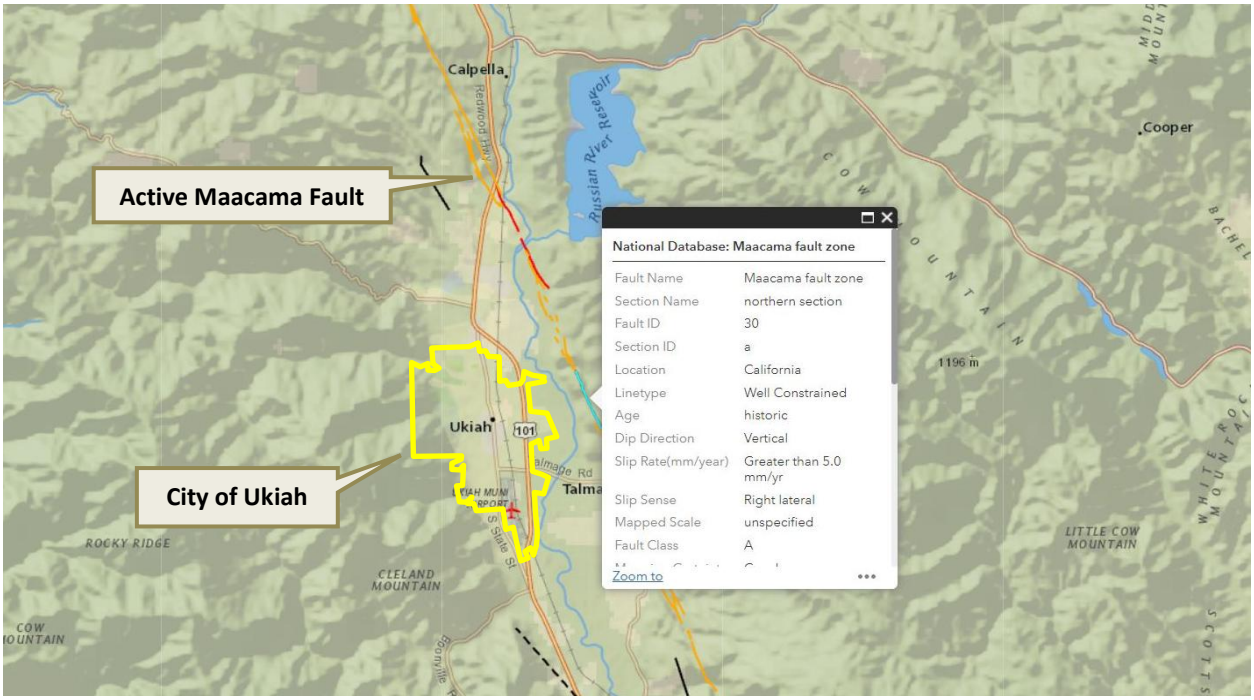


Figure 8.4 USGS Fault Zone GIS MAP

Electric Utility Department to restore power to water supply facilities. In the interim, the City's water supply facilities are equipped with quick connections that allow for quick and easy hook-up to generators brought to the facility. This ensures little down time of pumping facilities during power failures. The total water available from the City's wells with backup power is 2,900 gpm (4.2 MGD). These quantities would be sufficient to meet not only reduced demands, but normal demands. If additional water supply capacity is needed, or if the primary backup power is not functioning, portable diesel-powered pumps can be procured and set up at the well sites. Due to sufficient well capacity, this task is to be used in the most severe shortage (Stage 6), as noted in **Table 8.4**.

8.7.3. Emergency Water Supply

The City's distribution system does not have any physical interconnections with other agencies' pipelines. In the event that the City is in need of an emergency supply of water for health and safety needs, the City can obtain emergency water through portable means. This would involve vehicles equipped with potable water tanks. The City would have to obtain potable water trucks from nearby suppliers.

The California Department of Public Health maintains a list of Licensed Water Haulers that includes Mendocino County. According to the most recent data provided by the State, the closest hauler/provider of potable water tanks and/or trucks is

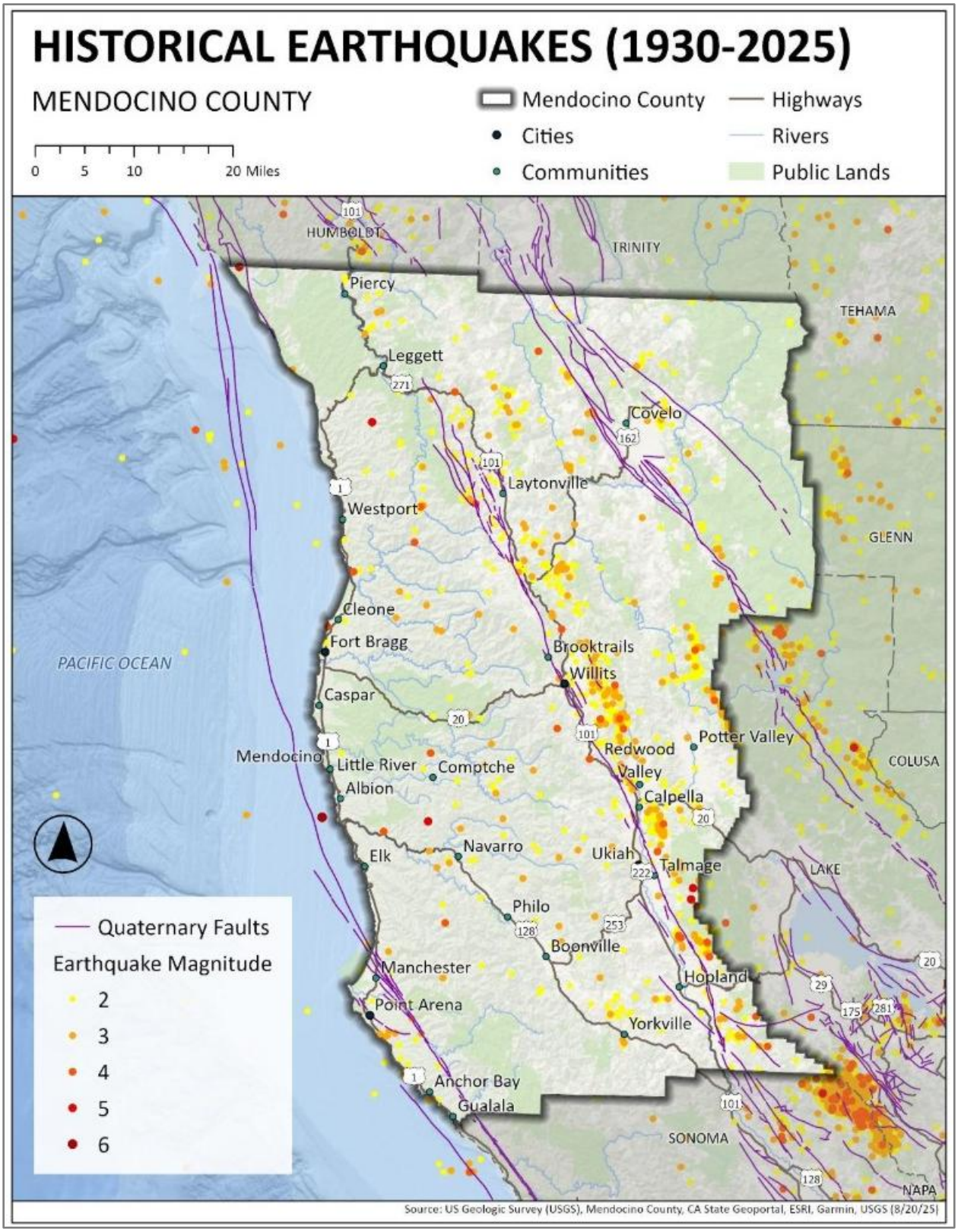


Figure 8.5 Historical Earthquakes in Mendocino County with Known Faults (County's HMP)

Lucchetti Excavating®, located within the City limits. The next-closest hauler/provider is the Mendocino Water Company®, located about 60 miles from the City.



Figure 8.6 Potable Water Tank Trailer

The City can also consider purchasing large tanks (500 gallons or more), and securing them to the back of City trucks. This will allow the City to distribute water to customers during an emergency.

8.7.4. Additional Aid

Additional available emergency services include the Master Mutual Aid Agreement and the California Water Agency Response Network (CalWARN). These services are available to all public agencies that have signed the agreement and is planned out of the California Office of Emergency Services. This aid is available to the City, if necessary.

8.7.5. Summary of Emergency Response

The City's response to natural or man-made disasters will be a coordinated effort amongst its own its own staff with backup assistance from the County and neighboring agencies. The most critical task in the City's response to a catastrophe is the distribution of water to customers. In so doing, the City can follow the provisions of the County's HMP and City's Annex (**Appendix N)**, the County EOP, the City's EOP, and the City's Water System Emergency Response Plan (ERP). The County Emergency Operations Center (EOC) can also be used, if necessary.

8.8. WSCP ENFORCEMENT & EVALUATION

To properly assess the effectiveness of this WSCP, the City will need to monitor metered consumption and production. The City will also need to track its billing system to see if fines for violations of water-use prohibitions have been issued.

8.8.1. Monitoring

Using the City's water billing records, the City will be able to identify not only the conserved volumes, but also the customers which are in violation of the provisions of this chapter. In particular, the City can review data from the following sources:

- **Production Meters**: Provides an account of daily water production
- **Customer Meters**: Provides an account of monthly consumption

The City reads meters on a monthly basis. During a shortage, the City can determine violations by monitoring meters on a bi-

weekly or weekly basis which will allow the City to enforce the conservation requirements of this WSCP.

In addition to monitoring customer use, the City also has the ability to monitor production volumes to determine if the well supplies have been reduced. Under normal conditions, potable water production figures are recorded daily. Weekly and monthly reports are prepared and monitored. This data will be used as a baseline to measure the effectiveness of any water shortage contingency stage that may be implemented.



Figure 8.7 Well Production Meter

During rationing conditions, the City's water budget will also be monitored more frequently. This may be done on a weekly, daily, or hourly basis depending on the severity of the drought.

8.8.2. Enforcement

During shortage conditions, the City can implement water-waste patrols, or increase the frequency of existing water waste patrols. If City staff are unable to conduct additional water waste patrols, the City can contract with outside support to conduct water waste patrols. However, contracting with an outside firm would incur additional costs at a time when revenue is impacted. If violations are observed, fines/penalties per **Section 8.6.6** can be applied.

8.8.3. Reporting

During a declared water shortage, City water staff will report water production and consumption figures to City Council on a monthly basis. Pending regulations from the SWRCB will also require the City to report data to SWRCB on a monthly basis. Thus, during a declared shortage of the WSCP, City staff will report water production and consumption figures to both City Council and the SWRCB on a monthly basis.

8.9. FISCAL IMPACTS

8.9.1. Impacts to Revenue

During a water shortage, the City's total water revenue and operating expenses, demand reductions will likely result in negative net cash provided by operating activities. The City recently completed a Water Rate Study in February, 2026, which will set forth water rate increases in March of this year (2026). The City uses only one rate for all customer types. The current and pending rates are as follows:

- Current: **$4.18** per CCF
- March 2026: **$4.43** per CCF

To mitigate the impacts of revenue loss, the City currently has a fixed monthly readiness-to-serve charge that applies to all accounts regardless of consumption. These charges range from about $52 per month for a 3/4-inch meter to $1,541 per month for an 6-inch meter. These rates helps generate some revenue even if no water is used.

Fiscal impacts can also be mitigated by implementing the City' drought rate surcharges. In 2016, the City adopted drought rate surcharges, which allow for increases of nearly thirty-three (33%) above the normal rates listed above. The surcharges would mitigate the impact of revenue losses during water shortages.

In addition, the following actions could take place under such circumstances:

- Implement a tiered structure during water shortages that penalizes higher usage
- Delay capital improvement projects
- Consider temporary increase of water rates to meet operation and maintenance costs

The City also contributes (transfers) water rate revenue from the Operating Fund to the Capital Replacement Fund to support the capital improvement program. In the most severe water shortages, the City may reduce the annual contribution to the Capital Replacement Fund.

A combination of the measures outlined above may be used to offset or diminish the effects of lost revenues. The measures would be temporarily employed and then returned to pre-shortage rates when conditions improve.

8.9.2. Impacts to Reserve Funds

The City carries reserves in the water system accounts, to fund for needed improvements to its water system. The balance of reserves the City is maintained primarily for facility repair and replacement. Under a shortage crisis, some flexibility would exist to dip into these reserves to help offset loss of revenue.

8.10. WSCP ADOPTION AND REFINEMENT

8.10.1. Council Resolution

On June 17, 2026, the City Council adopted a Resolution No. 2026-## (included in **Appendix B**) approving this WSCP. The City will be updating Article 11, Sections 3600 to 3616 of the City's municipal code in the following weeks to coincide with this WSCP. **Table 8.3 & Table 8.4** provide a summary of the customer water use prohibitions and City response actions to the water shortages.

8.10.2. WSCP Refinement Procedures

The City intends to update and refine this WSCP as necessary. The WSCP can be updated in one of the following ways:

- Cyclical Updates
- Data-Driven Updates
- Externally-Driven Updates

The following is a guideline for how the City will update this WSCP:

Cyclical Updates

The cyclical updates will be handled by City staff internally with the assistance of an outside engineering consultant. Once the WSCP is implemented, the City will document the effectiveness of the customer water use prohibitions listed in **Table 8.3** and the City water staff response actions listed in **Table 8.4**. The effectiveness will be evaluated using the methodologies described in **Section 8.8**. The WSCP effectiveness will be documented over the course of five (5) years, until the next UWMP update. It is the City's intent to update the WSCP every five (5) years, alongside the City's UWMP. The City will conduct an internal review of the WSCP prior to releasing a Request for Proposals (RFP) for the UWMP and WSCP. The RFP process will provide the City with an opportunity to revise the WSCP as-needed.

Data-Driven Updates

Data-driven updates to the WSCP will likely occur mid-cycle or at some point between the 5-year cycle. The data-driven updates can be prepared entirely by City staff (internally) due to the urgency of such updates. For example, if the City finds that the fines/penalties covered under **Section 8.6.6** are not effective at reducing overall demand, the City may increase the fines through an amendment to the City Municipal Code, and revise **Section 8.6.6** (and City Municipal Code) to reflect the new fines. Other items of this WSCP can be updated in a similar manner.

Externally-Driven Updates

Conversely, if the fines are found by the City's customers to be too punitive, and Council is petitioned to reduce the fines, the City can adjust a portion of the City Municipal Code, and revise **Section 8.6.6** herein to reflect the new fines. Other items of this WSCP can be updated in like manner.

8.10.3. WSCP Re-Adoption

Once the WSCP is revised, the City Council will be required to re-adopt the revised WSCP. This will require a public hearing to receive public comments on the WSCP. The revised WSCP will replace the former WSCP, and will then remain effective until the City elects to update the WSCP

Perhaps the most critical task in the City's response to shutdowns in water is the distribution of water to customers. As noted in the caption to the cover of this Section, portable pumps and water trucks can be used to distribute water to customers. Due to the time and planning involved in procuring these types of vehicles, this task is identified only in the most severe type of shortage (Stage VI).

Perhaps the most critical task in the City's response to shutdowns in water is the distribution of water to customers. As noted in the caption to the cover of this Section, portable pumps and water trucks can be used to distribute water to customers. Due to the time and planning involved in procuring these types of vehicles, this task is identified only in the most severe type of shortage (Stage VI).

Table 8.3 Prohibition on Water Use During Water Shortages

Stage	Prohibition/Restriction	Penalty
Stage 1 (<10%)	• No Potable Irrigation between 10 am to 8 pm • No Person Shall Operate a Decorative Water Feature (Fountains, Ponds, etc.) that Does Not have a Recirculating System • All Potable Landscape Irrigation Limited to No More than Three (3) Days per Week • All Potable Landscape Irrigation Limited to No More than 15 minutes per Station per Watering Day • Repair or Isolate Leaks within 72 Hours of Notification by the City • No Washing Sidewalks and Driveways with Water • Car Washing Only with Bucket or a Hose with Shutoff Valve or Nozzle • Excess Irrigation Runoff is Prohibited • No Potable Landscape Irrigation During or Within 48 hours of a Rain Event • Restaurants to Serve Water Only Upon Request • Restaurants to Wash Kitchen and Dining Room with Bucket or Specialized Water Broom Only • Hotels/Motels to Provide Customer Option of Daily Laundry • Automobile Wash Business Must Use Water Recycling Systems	No
Stage 2 (10% to 20%)	• All Potable Landscape Irrigation Limited to No More than Two (2) Days per Week from June 1 to Oct 31 and No More than Once per Week from Nov 1 to May 31 • All Potable Landscape Irrigation Limited to No More than 10 minutes per Station per Watering Day • No Refilling of Ornamental Lakes or Ponds, Except to Sustain Aquatic Life • Repair or Isolate Leaks within 48 Hours of Notification by the City • Pools or Spas to have a Cover to Prevent Evaporation • Cease All Operation of a Decorative Water Features (Fountains, Ponds, etc.) • No Potable Landscape Irrigation During or Within 72 hours of a Rain Event • Commercial Nurseries shall Use Water Only During the Hours from Midnight to 6 am • Commercial Landowners to Allow Tenants the Option of Replacing Lawns & Landscapes	Yes
Stage 3 (20% to 30%)	• All Potable Landscape Irrigation Limited to No More than Once per Week from June 1 to Oct 31 and No Potable Irrigation from Nov 1 to May 31 • All Potable Landscape Irrigation Limited to No More than 8 minutes per Station per Week • Repair or Isolate Leaks within 24 Hours of notification by the City • Car Washing Limited to Only Automobile Washes that Use Water Recycling Systems • No Potable Landscape Irrigation During or Within 1 Week of a Rain Event • Restaurants to Wash Dining Room Once Daily (after Close of Business) and Only with Bucket or Specialized Water Broom • Restaurants to Pre-Soak Dishes • Restaurants to Install Solenoid Valve for Sinks with Garbage Disposals • No Commercial Window-Washing	Yes

Stage	Prohibition/Restriction	Penalty
Stage 3 (20% to 30%)	• Apartment Buildings to Certify Low-Flow Fixtures (Showerheads and Faucets) are Installed prior to Leasing Apartments • Commercial Buildings and Restaurants to Replace/Install Waterless Urinals • Commercial Buildings and Restaurants to Replace/Install Low-Flow Toilets • Hotels/Motels to Wash Laundry Only After Change of Customer	Yes
Stage 4 (30% to 40%)	• Cease All Irrigation Except by Reclaimed Water or Except for Crops or Horticulture (Nurseries) or for Fire or Erosion Maintenance • No Refilling of Pools or Spas • Commercial Landscape to be Replaced with CA-Friendly Landscape	Yes
Stages 5 & 6 (50% or more)	• N/A (Same Requirements as Stages 1 to 4 Above) • This Stage Involves Only Operational/Management Response Actions	Yes

Table 8.4 City Water Department Response Actions During Water Shortages

Stage	City Water Department Response Action	Financial Impacts
Stage 1 (<10%)	• Begin an Enhanced Public Awareness Campaign	Increased Expense for City Use Financial Reserve Funds
Stage 2 (10% to 20%)	• No Refilling of Municipal Ornamental Lakes or Ponds, Except as Necessary to Sustain Aquatic Life • Reduced Flushing Frequency • No New Potable Water Service • No New Temporary Meters or Permanent Meters • No Statements of Immediate Ability to Serve or Provide Potable Water Service • (Will Serve Letters, Certificates, Or Letters of Availability) • Suspend Consideration of Annexations to the City's Water Service Area • Establish a Water Allocation for Certain Properties Within the City's Jurisdiction	Increased Expense for City Use Financial Reserve Funds Possible Implementation of Drought Rate Surcharge
Stage 3 (20% to 30%)	• Increase Groundwater Pumping • Issue Water Quality Notices (if Necessary) in Case Additional Pumping Creates Water Quality Issues • Coordinate with Adjacent Agencies to Prepare for Possible Need of Emergency Water when/if Conditions Worsen • Notify customers immediately of suspected leaks in their plumbing • Repair or Isolate Water Main Leaks within 24 Hours • Provide Letters to Certain Properties for Allocations Established in Stage 2 Informing Reduction of 10% in Allocation of Tiered Rate • Elimination of Specific Municipal Uses such as Hydrant Flushing, Street Cleaning, and Water-Based Recreation	Increased Expense for City Use Financial Reserve Funds Possible Implementation of Drought Rate Surcharge
Stage 4 (30% to 40%)	• Rate Increase Study to Mitigate Loss of Revenue • Further Increase in Rates for Certain Over-Allocation Properties Issued Warnings/Notices in Stage 3 • Increase Frequency of Meter Readings to Once Monthly in Order to Allow Staff and Customers to Track Progress • Implement Water Waste Patrols (Once Monthly) • Coordinate with Adjacent Agencies to Receive Emergency Water via Emergency Interconnections • Deter Flushing of Mains Until Maximum Allowable Time for Quality/Safety • Coordinate with Manufacturers and/or Governing Agencies to Receive Fleet of Potable Water Trucks	Increased Expense for City Use Financial Reserve Funds Possible Implementation of Drought Rate Surcharge Defer Capital Projects

Stage	City Water Department Response Action	Financial Impacts
Stage 5 (40% to 50%))	• Systemwide Rate Increase to Achieve Necessary Reduction and to Mitigate Loss of Revenue • Notices on Government Access Channel (TV) • Hand-Post Drought Notices on all Customer Properties (Residential Homes & Commercial Buildings)	Increased Expense for City Use Financial Reserve Funds Possible Implementation of Drought Rate Surcharge Defer Capital Projects
Stage 6 (>50%)	• Mobilize Potable Water Trucks • Decrease Pressure in Water Mains	Increased Expense for City Use Financial Reserve Funds Possible Implementation of Drought Rate Surcharge Defer Capital Projects



9

Section 9: Conservation Measures

Conservation measures, including those aimed at water waste prevention, are an essential part of the City's policies.

9.1. OVERVIEW

As a result of seasonal droughts and continued urban development, water conservation is important to California's sustainability. To help conserve California's water resources, several public water agencies came together to form the California Urban Water Conservation Council (CUWCC). The CUWCC was officially formed in 1991 when the agencies signed a Memorandum of Understanding (MOU) on urban water conservation. In January 2018, the CUWCC became the California Water Efficiency Partnership (CalWEP). Currently, over 200 water agencies are members of CalWEP. The main focus of CalWEP is to assist its member agencies with public policy, research, and education tools. Regarding the UWMPs, CalWEP works with DWR in order to help form BMP/DMM policies contained in the UWMPs.

The CUWCC/CalWEP MOU established fourteen (14) Best Management Practices (BMPs) which were defined roughly as policies, programs, practices, rules, regulations, or ordinances that resulted in a more efficient use or conservation of water. The BMPs were equivalent to the fourteen (14) Demand Management Measures (DMMs) defined in the UWMP Act, until 2015. As of the 2015 UWMPs, the Department of Water Resources (DWR) streamlined the fourteen (14) DMMs into six (6) generalized categories, with an additional

seventh (7th) optional category. According to the UWMP Guidebook, DWR has confirmed that the Water Code has not updated the reporting requirements for the DMMs in the 2025 UWMPs.

The City acknowledges that efficient water use is the foundation of its current and future water planning and operations policies. The City implements water conservation through a combination of programs, resources, and policies.

9.2. DWR DMMs FOR 2020 UWMPs

The DMMs are intended to reduce long-term urban demands from what they would have been without their implementation. The DMMs are in addition to programs which may be instituted during occasional water supply shortages.

i. Water Waste Prevention Ordinances

ii. Metering

iii. Conservation Pricing

iv. Public Education & Outreach

v. Programs to Assess and Manage Distribution System Real Loss

vi. Water Conservation Program Coordination and Staffing Support

vii. Other Demand Management Measures that have a significant impact on water use

As with previous UWMPs, agencies that are members of CalWEP can submit the BMP annual reports in lieu of providing a description of each DMM in the UWMP.

9.3. CalWEP BMPs

An active member of the CalWEP is one that has signed the MOU and implements the water conservation measures stipulated by the CalWEP. According to CalWEP, an agency "implements" a conservation measure by achieving *and* maintaining the level of activity called for in each BMP's definition, as described in the MOU. This requires a minimum level of staffing and funding efforts. To document the implementation of a BMP, an agency is required to submit annual BMP reports to CalWEP that document the implementation of each BMP.

CALIFORNIA WATER EFFICIENCY PARTNERSHIP
A Chapter of the Alliance for Water Efficiency

Figure 9.1 CUWCC became CalWEP in January 2018

The City is not currently a member of CalWEP. However, the City is implementing the same conservation measures as described in the previous sub-section.

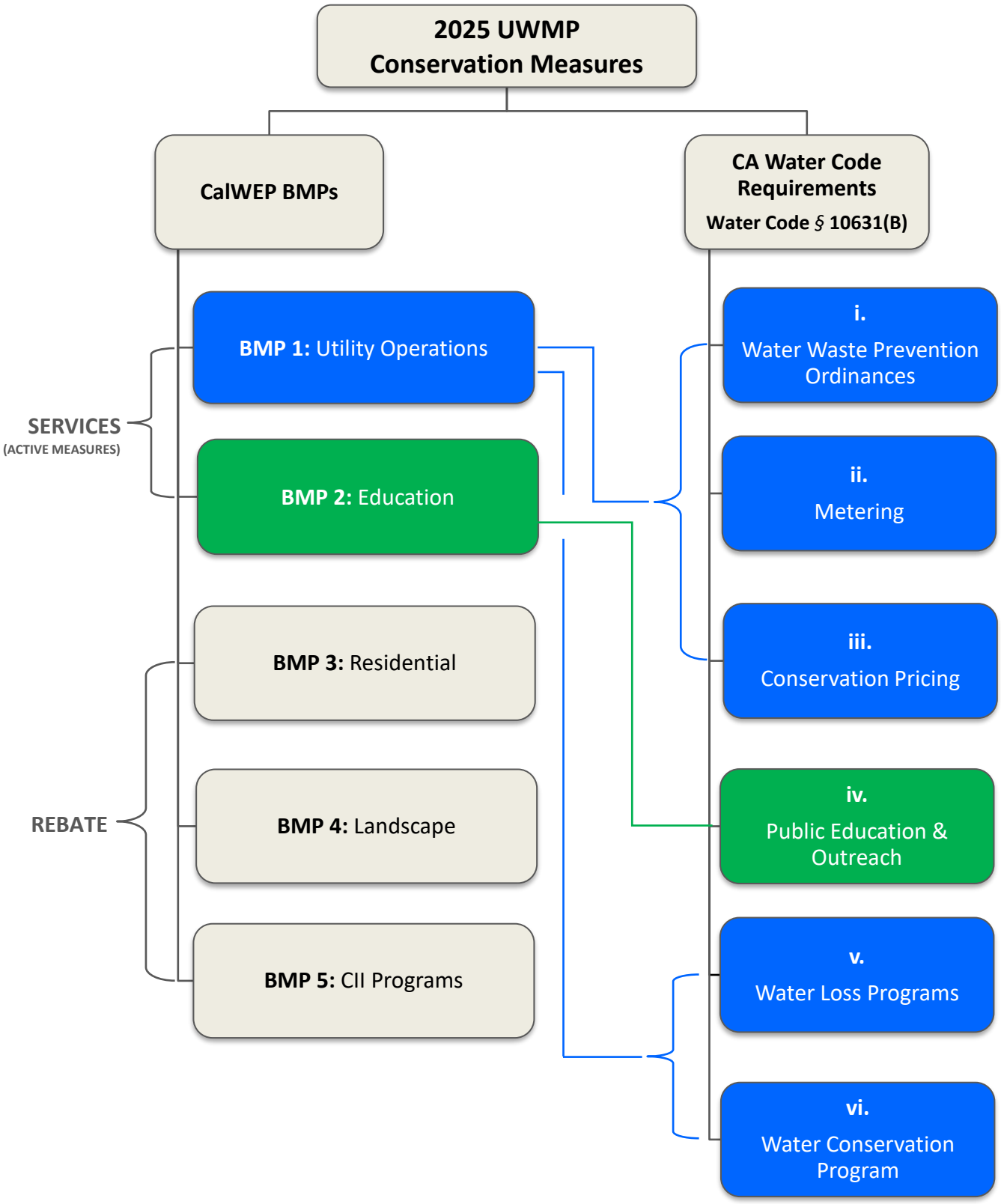


Figure 9.2 Conservation Measures for 2025 UWMPs: CalWEP and DWR Compared

9.4. CITY CONSERVATION MEASURES

The City actively promotes the reduction of water demand through various water conservation outreach programs. As noted in **Figure 9.2**, the CalWEP BMPs are broad measures aimed at reducing water use either directly (through rebates and fixture changes), or indirectly (through service-oriented measures).

As a smaller community surrounded by miles of agriculture and open space, the City is unique compared to many of the other urban, "built-out" water agencies. As such, the City's conservation efforts are tailored to address the characteristics of the City's community. Over the past several years, the City has focused primarily on water operations-oriented efforts, including the measures highlighted in blue in **Figure 9.2**. For example, the City which includes a drought rate surcharge in its rate structure. The City has focused less on rebates and retrofits as water-efficient appliances and fixtures have saturated the market over the past few decades. Nevertheless, the City is committed to using "good faith effort" to implement all of the BMPs as described in this section.

DMM No. 1 Water Waste Prevention

City Ordinance No. 691 was adopted by the City Council in 1977, prohibiting the waste of water. Ordinance No. 691 was incorporated as Article 11, Section 3600 to 3616 of the City municipal code. This part of the City code was most recently updated in 2014 to include a description of non-essential uses of water, and prohibitions of water use under shortage conditions. The City code also describes the actions taken by the City if subsequent violations occur.



Figure 9.3 Irrigation Water Waste

Similar to water waste prohibitions, Assembly Bill No. 1881 was passed in 2006, requiring local agencies to adopt model water efficiency landscape ordinances beginning in January 2010. The City has incorporated landscape standards into its municipal code in Chapter 2 (Zoning), Articles 4 through 8. The landscape standards were last updated in 2016 via Ordinance No. 1168.

The City is currently preparing an update to Article 11, Section 3600 to 3616 of the City's code to include new prohibitions on water use, depending on drought severity. This pertains to updates to CA Water Code §

10632(a)(3), which was amended by Sente Bill 606 in 2019.

DMM No. 2: Metering

All of the City's water service connections, for all customer sector types, are metered. The City bills its customers according to meter consumption on a monthly basis. Meter calibration and periodic replacement ensures that customers are paying for all of the water they consume, and therefore encourages conservation. The City will continue to meter all new water service connections.

All of the City's meters are standard Badger® model meters. The City has evaluated the potential for fixed-base and drive-by Automatic Meter Read (AMR) systems that would allow the City to monitor each individual customer account for compliance with water conservation measures. A fixed system involves placing antennas throughout the City that would collect data from the water meters at set intervals. The data would then be downloaded to the City's Supervisory Control and Data Acquisition (SCADA) system or transferred to a desktop computer. The data is used for individual users for billing purposes or for alerting the City if a set water use threshold has been exceeded, signaling a possible leak on the property. If this condition arises, the owner of the property would be notified by either email or a phone call. A drive-by system is similar to the fixed base system, but instead of using a network of antennas, meter readings are picked up by driving by the meters with specially equipped vehicles and then downloading the readings after returning to the office.



Figure 9.4 AMI-Style Water Meters

As of this UWMP, the City has some AMI meters within the distribution system, and is currently applying for grants to convert all connections to AMI. Effectiveness of the City's metering is evaluated by comparison of water use before meter retrofit to water use after the meter retrofit. When metered water use increases and unaccounted-for water decreases, the new water meters are assumed to be accurately recording the actual volume of water delivered to customers. Implementation of this DMM is expected to help the City achieve its water use targets by providing accurate water use information to the customer and the City.

DMM No. 3: Conservation Pricing

Due to the sufficiency of the City's water supply as described in **Section 7**, the City does not have a tiered rate that encourages water conservation (i.e. increases rates for higher-volume customers). The water usage rate was last updated in October, 2025. The current (March 2026) water usage rates for all of the City's customer types are shown in **Table 9.1**:

Table 9.1 City of Ukiah Water Rates (March 1, 2026)

Tier	Pricing (per HCF)
Current Rate	$4.18
Pending Rate	$4.43
Drought Surcharge	15% to 35%

The pending rate structure listed above was established as part of a Water Rate Study that was completed in February, 2026. The drought surcharge was approved by the City in June 2016, to help the City recover lost revenue during a water shortage. The measure of effectiveness of the City's rate structure, and in particular the drought surcharge, will be assessed based on decreases in the total amount of metered consumption, since the usage charges are based on total consumption measured by the City's water meters on a monthly basis.

DMM No. 4: Public Education & Outreach

This conservation measure consists of distributing information to the public through a variety of methods including brochures, radio and television, school presentations and videos, and web sites, including a school education program that includes providing educational materials and instructional assistance. The City promotes public awareness of water conservation through occasional bill stuffers, distribution of its Annual Water Quality Report, radio broadcasts, and the City website. In addition, City employees are encouraged to discuss conservation measures with customers. The City offers local school tours of its water treatment plant and provides materials to schools for conservation education. In addition, four science classes on public water supply are offered once a year at the local high school.

The City has implemented this conservation measure and provides public information programs on water conservation and other water issues on an ongoing, year-round basis. The City understands that public awareness of water conservation issues is an important factor in ensuring a reliable water supply.

The City does not directly measure the effectiveness of this conservation measure. In general, however, more public awareness and education programs give customers

increased knowledge of water conservation opportunities. Implementation of this conservation measure is expected to help the City achieve its water use targets by educating water users about the importance of improving water use efficiency and avoiding water waste.

DMM No. 5: Programs to Assess and Manage Distribution System Real Loss

A water audit is a process of accounting for water use throughout a water system to quantify the unaccounted-for water. Unaccounted-for water is the difference between metered production and metered consumption on a system-wide basis. A leak detection program typically consists of both visual inspection and audible inspection. Visual inspection includes the inspection of distribution system to identify obvious signs of leakage. Audible inspection utilizes specialized electronic listening equipment to detect the sounds associated with distribution system leakage. This process allows the City to pinpoint the location of suspected leaks.

The City's surveillance of its water system to detect leaks is an on-going operation. The City recognizes the urgency of repairing leaks and responds to any leak in an expedient manner. Field employees are trained in detecting leaks and signs of unauthorized uses of water. In addition, the customer billing system flags high or unusual water bills, which are then investigated for possible leaks in customer's piping. When a leak is first noticed, the pipeline is inspected and promptly repaired.

The City has prepared water audits since the 2015 UWMP. The audits were prepared in accordance with CWC Section 10631(e)(3), using methods and a worksheet developed by the American Water Works Association (AWWA). The AWWA audit worksheets require a detailed approach to separate apparent water losses from overall water loss totals to reveal the Water use ra "Real Losses" as well as the "Non-Revenue Water". The AWWA audit defines the following:

- **Water Losses**: Water supplied minus authorized (metered) consumption.
- **Apparent Losses**: Unauthorized or un-metered consumption and inaccuracies or errors.
- **Real Losses**: Water losses minus apparent losses. The actual volume of water lost through leaks, breaks, etc.
- **Non-Revenue Water**: Real water losses plus apparent losses plus unbilled metered and unbilled unmetered consumption

Based on the results of the 2021-2024 water

audits, as described in **Section 6.6.3,** the City's water system losses are shown in **Table 6.3**. The results of the last few audits indicate that the City has made improvements on testing, repairs, and record keeping. In addition, the City has also installed new AMI water meters at some locations.

DMM No. 6: Water Conservation Program Coordination and Staffing Support

The position of Conservation Coordinator is an ongoing part of the City's water utility policies. The City's Management Analyst serves as the City's Water Conservation Coordinator. The City's Public Works staff also assists with coordinating conservation efforts and providing public information about water conservation. In particular, Water and Sewer Division Staff provide indoor and outdoor conservation tips for customers. Typical water conservation coordination duties include answering questions of the public, coordinating with State and local agencies, and providing information to customers on water conservation.

The effectiveness of this conservation measure will be evaluated in conjunction with the success of the City's water conservation efforts as a whole. Implementation of this conservation measure is expected to help the City achieve its water use targets by making water conservation a priority of all City staff, in addition to the day-to-day conservation coordinator.

DMM No. 7: Other Conservation Measures

In addition to the six (6) DMMs described above, the City implements a large landscape irrigation conservation program and a commercial, industrial, institutional water customer conservation program. These two programs are described below.

DMM No. 7a: Large Landscape Conservation

As part of Chapter 2 (Zoning), Articles 4 through 8, the City has established landscape efficiency standards. The City's landscape efficiency standards were last updated in 2016 via Ordinance No. 1168.

The City's Planning Department reviews all proposed landscaping plans for new development, in order to ensure that proposed landscaping consists of plants "which grow well in Ukiah's climate without extensive irrigation". New developments can only be approved when the proposed landscaping plans adhere to the City's municipal code. It is through the planning review process that the City ensures that large landscapes are water efficient.

The City implements this conservation

measure on an ongoing, year-round basis. The City has very few commercial, industrial, and institutional (CII) accounts and does not track the water use for large landscape consumers. Therefore, the City has not historically tracked the actual water savings associated with the implementation of this conservation measure. Implementation of this conservation measure is expected to help the City maintain its water use targets by preventing planting of landscaping that would not grow well in Ukiah's climate without extensive irrigation.

DMM No. 7b: Commercial, Industrial, & Institutional Programs

With this conservation measure, the City can develop a conservation program for CII accounts that includes water audits targeted to the top water users. This program would include surveys of past program participants to determine if audit recommendations were implemented. This program would also include incentives related to the use of efficient water-use technologies.

The City has only three (3) industrial customers, including Mendocino Brewing Company and Maverick Enterprises who make up the majority of the water use in the industrial sector. To implement this conservation measure, the City surveys the water usage of these industries. Any new commercial, industrial, or institutional developments will be reviewed by the City's Planning Department and must meet all requirements of the City's Municipal Code.

The City has not historically tracked the actual water savings associated with the implementation of this conservation measure. Implementation of this conservation measure is expected to help the City maintain its water use targets by tracking water use of large industrial customers and alerting the customer to substantial changes in water use that could indicate the need for greater water use awareness within the industrial facility.

9.5. CONTINUED IMPLEMENTATION

Through implementation of conservation measures described in this Section and the construction of the City's recycled water system described in **Section 4**, the City has saved over 1,000 AF of potable water this past year (2020). The City has also successfully recharged about 2,200 AF of treated wastewater into the groundwater basin in 2020. The City anticipates that over 1,500 AF of potable water can be conserved each year through recycled water use and the implementation of water conservation.

As described in **Section 6** of this UWMP, the City's per capita water use in 2025 was 152.7 gallons per capita per day (GPCD), which demonstrates that the **City has met its 2020 urban water use target** of 186 GPCD.

Although the City has met its target year water use, the City plans to continue its conservation efforts described herein for at least the next five (5) years, and re-evaluate these measures in the 2025 UWMP. The City will continue to track all program activities. Program effectiveness and per capita water use will be monitored through the billing system. For example, the City can measure impacts of infrastructure, repairs and replacements, including leaky mains, by comparing apparent water losses from the previous month.

APPENDICES A – N







Appendix A: City Council Resolution Adopting 2025 UWMP

City of Ukiah 2025 Urban Water Management Plan

RESOLUTION NO. 2026-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ADOPTING THE 2025 URBAN WATER MANAGEMENT PLAN

The City Council of the City of Ukiah does hereby resolve as follows:

WHEREAS, the California Legislature enacted Assembly Bill 797 (Water Code Section 10610 et seq.), known as the Urban Water Management Planning Act, during the 1983-1984 Regular Session, and as amended subsequently, which mandates that every supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, prepare an Urban Water Management Plan (UWMP), the primary objective of which is to plan for the conservation and efficient use of water; and

WHEREAS, the City is an urban supplier of water providing water; and

WHEREAS, the UWMP shall be periodically reviewed at least once every five years, and that the City shall make any amendments or changes to its plan which are indicated by the review; and

WHEREAS, the UWMP must be adopted after public review and hearing, and filed with the California Department of Water Resources within thirty days of adoption; and

WHEREAS, the City has therefore, prepared and circulated for public review a draft UWMP, and a properly noticed public hearing regarding said UWMP was held by the City Council on June 17, 2026; and

WHEREAS, the City of Ukiah shall file said UWMP with the California Department of Water Resources within 30 days of adoption.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ukiah assembled in a regular Council Meeting on June 17, 2026, in City Council Chambers, to hereby agree as follows:

1. The City is in conformance with all applicable requirements of the Urban Water Management Planning Act;

2. The 2025 UWMP is hereby adopted and ordered filed with the City Clerk;

3. This resolution shall be in full force and effect immediately upon its passage and adoption thereof;

4. The Council is hereby authorized and directed to file the 2025 UWMP with the California Department of Water Resources within 30 days after this date;

The City Attorney is authorized to make minor typographical changes to this Resolution that does not change the substance of this Resolution;

I HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2026-47 as duly adopted by the City Council of the City of Ukiah, at the regular meeting of the City Council, by the following vote, to wit:

AYES: Councilmembers Crane, Rodin, Criss, Orozco, and Mayor Sher.
NOES: None.
ABSTAIN: None.
ABSENT: None.

Susan Sher, Mayor

ATTEST:

Araceli Sandova, Deputy City Clerk

Approved as to Form and Legality:

City Attorney

Appendix B: City Council Resolution Adopting 2025 WSCP

City of Ukiah 2025 Urban Water Management Plan

RESOLUTION NO. 2026-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ADOPTING A WATER SHORTAGE CONTINGENCY PLAN

The City Council of the City of Ukiah does hereby resolve as follows:

WHEREAS, the California Water Code Section 10632 requires every urban water supplier shall prepare and adopt a Water Shortage Contingency Plan (WSCP) as part of its Urban Water Management Plan (UWMP); and

WHEREAS, the City is an urban supplier of water providing water; and

WHEREAS, the City of Ukiah has prepared and adopted a UWMP under separate Resolution No. 2026-47; and

WHEREAS, State Senate Bill 606 passed in 2018 has amended the Water Code related to the requirements of WSCPs to include six standard stages for water shortages up to and beyond 50 percent; and

WHEREAS, the City has updated its WSCP in accordance with these changes in the Water Code, and said WSCP is included as part of the UWMP; and

WHEREAS, the conservation of water is critically important if the City of Ukiah is to sustain itself; and the effective and equitable management of limited water supplies during a water shortage minimizes the impact on the people and the economy of the City of Ukiah; and

WHEREAS, the City of is granted the authority by the State Water Code Section 350 and City municipal code 3602 to declare a water supply shortage and to adopt by resolution regulations and restrictions on the delivery and consumption of water; and

WHEREAS, the City has therefore, prepared and circulated for public review a draft UWMP, and a properly noticed public hearing regarding said UWMP, held by the City Council on June 17, 2026, wherein the WSCP was also presented in the public hearing; and

WHEREAS, the City of Ukiah shall file said WSCP with the California Department of Water Resources within 30 days of adoption; and

WHEREAS, the City of Ukiah urban water supplier shall make available the WSCP prepared pursuant to this article to its customers and any city or county within which it provides water supplies no later than 30 days after adoption of the WSCP.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ukiah assembled in a regular Council Meeting on June 17, 2026, in City Council Chambers, to hereby agree as follows:

1. The City is in conformance with all applicable requirements of the Water Code;

2. The WSCP is hereby adopted and ordered filed with the City Clerk;

3. This resolution shall be in full force and effect immediately upon its passage and adoption thereof;

4. The Council is hereby authorized and directed to submit the WSCP along with UWMP to the California Department of Water Resources within 30 days after this date;

The City Attorney is authorized to make minor typographical changes to this Resolution that does not change the substance of this Resolution;

I HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2026-48 as duly adopted by the City Council of the City of Ukiah, at the regular meeting of the City Council, by the following vote, to wit:

AYES: Councilmembers Crane, Rodin, Criss, Orozco, and Mayor Sher.
NOES: None.
ABSTAIN: None.
ABSENT: None.

Susan Sher, Mayor

ATTEST:

Araceli Sandoval, Deputy City Clerk

Approved as to Form and Legality:

City Attorney

Appendix C: UWMP Act

City of Ukiah 2025 Urban Water Management Plan

Appendix A
California Water Code—Urban Water Management Planning

This material is for informational purposes only and is not to be used in place of official California Water Code.

This appendix presents updated sections of California Water Code (Water Code) as of the publication of this Guidebook and as compiled by California Department of Water Resources (DWR) staff. The selection here focuses on the portions of Water Code directly relevant to preparation of an Urban Water Management Plan (UWMP), and sections of Water Code that are contextually relevant to urban water suppliers and DWR.

Water Code published here also concerns the Urban Water Management Planning Act, the Water Conservation Act of 2009 (SB X7-7), which covers sustainable water use and demand reduction, and more. Further legislative information is available on the California Legislative Information website.

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Water Conservation Act of 2009 (SB X7-7)

This section contains information extracted from Water Code Division 6, *Conservation, Development, and Utilization of State Water Resources*, Part 2.55, *Sustainable Water Use And Demand Reduction*. Click on any section header below to read Water Code directly at the California Legislative Information website.

Chapter 1. General Declarations and Policy, Sections 10608–10608.8

Section 10608.

The Legislature finds and declares all of the following:

(a) Water is a public resource that the California Constitution protects against waste and unreasonable use.

(b) Growing population, climate change, and the need to protect and grow California's economy while protecting and restoring our fish and wildlife habitats make it essential that the state manage its water resources as efficiently as possible.

(c) Diverse regional water supply portfolios will increase water supply reliability and reduce dependence on the Delta.

(d) Reduced water use through conservation provides significant energy and environmental benefits, and can help protect water quality, improve streamflows, and reduce greenhouse gas emissions.

(e) The success of state and local water conservation programs to increase efficiency of water use is best determined on the basis of measurable outcomes related to water use or efficiency.

(f) Improvements in technology and management practices offer the potential for increasing water efficiency in California over time, providing an essential water management tool to meet the need for water for urban, agricultural, and environmental uses.

(g) The Governor has called for a 20 percent per capita reduction in urban water use statewide by 2020.

(h) The factors used to formulate water use efficiency targets can vary significantly from location to location based on factors including weather, patterns of urban and suburban development, and past efforts to enhance water use efficiency.

(i) Per capita water use is a valid measure of a water provider's efforts to reduce urban water use within its service area. However, per capita water use is less

useful for measuring relative water use efficiency between different water providers. Differences in weather, historical patterns of urban and suburban development, and density of housing in a particular location need to be considered when assessing per capita water use as a measure of efficiency.

Section 10608.4.

It is the intent of the Legislature, by the enactment of this part, to do all of the following:

(a) Require all water suppliers to increase the efficiency of use of this essential resource.

(b) Establish a framework to meet the state targets for urban water conservation identified in this part and called for by the Governor.

(c) Measure increased efficiency of urban water use on a per capita basis.

(d) Establish a method or methods for urban retail water suppliers to determine targets for achieving increased water use efficiency by the year 2020, in accordance with the Governor's goal of a 20- percent reduction.

(e) Establish consistent water use efficiency planning and implementation standards for urban water suppliers and agricultural water suppliers.

(f) Promote urban water conservation standards that are consistent with the California Urban Water Conservation Council's adopted best management practices and the requirements for demand management in Section 10631.

(g) Establish standards that recognize and provide credit to water suppliers that made substantial capital investments in urban water conservation since the drought of the early 1990s.

(h) Recognize and account for the investment of urban retail water suppliers in providing recycled water for beneficial uses.

(i) Require implementation of specified efficient water management practices for agricultural water suppliers.

(k) Support the economic productivity of California's agricultural, commercial, and industrial sectors.

(l) Advance regional water resources management.

Section 10608.8.

(a)

(1) Water use efficiency measures adopted and implemented pursuant to this part or Part 2.8 (commencing with Section 10800) are water conservation measures subject to the protections provided under Section 1011.

(2) Because an urban agency is not required to meet its urban water use target until 2020 pursuant to subdivision (b) of Section 10608.24, an urban retail water supplier's failure to meet those targets shall not establish a violation of law for purposes of any state administrative or judicial proceeding prior to January 1, 2021. Nothing in this paragraph limits the use of data reported to the department or the board in litigation or an administrative proceeding. This paragraph shall become inoperative on January 1, 2021.

(3) To the extent feasible, the department and the board shall provide for the use of water conservation reports required under this part to meet the requirements of Section 1011 for water conservation reporting.

(b) This part does not limit or otherwise affect the application of Chapter 3.5 commencing with Section 11340), Chapter 4 (commencing with Section 11370), Chapter 4.5 (commencing with Section 11400), and Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code.

(c) This part does not require a reduction in the total water used in the agricultural or urban sectors, because other factors, including, but not limited to, changes in agricultural economics or population growth may have greater effects on water use. This part does not limit the economic productivity of California's agricultural, commercial, or industrial sectors.

(d) The requirements of this part do not apply to an agricultural water supplier that is a party to the Quantification Settlement Agreement, as defined in subdivision (a) of Section 1 of Chapter 617 of the Statutes of 2002, during the period within which the Quantification Settlement Agreement remains in effect. After the expiration of the Quantification Settlement Agreement, to the extent conservation water projects implemented as part of the Quantification Settlement Agreement remain in effect, the conserved water created as part of those projects shall be credited against the obligations of the agricultural water supplier pursuant to this part.

Chapter 2. Definitions, Section 10608.12

Section 10608.12.

Unless the context otherwise requires, the following definitions govern the construction of this part:

(a) "Affordable housing" has the same meaning as defined in Section 34191.30 of the Health and Safety Code.

(b) "Agricultural water supplier" means a water supplier, either publicly or privately owned, providing water to 10,000 or more irrigated acres, excluding recycled water. "Agricultural water supplier" includes a supplier or contractor

for water, regardless of the basis of right, that distributes or sells water for ultimate resale to customers. "Agricultural water supplier" does not include the department.

(c) "Base daily per capita water use" means any of the following:

(1) The urban retail water supplier's estimate of its average gross water use, reported in gallons per capita per day and calculated over a continuous 10-year period ending no earlier than December 31, 2004, and no later than December 31, 2010.

(2) For an urban retail water supplier that meets at least 10 percent of its 2008 measured retail water demand through recycled water that is delivered within the service area of an urban retail water supplier or its urban wholesale water supplier, the urban retail water supplier may extend the

(3) calculation described in paragraph (1) up to an additional five years to a maximum of a continuous 15-year period ending no earlier than December 31, 2004, and no later than December 31, 2010.

(4) For the purposes of Section 10608.22, the urban retail water supplier's estimate of its average gross water use, reported in gallons per capita per day and calculated over a continuous five-year period ending no earlier than December 31, 2007, and no later than December 31, 2010.

(d) Baseline commercial, industrial, and institutional water use" means an urban retail water supplier's base daily per capita water use for commercial, industrial, and institutional users.

(e) "CII water use" means water used by commercial water users, industrial water users, institutional water users, and large landscape water users.

(f) "Commercial water user" means a water user that provides or distributes a product or service.

(g) "Common area" means that portion of a common interest development or of a property owned or managed by a homeowners' association or a community service organization or similar entity that is not assigned or allocated to the exclusive use of the occupants of an individual dwelling unit within the property.

(h) "Common interest development" has the same meaning as in Section 4100 of the Civil Code.

(i) "Community service organization or similar entity" has the same meaning as in Section 4110 of the Civil Code.

(j) "Community space" means an area designated by a property owner or a governmental agency to accommodate human foot traffic for civic, ceremonial, or other community events or social gatherings

(k) Compliance daily per capita water use" means the gross water use during the final year of the reporting period, reported in gallons per capita per day.

(l) "Disadvantaged community" means a community with an annual median household income that is less than 80 percent of the statewide annual median household income.

(m) "Functional turf" means a ground cover surface of turf located in a recreational use area or community space. Turf enclosed by fencing or other barriers to permanently preclude human access for recreation or assembly is not functional turf.

(n) "Gross water use" means the total volume of water, whether treated or untreated, entering the distribution system of an urban retail water supplier, excluding all of the following:

(1) Recycled water that is delivered within the service area of an urban retail water supplier or its urban wholesale water supplier.

(2) The net volume of water that the urban retail water supplier places into long-term storage.

(3) The volume of water the urban retail water supplier conveys for use by another urban water supplier.

(4) The volume of water delivered for agricultural use, except as otherwise provided in subdivision (f) of Section 10608.24.

(o) "Homeowners' association" means an "association" as defined in Section 4080 of the Civil Code.

(p) "Industrial water user" means a water user that is primarily a manufacturer or processor of materials as defined by the North American Industry Classification System code sectors 31 to 33, inclusive, or an entity that is a water user primarily engaged in research and development.

(q) "Institutional water user" means a water user dedicated to public service. This type of user includes, among other users, higher education institutions, schools, courts, churches, hospitals, government facilities, and nonprofit research institutions.

(r) "Interim urban water use target" means the midpoint between the urban retail water supplier's base daily per capita water use and the urban retail water supplier's urban water use target for 2020.

(s) "Large landscape" means a nonresidential landscape as described in the performance measures for CII water use adopted pursuant to Section 10609.10.

(t) "Locally cost effective" means that the present value of the local benefits of implementing an agricultural efficiency water management practice is greater

than or equal to the present value of the local cost of implementing that measure.

(u) "Nonfunctional turf" means any turf that is not functional turf, and includes turf located within street rights-of-way and parking lots.

(v) "Performance measures" means actions to be taken by urban retail water suppliers that will result in increased water use efficiency by CII water users. Performance measures may include, but are not limited to, educating CII water users on best management practices, conducting water use audits, and preparing water management plans. Performance measures do not include process water.

(w) "Potable reuse" means direct potable reuse, indirect potable reuse for groundwater recharge, and reservoir water augmentation as those terms are defined in Section 13561.

(x) "Potable water" means water that is suitable for human consumption.

(y) "Process water" means water used by industrial water users for producing a product or product content or water used for research and development. Process water includes, but is not limited to, continuous manufacturing processes, and water used for testing, cleaning, and maintaining equipment. Water used to cool machinery or buildings used in the manufacturing process or necessary to maintain product quality or chemical characteristics for product manufacturing or control rooms, data centers, laboratories, clean rooms, and other industrial facility units that are integral to the manufacturing or research and development process is process water. Water used in the manufacturing process that is necessary for complying with local, state, and federal health and safety laws, and is not incidental water, is process water. Process water does not mean incidental water uses.

(z) "Public water system" has the same meaning as defined in Section 116275 of the Health and Safety Code.

(aa) "Recreational use area" means an area designated by a property owner or a governmental agency to accommodate human foot traffic for recreation, including, but not limited to, sports fields, golf courses, playgrounds, picnic grounds, or pet exercise areas. This recreation may be either formal or informal.

(ab) "Recycled water" means recycled water, as defined in subdivision (n) of Section 13050.

(ac) "Regional water resources management" means sources of supply resulting from watershed-based planning for sustainable local water reliability or any of the following alternative sources of water:

(1) The capture and reuse of stormwater or rainwater.

(2) The use of recycled water.

(3) The desalination of brackish groundwater.

(4) The conjunctive use of surface water and groundwater in a manner that is consistent with the safe yield of the groundwater basin.

(ad) "Reporting period" means the years for which an urban retail water supplier reports compliance with the urban water use targets.

(ae) "Turf" has the same meaning as defined in Section 491 of Title 23 of the California Code of Regulations

(af) "Urban retail water supplier" means a water supplier, either publicly or privately owned, that directly provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre-feet of potable water annually at retail for municipal purposes.

(ag) "Urban water supplier" has the same meaning as defined in Section 10617.

(ah) "Urban water use objective" means an estimate of aggregate efficient water use for the previous year based on adopted water use efficiency standards and local service area characteristics for that year, as described in Section 10609.20.

(ai) "Urban water use target" means the urban retail water supplier's targeted future daily per capita water use.

(aj) "Urban wholesale water supplier" means a water supplier, either publicly or privately owned, that provides more than 3,000 acre- feet of water annually at wholesale for potable municipal purposes.

Chapter 2.5. Nonfunctional Turf

Section 10608.14.

(a) The use of potable water for the irrigation of nonfunctional turf located on commercial, industrial, and institutional properties, other than a cemetery, and on properties of homeowners' associations, common interest developments, and community service organizations or similar entities is prohibited as of the following dates:

(1) All properties owned by the Department of General Services, beginning January 1, 2027.

(2) All properties owned by local governments, local or regional public agencies, and public water systems, except those specified in paragraph (5), beginning January 1, 2027.

(3) All other institutional properties and all commercial and industrial properties, beginning January 1, 2028.

(4) All common areas of properties of homeowners' associations, common interest developments, and community service organizations or similar entities, beginning January 1, 2029.

(5) All properties owned by local governments, local public agencies, and public water systems in a disadvantaged community, beginning January 1, 2031, or the date upon which a state funding source is made available to fund conversion of nonfunctional turf on these properties to climate-appropriate landscapes, whichever is later.

(b) Notwithstanding subdivision (a), the use of potable water is not prohibited by this section to the extent necessary to ensure the health of trees and other perennial nonturf plantings, or to the extent necessary to address an immediate health and safety need.

(c) The board may, upon a showing of good cause for reasons including economic hardship, critical business need, and potential impacts to human health or safety, postpone a compliance deadline in subdivision (a) by up to three years for certain persons, institutions, and businesses, and may create a form to be used for compliance certification to the board by property owners.

(d) Public water systems shall, by no later than January 1, 2027, revise their regulations, ordinances, or policies governing water service to include the requirements of subdivisions (a) and (b), as revised by the board pursuant to subdivision (c), and shall communicate the requirements to their customers on or before that date.

(e)

(1) An owner of commercial, industrial, or institutional property with more than 5,000 square feet of irrigated area other than a cemetery shall certify to the board, commencing June 30, 2030, and every three years thereafter through 2039, that their property is in compliance with the requirements of this chapter.

(2) An owner of a property with more than 5,000 square feet of irrigated common area that is a homeowners' association, common interest development, or community service organization or similar entity shall certify to the board, commencing June 30, 2031, and every three years thereafter through 2040, that their property is in compliance with the requirements of this chapter.

(f) Noncompliance by a person or entity with this chapter or regulations adopted thereunder shall be subject to civil liability and penalties set forth in Section 1846, or to civil liability and penalties imposed by an urban retail water supplier pursuant to a locally adopted ordinance or policy.

(g)

(1) A public water system, city, county, or city and county may enforce the provisions of this chapter.

(2) To avoid duplication of enforcement, any entity identified in paragraph (1) that is not a retail public water system shall notify the retail public water system 30 days prior to enforcement of the provisions of this chapter against a property served by such system.

(3) Nothing in paragraph (2) shall preclude enforcement by any entity identified in paragraph (1) once adequate notice is given.

(h) The department shall, when using funds appropriated for water conservation for turf replacement, prioritize financial assistance for nonfunctional turf replacement to public water systems serving disadvantaged communities and to owners of affordable housing.

(i) The department shall utilize the saveourwater.com internet website and outreach campaign to provide information and resources on converting nonfunctional turf to native vegetation.

(j) The Governor's Office of Business and Economic Development shall support small and minority-owned businesses that provide services that advance compliance with this chapter.

Chapter 3. Urban Retail Water Suppliers, Sections 10608.16–10608.44

Section 10608.16.

(a) The state shall achieve a 20-percent reduction in urban per capita water use in California on or before December 31, 2020.

(1) The state shall make incremental progress towards the state target specified in subdivision (a) by reducing urban per capita water use by at least 10 percent on or before December 31, 2015.

Section 10608.20.

(a)

(1) Each urban retail water supplier shall develop urban water use targets and an interim urban water use target by July 1, 2011. Urban retail water suppliers may elect to determine and report progress toward achieving these targets on an individual or regional basis, as provided in subdivision (a) of Section 10608.28, and may determine the targets on a fiscal year or calendar year basis.

(2) It is the intent of the Legislature that the urban water use targets described in paragraph (1) cumulatively result in a 20-percent reduction from the baseline daily per capita water use by December 31, 2020.

(b) An urban retail water supplier shall adopt one of the following methods for determining its urban water use target pursuant to subdivision (a):

(1) Eighty percent of the urban retail water supplier's baseline per capita daily water use.

(2) The per capita daily water use that is estimated using the sum of the following performance standards:

(A) For indoor residential water use, 55 gallons per capita daily water use as a provisional standard. Upon completion of the department's 2017 report to the Legislature pursuant to Section 10608.42, this standard may be adjusted by the Legislature by statute.

(B) For landscape irrigated through dedicated or residential meters or connections, water efficiency equivalent to the standards of the Model Water Efficient Landscape Ordinance set forth in Chapter 2.7 (commencing with Section 490) of Division 2 of Title 23 of the California Code of Regulations, as in effect the later of the year of the landscape's installation or 1992. An urban retail water supplier using the approach specified in this subparagraph shall use satellite imagery, site visits, or other best available technology to develop an accurate estimate of landscaped areas.

(C) For commercial, industrial, and institutional uses, a 10- percent reduction in water use from the baseline commercial, industrial, and institutional water use by 2020.

(3) Ninety-five percent of the applicable state hydrologic region target, as set forth in the state's draft 20x2020 Water Conservation Plan (dated April 30, 2009). If the service area of an urban water supplier includes more than one hydrologic region, the supplier shall apportion its service area to each region based on population or area.

(4) A method that shall be identified and developed by the department, through a public process, and reported to the Legislature no later than December 31, 2010. The method developed by the department shall identify per capita targets that cumulatively result in a statewide 20-percent reduction in urban daily per capita water use by December 31, 2020. In developing urban daily per capita water use targets, the department shall do all of the following:

(A) Consider climatic differences within the state.

(B) Consider population density differences within the state.

(C) Provide flexibility to communities and regions in meeting the targets.

(D) Consider different levels of per capita water use according to plant water needs in different regions.

(E) Consider different levels of commercial, industrial, and institutional water use in different regions of the state.

(F) Avoid placing an undue hardship on communities that have implemented conservation measures or taken actions to keep per capita water use low.

(c) If the department adopts a regulation pursuant to paragraph (4) of subdivision (b) that results in a requirement that an urban retail water supplier achieve a reduction in daily per capita water use that is greater than 20 percent by December 31, 2020, an urban retail water supplier that adopted the method described in paragraph (4) of subdivision (b) may limit its urban water use target to a reduction of not more than 20 percent by December 31, 2020, by adopting the method described in paragraph (1) of subdivision (b).

(d) The department shall update the method described in paragraph (4) of subdivision (b) and report to the Legislature by December 31, 2014. An urban retail water supplier that adopted the method described in paragraph (4) of subdivision (b) may adopt a new urban daily per capita water use target pursuant to this updated method.

(e) An urban retail water supplier shall include in its urban water management plan due in 2010 pursuant to Part 2.6 (commencing with Section 10610) the baseline daily per capita water use, urban water use target, interim urban water use target, and compliance daily per capita water use, along with the bases for determining those estimates, including references to supporting data.

(f) When calculating per capita values for the purposes of this chapter, an urban retail water supplier shall determine population using federal, state, and local population reports and projections.

(g) An urban retail water supplier may update its 2020 urban water use target in its 2015 urban water management plan required pursuant to Part 2.6 (commencing with Section 10610).

(h)

(1) The department, through a public process and in consultation with the California Urban Water Conservation Council, shall develop technical methodologies and criteria for the consistent implementation of this part, including, but not limited to, both of the following:

(A) Methodologies for calculating base daily per capita water use, baseline commercial, industrial, and institutional water use, compliance daily per capita water use, gross water use, service area

population, indoor residential water use, and landscaped area water use.

(B) Criteria for adjustments pursuant to subdivisions (d) and (e) of Section 10608.24.

(2) The department shall post the methodologies and criteria developed pursuant to this subdivision on its internet website, and make written copies available, by October 1, 2010. An urban retail water supplier shall use the methods developed by the department in compliance with this part.

(h)

(1) The department shall adopt regulations for implementation of the provisions relating to process water in accordance with Section 10608.12, subdivision (e) of Section 10608.24, and subdivision (d) of Section 10608.26.

(2) The initial adoption of a regulation authorized by this subdivision is deemed to address an emergency, for purposes of Sections 11346.1 and 11349.6 of the Government Code, and the department is hereby exempted for that purpose from the requirements of subdivision (b) of Section 11346.1 of the Government Code. After the initial adoption of an emergency regulation pursuant to this subdivision, the department shall not request approval from the Office of Administrative Law to readopt the regulation as an emergency regulation pursuant to Section 11346.1 of the Government Code.

(j)

(1) An urban retail water supplier is granted an extension to July 1, 2011, for adoption of an urban water management plan pursuant to Part 2.6 (commencing with Section 10610) due in 2010 to allow the use of technical methodologies developed by the department pursuant to paragraph (4) of subdivision (b) and subdivision (h). An urban retail water supplier that adopts an urban water management plan due in 2010 that does not use the methodologies developed by the department pursuant to subdivision (h) shall amend the plan by July 1, 2011, to comply with this part.

(2) An urban wholesale water supplier whose urban water management plan prepared pursuant to Part 2.6 (commencing with Section 10610) was due and not submitted in 2010 is granted an extension to July 1, 2011, to permit coordination between an urban wholesale water supplier and urban retail water suppliers.

Section 10608.22.

Notwithstanding the method adopted by an urban retail water supplier pursuant to Section 10608.20, an urban retail water supplier's per capita daily water use reduction shall be no less than 5 percent of base daily per capita water use as defined in paragraph (3) of subdivision (c) of Section 10608.12. This section does not apply to an urban retail water supplier with a base daily per capita water use at or below 100 gallons per capita per day.

Section 10608.24.

(a) Each urban retail water supplier shall meet its interim urban water use target by December 31, 2015.

(b) Each urban retail water supplier shall meet its urban water use target by December 31, 2020.

(c) An urban retail water supplier's compliance daily per capita water use shall be the measure of progress toward achievement of its urban water use target.

(d)

(1) When determining compliance daily per capita water use, an urban retail water supplier may consider the following factors:

(A) Differences in evapotranspiration and rainfall in the baseline period compared to the compliance reporting period.

(B) Substantial changes to commercial or industrial water use resulting from increased business output and economic development that have occurred during the reporting period.

(C) Substantial changes to institutional water use resulting from fire suppression services or other extraordinary events, or from new or expanded operations, that have occurred during the reporting period.

(2) If the urban retail water supplier elects to adjust its estimate of compliance daily per capita water use due to one or more of the factors described in paragraph (1), it shall provide the basis for, and data supporting, the adjustment in the report required by Section 10608.40.

(e) When developing the urban water use target pursuant to Section 10608.20, an urban retail water supplier that has a substantial percentage of industrial water use in its service area may exclude process water from the calculation of gross water use to avoid a disproportionate burden on another customer sector.

(f)

(1) An urban retail water supplier that includes agricultural water use in an urban water management plan pursuant to Part 2.6 (commencing with Section 10610) may include the agricultural water use in determining

gross water use. An urban retail water supplier that includes agricultural water use in determining gross water use and develops its urban water use target pursuant to paragraph (2) of subdivision (b) of Section 10608.20 shall use a water efficient standard for agricultural irrigation of 100 percent of reference evapotranspiration multiplied by the crop coefficient for irrigated acres.

(2) An urban retail water supplier, that is also an agricultural water supplier, is not subject to the requirements of Chapter 4 (commencing with Section 10608.48), if the agricultural water use is incorporated into its urban water use target pursuant to paragraph (1).

Section 10608.26.

(a) In complying with this part, an urban retail water supplier shall conduct at least one public hearing to accomplish all of the following:

(1) Allow community input regarding the urban retail water supplier's implementation plan for complying with this part.

(2) Consider the economic impacts of the urban retail water supplier's implementation plan for complying with this part.

(3) Adopt a method, pursuant to subdivision (b) of Section 10608.20, for determining its urban water use target.

(b) In complying with this part, an urban retail water supplier may meet its urban water use target through efficiency improvements in any combination among its customer sectors. An urban retail water supplier shall avoid placing a disproportionate burden on any customer sector.

(c) For an urban retail water supplier that supplies water to a United States Department of Defense military installation, the urban retail water supplier's implementation plan for complying with this part shall consider the conservation of that military installation under federal Executive Order 13514.

(d)

(1) Any ordinance or resolution adopted by an urban retail water supplier after the effective date of this section shall not require existing customers as of the effective date of this section, to undertake changes in product formulation, operations, or equipment that would reduce process water use, but may provide technical assistance and financial incentives to those customers to implement efficiency measures for process water. This section shall not limit an ordinance or resolution adopted pursuant to a declaration of drought emergency by an urban retail water supplier.

(2) This part shall not be construed or enforced so as to interfere with the requirements of Chapter 4 (commencing with Section 113980) to Chapter 13 (commencing with Section 114380), inclusive, of Part 7 of

Division 104 of the Health and Safety Code, or any requirement or standard for the protection of public health, public safety, or worker safety established by federal, state, or local government or recommended by recognized standard setting organizations or trade associations.

Section 10608.28.

(a) An urban retail water supplier may meet its urban water use target within its retail service area, or through mutual agreement, by any of the following:

(1) Through an urban wholesale water supplier.

(2) Through a regional agency authorized to plan and implement water conservation, including, but not limited to, an agency established under the Bay Area Water Supply and Conservation Agency Act (Division 31 (commencing with Section 81300)).

(3) Through a regional water management group as defined in Section 10537.

(4) By an integrated regional water management funding area.

(5) By hydrologic region.

(6) Through other appropriate geographic scales for which computation methods have been developed by the department.

(b) A regional water management group, with the written consent of its member agencies, may undertake any or all planning, reporting, and implementation functions under this chapter for the member agencies that consent to those activities. Any data or reports shall provide information both for the regional water management group and separately for each consenting urban retail water supplier and urban wholesale water supplier.

Section 10608.32.

All costs incurred pursuant to this part by a water utility regulated by the Public Utilities Commission may be recoverable in rates subject to review and approval by the Public Utilities Commission, and may be recorded in a memorandum account and reviewed for reasonableness by the Public Utilities Commission.

Section 10608.34.

(a)

(1) On or before January 1, 2017, the department shall adopt rules for all of the following:

(A) The conduct of standardized water loss audits by urban retail water suppliers in accordance with the method adopted by the American Water Works Association in the third edition of Water Audits and Loss

Control Programs, Manual M36 and in the Free Water Audit Software, version 5.0.

(B) The process for validating a water loss audit report prior to submitting the report to the department. For the purposes of this section, "validating" is a process whereby an urban retail water supplier uses a technical expert to confirm the basis of all data entries in the urban retail water supplier's water loss audit report and to appropriately characterize the quality of the reported data. The validation process shall follow the principles and terminology laid out by the American Water Works Association in the third edition of Water Audits and Loss Control Programs, Manual M36 and in the Free Water Audit Software, version 5.0. A validated water loss audit report shall include the name and technical qualifications of the person engaged for validation.

(C) The technical qualifications required of a person to engage in validation, as described in subparagraph (B).

(D) The certification requirements for a person selected by an urban retail water supplier to provide validation of its own water loss audit report.

(E) The method of submitting a water loss audit report to the department.

(2) The department shall update rules adopted pursuant to paragraph (1) no later than six months after the release of subsequent editions of the American Water Works Association's Water Audits and Loss Control Programs, Manual M36. Except as provided by the department, until the department adopts updated rules pursuant to this paragraph, an urban retail water supplier may rely upon a subsequent edition of the American Water Works Association's Water Audits and Loss Control Programs, Manual M36 or the Free Water Audit Software.

(b)

(1) On or before October 1 of each year until October 1, 2023, each urban retail water supplier reporting on a calendar year basis shall submit a completed and validated water loss audit report for the previous calendar year or the previous fiscal year as prescribed by the department pursuant to subdivision (a).

(2) On or before January 1 of each year until January 1, 2024, each urban retail water supplier reporting on a fiscal year basis shall submit a completed and validated water loss audit report for the previous fiscal year as prescribed by the department pursuant to subdivision (a).

(3) On or before January 1, 2024, and on or before January 1 of each year thereafter, each urban retail water supplier shall submit a completed and

validated water loss audit report for the previous calendar year or previous fiscal year as part of the report submitted to the department pursuant to subdivision (a) of Section 10609.24 and as prescribed by the department pursuant to subdivision (a).

(4) Water loss audit reports submitted on or before October 1, 2017, may be completed and validated with assistance as described in subdivision (c).

(c) Using funds available for the 2016–17 fiscal year, the board shall contribute up to four hundred thousand dollars ($400,000) towards procuring water loss audit report validation assistance for urban retail water suppliers.

(d) Each water loss audit report submitted to the department shall be accompanied by information, in a form specified by the department, identifying steps taken in the preceding year to increase the validity of data entered into the final audit, reduce the volume of apparent losses, and reduce the volume of real losses.

(e) At least one of the following employees of an urban retail water supplier shall attest to each water loss audit report submitted to the department:

(1) The chief financial officer.

(2) The chief engineer.

(3) The general manager.

(f) The department shall deem incomplete and return to the urban retail water supplier any final water loss audit report found by the department to be incomplete, not validated, unattested, or incongruent with known characteristics of water system operations. A water supplier shall resubmit a completed water loss audit report within 90 days of an audit being returned by the department.

(g) The department shall post all validated water loss audit reports on its internet website in a manner that allows for comparisons across water suppliers. The department shall make the validated water loss audit reports available for public viewing in a timely manner after their receipt.

(h) Using available funds, the department shall provide technical assistance to guide urban retail water suppliers' water loss detection programs, including, but not limited to, metering techniques, pressure management techniques, condition-based assessment techniques for transmission and distribution pipelines, and utilization of portable and permanent water loss detection devices.

(i) No earlier than January 1, 2019, and no later than July 1, 2020, the board shall adopt rules requiring urban retail water suppliers to meet performance standards for the volume of water losses. In adopting these rules, the board shall employ full life-cycle cost accounting to evaluate the costs of meeting the performance standards. The board may consider establishing a minimum

allowable water loss threshold that, if reached and maintained by an urban water supplier, would exempt the urban water supplier from further water loss reduction requirements.

Section 10608.35.

(a) The department, in coordination with the board, shall conduct necessary studies and investigations and make a recommendation to the Legislature, by January 1, 2020, on the feasibility of developing and enacting water loss reporting requirements for urban wholesale water suppliers.

(b) The studies and investigations shall include an evaluation of the suitability of applying the processes and requirements of Section 10608.34 to urban wholesale water suppliers.

(c) In conducting necessary studies and investigations and developing its recommendation, the department shall solicit broad public participation from stakeholders and other interested persons.

Section 10608.36.

Urban wholesale water suppliers shall include in the urban water management plans required pursuant to Part 2.6 (commencing with Section 10610) an assessment of their present and proposed future measures, programs, and policies to help achieve the water use reductions required by this part.

Section 10608.40.

Urban water retail suppliers shall report to the department on their progress in meeting their urban water use targets as part of their urban water management plans submitted pursuant to Section 10631. The data shall be reported using a standardized form developed pursuant to Section 10608.52.

Section 10608.42.

(a) The department shall review the 2015 urban water management plans and report to the Legislature by July 1, 2017, on progress towards achieving a 20-percent reduction in urban water use by December 31, 2020. The report shall include recommendations on changes to water efficiency standards or urban water use targets to achieve the 20- percent reduction and to reflect updated efficiency information and technology changes.

(b) A report to be submitted pursuant to subdivision (a) shall be submitted in compliance with Section 9795 of the Government Code.

Section 10608.43.

The department, in conjunction with the California Urban Water Conservation Council, by April 1, 2010, shall convene a representative task force consisting of academic experts, urban retail water suppliers, environmental organizations, commercial water users, industrial water users, and institutional water users to develop alternative best management practices for commercial, industrial, and institutional users and an assessment of the potential statewide water use efficiency improvement in the commercial, industrial, and institutional sectors that would result from implementation of these best management practices. The taskforce, in conjunction with the department, shall submit a report to the Legislature by April 1, 2012, that shall include a review of multiple sectors within commercial, industrial, and institutional users and that shall recommend water use efficiency standards for commercial, industrial, and institutional users among various sectors of water use. The report shall include, but not be limited to, the following:

(a) Appropriate metrics for evaluating commercial, industrial, and institutional water use.

(b) Evaluation of water demands for manufacturing processes, goods, and cooling.

(c) Evaluation of public infrastructure necessary for delivery of recycled water to the commercial, industrial, and institutional sectors.

(d) Evaluation of institutional and economic barriers to increased recycled water use within the commercial, industrial, and institutional sectors.

(e) Identification of technical feasibility and cost of the best management practices to achieve more efficient water use statewide in the commercial, industrial, and institutional sectors that is consistent with the public interest and reflects past investments in water use efficiency.

Section 10608.44.

Each state agency shall reduce water use at facilities it operates to support urban retail water suppliers in meeting the target identified in Section 10608.16.

Chapter 5. Sustainable Water Management, Section 10608.50

Section 10608.50.

(a) The department, in consultation with the board, shall promote implementation of regional water resources management practices through increased incentives and removal of barriers consistent with state and federal law. Potential changes may include, but are not limited to, all of the following:

(1) Revisions to the requirements for urban and agricultural water management plans.

(2) Revisions to the requirements for integrated regional water management plans.

(3) Revisions to the eligibility for state water management grants and loans.

(4) Revisions to state or local permitting requirements that increase water supply opportunities, but do not weaken water quality protection under state and federal law.

(5) Increased funding for research, feasibility studies, and project construction.

(6) Expanding technical and educational support for local land use and water management agencies.

(b) No later than January 1, 2011, and updated as part of the California Water Plan, the department, in consultation with the board, and with public input, shall propose new statewide targets, or review and update existing statewide targets, for regional water resources management practices, including, but not limited to, recycled water, brackish groundwater desalination, and infiltration and direct use of urban stormwater runoff.

Chapter 6. Standardized Data Collection, Section 10608.52

Section 10608.52.

(a) The department, in consultation with the board, the California Bay-Delta Authority or its successor agency, the State Department of Public Health, and the Public Utilities Commission, shall develop a single standardized water use reporting form to meet the water use information needs of each agency, including the needs of urban water suppliers that elect to determine and report progress toward achieving targets on a regional basis as provided in subdivision (a) of Section 10608.28.

(b) At a minimum, the form shall be developed to accommodate information sufficient to assess an urban water supplier's compliance with conservation targets pursuant to Section 10608.24 and an agricultural water supplier's compliance with implementation of efficient water management practices pursuant to subdivision (a) of Section 10608.48. The form shall accommodate reporting by urban water suppliers on an individual or regional basis as provided in subdivision (a) of Section 10608.28.

Chapter 7. Funding Provisions, Sections 10608.56–10608.60

Section 10608.56.

(a) On and after July 1, 2016, an urban retail water supplier is not eligible for a water grant or loan awarded or administered by the state unless the supplier complies with this part.

(b) On and after July 1, 2013, an agricultural water supplier is not eligible for a water grant or loan awarded or administered by the state unless the supplier complies with this part.

(c) Notwithstanding subdivision (a), the department shall determine that an urban retail water supplier is eligible for a water grant or loan even though the supplier has not met the per capita reductions required pursuant to Section 10608.24, if the urban retail water supplier has submitted to the department for approval a schedule, financing plan, and budget, to be included in the grant or loan agreement, for achieving the per capita reductions. The supplier may request grant or loan funds to achieve the per capita reductions to the extent the request is consistent with the eligibility requirements applicable to the water funds.

(d) Notwithstanding subdivision (b), the department shall determine that an agricultural water supplier is eligible for a water grant or loan even though the supplier is not implementing all of the efficient water management practices described in Section 10608.48, if the agricultural water supplier has submitted to the department for approval a schedule, financing plan, and budget, to be included in the grant or loan agreement, for implementation of the efficient water management practices. The supplier may request grant or loan funds to implement the efficient water management practices to the extent the request is consistent with the eligibility requirements applicable to the water funds.

(e) Notwithstanding subdivision (a), the department shall determine that an urban retail water supplier is eligible for a water grant or loan even though the supplier has not met the per capita reductions required pursuant to Section 10608.24, if the urban retail water supplier has submitted to the department for approval documentation demonstrating that its entire service area qualifies as a disadvantaged community.

(f) The department shall not deny eligibility to an urban retail water supplier or agricultural water supplier in compliance with the requirements of this part and Part 2.8 (commencing with Section 10800), that is participating in a multiagency water project, or an integrated regional water management plan, developed pursuant to Section 75026 of the Public Resources Code, solely on the basis that one or more of the agencies participating in the project or plan

is not implementing all of the requirements of this part or Part 2.8 (commencing with Section 10800).

Section 10608.60.

(a) It is the intent of the Legislature that funds made available by Section 75026 of the Public Resources Code should be expended, consistent with Division 43 (commencing with Section 75001) of the Public Resources Code and upon appropriation by the Legislature, for grants to implement this part. In the allocation of funding, it is the intent of the Legislature that the department give consideration to disadvantaged communities to assist in implementing the requirements of this part.

(b) It is the intent of the Legislature that funds made available by Section 75041 of the Public Resources Code, should be expended, consistent with Division 43 (commencing with Section 75001) of the Public Resources Code and upon appropriation by the Legislature, for direct expenditures to implement this part.

Chapter 9. Urban Water Use Objectives and Water Use Reporting, Sections 10609–10609.38

Section 10609.

(a) The Legislature finds and declares that this chapter establishes a method to estimate the aggregate amount of water that would have been delivered the previous year by an urban retail water supplier if all that water had been used efficiently. This estimated aggregate water use is the urban retail water supplier's urban water use objective. The method is based on water use efficiency standards and local service area characteristics for that year. By comparing the amount of water actually used in the previous year with the urban water use objective, local urban water suppliers will be in a better position to help eliminate unnecessary use of water; that is, water used in excess of that needed to accomplish the intended beneficial use.

(b) The Legislature further finds and declares all of the following:

(1) This chapter establishes standards and practices for the following water uses:

(A) Indoor residential use.

(B) Outdoor residential use.

(C) CII water use.

(D) Water losses.

(E) Other unique local uses and situations that can have a material effect on an urban water supplier's total water use.

(2) This chapter further does all of the following:

(A) Establishes a method to calculate each urban water use objective.

(B) Considers recycled water quality in establishing efficient irrigation standards.

(C) Requires the department to provide or otherwise identify data regarding the unique local conditions to support the calculation of an urban water use objective.

(D) Provides for the use of alternative sources of data if alternative sources are shown to be as accurate as, or more accurate than, the data provided by the department.

(E) Requires annual reporting of the previous year's water use with the urban water use objective.

(F) Provides a bonus incentive for the amount of potable recycled water used the previous year when comparing the previous year's water use with the urban water use objective, of up to 10 percent of the urban water use objective.

(3) This chapter requires the department and the board to solicit broad public participation from stakeholders and other interested persons in the development of the standards and the adoption of regulations pursuant to this chapter.

(4) This chapter preserves the Legislature's authority over long- term water use efficiency target setting and ensures appropriate legislative oversight of the implementation of this chapter by doing all of the following:

(A) Requiring the Legislative Analyst to conduct a review of the implementation of this chapter, including compliance with the adopted standards and regulations, accuracy of the data, use of alternate data, and other issues the Legislative Analyst deems appropriate.

(B) Stating legislative intent that the director of the department and the chairperson of the board appear before the appropriate Senate and Assembly policy committees to report on progress in implementing this chapter.

(C) Providing one-time-only authority to the department and board to adopt water use efficiency standards, except as explicitly provided in this chapter. Authorization to update the standards shall require separate legislation.

(c) It is the intent of the Legislature that the following principles apply to the development and implementation of long-term standards and urban water use objectives:

(1) Local urban retail water suppliers should have primary responsibility for meeting standards-based water use targets, and they shall retain the flexibility to develop their water supply portfolios, design and implement water conservation strategies, educate their customers, and enforce their rules.

(2) Long-term standards and urban water use objectives should advance the state's goals to mitigate and adapt to climate change.

(3) Long-term standards and urban water use objectives should acknowledge the shade, air quality, and heat-island reduction benefits provided to communities by trees through the support of water-efficient irrigation practices that keep trees healthy.

(4) The state should identify opportunities for streamlined reporting, eliminate redundant data submissions, and incentivize open access to data collected by urban and agricultural water suppliers.

Section 10609.2.

(a) The board, in coordination with the department, shall adopt long-term standards for the efficient use of water pursuant to this chapter on or before June 30, 2022.

(b) Standards shall be adopted for all of the following:

(1) Outdoor residential water use.

(2) Outdoor irrigation of landscape areas with dedicated irrigation meters in connection with CII water use.

(3) A volume for water loss.

(c) When adopting the standards under this section, the board shall consider the policies of this chapter and the proposed efficiency standards' effects on local wastewater management, developed and natural parklands, and urban tree health. The standards and potential effects shall be identified by May 30, 2022. The board shall allow for public comment on potential effects identified by the board under this subdivision.

(d) The long-term standards shall be set at a level designed so that the water use objectives, together with other demands excluded from the long-term standards such as CII indoor water use and CII outdoor water use not connected to a dedicated landscape meter, would exceed the statewide conservation targets required pursuant to Chapter 3 (commencing with Section 10608.16).

(e) The board, in coordination with the department, shall adopt by regulation variances recommended by the department pursuant to Section 10609.14 and guidelines and methodologies pertaining to the calculation of an urban retail water supplier's urban water use objective recommended by the department pursuant to Section 10609.16.

Section 10609.4.

(a)

(1) Until January 1, 2025, the standard for indoor residential water use shall be 55 gallons per capita daily.

(2) Beginning January 1, 2025, and until January 1, 2030, the standard for indoor residential water use shall be 47 gallons per capita daily.

(3) Beginning January 1, 2030, the standard for indoor residential water use shall be 42 gallons per capita daily.

(b)

(1) The department, in coordination with the board, shall conduct necessary studies and investigations to assess and quantify the economic benefits and impacts of the 2030 indoor residential use standard on water, wastewater, and recycled water systems and shall include saturation end-use studies. The studies and investigations shall build on the standards and potential effects identified pursuant to subdivision (c) of Section 10609.2 and shall also consider, and as appropriate incorporate, other regional and statewide studies that quantify the impacts on water, wastewater, and recycled water systems, and evaluate the long-term effects of telework. To facilitate these studies and investigations, the board may request necessary and relevant information from wastewater agencies, including monthly influent flow, actions taken to reassess treatment processes, and the impact of the implementation of this chapter on wastewater operations, maintenance, and capital investment. The department, in coordination with the board, shall summarize the findings of these studies and investigations in a report to the Legislature on or before October 1, 2028. The report shall be submitted in compliance with Section 9795 of the Government Code.

(2) If the department, in coordination with the board, determines that the 2030 indoor residential use standard is likely to unduly impact affordability of water and wastewater services, the department and the board may jointly recommend to the Legislature an alternate date on which the 2030 indoor residential use standard shall take effect. This determination shall be made using at least two years of data reflecting application of the 2025 indoor residential use standard.

(3) Based upon the studies and investigations conducted pursuant to paragraph (1), the department shall consider whether to recommend, for adoption by the board, additional variances to accommodate unique challenges related to residential indoor water use pursuant to Section 10609.2. Variance options may include, but are not limited to, stranded assets, impacts on disadvantaged communities, impacts to environmental flows, or adverse impacts to wastewater or recycled water operations.

(4) The studies, investigations, and report described in paragraph (1) shall include timely and inclusive collaboration with, and input from, a broad group of stakeholders, including, but not limited to, environmental groups, experts in indoor plumbing, water, wastewater, and recycled water agencies.

(c) An urban retail water supplier shall not be subject to enforcement pursuant to this chapter solely for failing to meet the indoor residential use standard.

Section 10609.6.

(a)

(1) The department, in coordination with the board, shall conduct necessary studies and investigations and recommend, no later than October 1, 2021, standards for outdoor residential use for adoption by the board in accordance with this chapter.

(2)

(A) The standards shall incorporate the principles of the model water efficient landscape ordinance adopted by the department pursuant to the Water Conservation in Landscaping Act (Article 10.8 (commencing with Section 65591) of Chapter 3 of Division 1 of Title 7 of the Government Code).

(B) The standards shall apply to irrigable lands.

(C) The standards shall include provisions for swimming pools, spas, and other water features. Ornamental water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, shall be analyzed separately from swimming pools and spas.

(b) The department shall, by January 1, 2021, provide each urban retail water supplier with data regarding the area of residential irrigable lands in a manner that can reasonably be applied to the standards adopted pursuant to this section.

(c) The department shall not recommend standards pursuant to this section until it has conducted pilot projects or studies, or some combination of the two, to ensure that the data provided to local agencies are reasonably accurate for the

data's intended uses, taking into consideration California's diverse landscapes and community characteristics.

Section 10609.8.

(a) The department, in coordination with the board, shall conduct necessary studies and investigations and recommend, no later than October 1, 2021, standards for outdoor irrigation of landscape areas with dedicated irrigation meters or other means of calculating outdoor irrigation use in connection with CII water use for adoption by the board in accordance with this chapter.

(b) The standards shall incorporate the principles of the model water efficient landscape ordinance adopted by the department pursuant to the Water Conservation in Landscaping Act (Article 10.8 (commencing with Section 65591) of Chapter 3 of Division 1 of Title 7 of the Government Code).

(c) The standards shall include an exclusion for water for commercial agricultural use meeting the definition of subdivision (b) of Section 51201 of the Government Code.

Section 10609.9.

For purposes of Sections 10609.6 and 10609.8, "principles of the model water efficient landscape ordinance" means those provisions of the model water efficient landscape ordinance applicable to the establishment or determination of the amount of water necessary to efficiently irrigate both new and existing landscapes. These provisions include, but are not limited to, all of the following:

(a) Evapotranspiration adjustment factors, as applicable.

(b) Landscape area.

(c) Maximum applied water allowance.

(d) Reference evapotranspiration.

(e) Special landscape areas, including provisions governing evapotranspiration adjustment factors for different types of water used for irrigating the landscape.

Section 10609.10.

(a) The department, in coordination with the board, shall conduct necessary studies and investigations and recommend, no later than October 1, 2021, performance measures for CII water use for adoption by the board in accordance with this chapter.

(b) Prior to recommending performance measures for CII water use, the department shall solicit broad public participation from stakeholders and other interested persons relating to all of the following:

(1) Recommendations for a CII water use classification system for California that address significant uses of water.

(2) Recommendations for setting minimum size thresholds for converting mixed CII meters to dedicated irrigation meters, and evaluation of, and recommendations for, technologies that could be used in lieu of requiring dedicated irrigation meters.

(3) Recommendations for CII water use best management practices, which may include, but are not limited to, water audits and water management plans for those CII customers that exceed a recommended size, volume of water use, or other threshold.

(c) Recommendations of appropriate performance measures for CII water use shall be consistent with the October 21, 2013, report to the Legislature by the Commercial, Industrial, and Institutional Task Force entitled "Water Use Best Management Practices," including the technical and financial feasibility recommendations provided in that report, and shall support the economic productivity of California's commercial, industrial, and institutional sectors.

(b)

(1) The board, in coordination with the department, shall adopt performance measures for CII water use on or before June 30, 2022.

(2) Each urban retail water supplier shall implement the performance measures adopted by the board pursuant to paragraph (1).

Section 10609.12.

The standards for water loss for urban retail water suppliers shall be the standards adopted by the board pursuant to subdivision (i) of Section 10608.34.

Section 10609.14.

(a) The department, in coordination with the board, shall conduct necessary studies and investigations and, no later than October 1, 2021, recommend for adoption by the board in accordance with this chapter appropriate variances for unique uses that can have a material effect on an urban retail water supplier's urban water use objective.

(b) Appropriate variances may include, but are not limited to, allowances for the following:

(1) Significant use of evaporative coolers.

(2) Significant populations of horses and other livestock.

(3) Significant fluctuations in seasonal populations.

(4) Significant landscaped areas irrigated with recycled water having high levels of total dissolved solids.

(5) Significant use of water for soil compaction and dust control.

(6) Significant use of water to supplement ponds and lakes to sustain wildlife.

(7) Significant use of water to irrigate vegetation for fire protection.

(8) Significant use of water for commercial or noncommercial agricultural use.

(d) The department, in recommending variances for adoption by the board, shall also recommend a threshold of significance for each recommended variance.

(e) Before including any specific variance in calculating an urban retail water supplier's water use objective, the urban retail water supplier shall request and receive approval by the board for the inclusion of that variance.

(f) The board shall post on its Internet Web site all of the following:

(1) A list of all urban retail water suppliers with approved variances.

(2) The specific variance or variances approved for each urban retail water supplier.

(3) The data supporting approval of each variance.

Section 10609.15.

To help streamline water data reporting, the department and the board shall do all of the following:

(a) Identify urban water reporting requirements shared by both agencies, and post on each agency's Internet Web site how the data is used for planning, regulatory, or other purposes.

(b) Analyze opportunities for more efficient publication of urban water reporting requirements within each agency, and analyze how each agency can integrate various data sets in a publicly accessible location, identify priority actions, and implement priority actions identified in the analysis.

(c) Make appropriate data pertaining to the urban water reporting requirements that are collected by either agency available to the public according to the principles and requirements of the Open and Transparent Water Data Act (Part 4.9 (commencing with Section 12400)).

Section 10609.16.

The department, in coordination with the board, shall conduct necessary studies and investigations and recommend, no later than October 1, 2021, guidelines and methodologies for the board to adopt that identify how an urban retail water supplier calculates its urban water use objective. The guidelines and methodologies shall address, as necessary, all of the following:

(a) Determining the irrigable lands within the urban retail water supplier's service area.

(b) Updating and revising methodologies described pursuant to subparagraph (A) of paragraph (1) of subdivision (h) of Section 10608.20, as appropriate, including methodologies for calculating the population in an urban retail water supplier's service area.

(c) Using landscape area data provided by the department or alternative data.

(d) Incorporating precipitation data and climate data into estimates of a urban retail water supplier's outdoor irrigation budget for its urban water use objective.

(e) Estimating changes in outdoor landscape area and population, and calculating the urban water use objective, for years when updated landscape imagery is not available from the department.

(f) Determining acceptable levels of accuracy for the supporting data, the urban water use objective, and compliance with the urban water use objective.

Section 10609.18.

The department and the board shall solicit broad public participation from stakeholders and other interested persons in the development of the standards and the adoption of regulations pursuant to this chapter. The board shall hold at least one public meeting before taking any action on any standard or variance recommended by the department.

Section 10609.20.

(a) Each urban retail water supplier shall calculate its urban water use objective no later than January 1, 2024, and by January 1 every year thereafter.

(b) The calculation shall be based on the urban retail water supplier's water use conditions for the previous calendar or fiscal year.

(c) Each urban water supplier's urban water use objective shall be composed of the sum of the following:

(1) Aggregate estimated efficient indoor residential water use.

(2) Aggregate estimated efficient outdoor residential water use.

(3) Aggregate estimated efficient outdoor irrigation of landscape areas with dedicated irrigation meters or equivalent technology in connection with CII water use.

(4) Aggregate estimated efficient water losses.

(5) Aggregate estimated water use in accordance with variances, as appropriate.

(d)

(1) An urban retail water supplier that delivers water from a groundwater basin, reservoir, or other source that is augmented by potable reuse water may adjust its urban water use objective by a bonus incentive calculated pursuant to this subdivision.

(2) The water use objective bonus incentive shall be the volume of its potable reuse delivered to residential water users and to landscape areas with dedicated irrigation meters in connection with CII water use, on an acre-foot basis.

(3) The bonus incentive pursuant to paragraph (1) shall be limited in accordance with one of the following:

(A) The bonus incentive shall not exceed 15 percent of the urban water supplier's water use objective for any potable reuse water produced at an existing facility.

(B) The bonus incentive shall not exceed 10 percent of the urban water supplier's water use objective for any potable reuse water produced at any facility that is not an existing facility.

(4) For purposes of this subdivision, "existing facility" means a facility that meets all of the following:

(A) The facility has a certified environmental impact report, mitigated negative declaration, or negative declaration on or before January 1, 2019.

(B) The facility begins producing and delivering potable reuse water on or before January 1, 2022.

(C) The facility uses microfiltration and reverse osmosis technologies to produce the potable reuse water.

(e)

(1) The calculation of the urban water use objective shall be made using landscape area and other data provided by the department and pursuant to the standards, guidelines, and methodologies adopted by the board. The department shall provide data to the urban water supplier at a level of detail sufficient to allow the urban water supplier to verify its accuracy at the parcel level.

(2) Notwithstanding paragraph (1), an urban retail water supplier may use alternative data in calculating the urban water use objective if the supplier demonstrates to the department that the alternative data are equivalent, or superior, in quality and accuracy to the data provided by the department. The department may provide technical assistance to an

urban retail water supplier in evaluating whether the alternative data are appropriate for use in calculating the supplier's urban water use objective.

Section 10609.21.

(a) For purposes of Section 10609.20, and notwithstanding paragraph (4) of subdivision (d) of Section 10609.20, "existing facility" also includes the North City Project, phase one of the Pure Water San Diego Program, for which an environmental impact report was certified on April 10, 2018.

(b) This section shall become operative on January 1, 2019.

Section 10609.22.

(a) An urban retail water supplier shall calculate its actual urban water use no later than January 1, 2024, and by January 1 every year thereafter.

(b) The calculation shall be based on the urban retail water supplier's water use for the previous calendar or fiscal year.

(c) Each urban water supplier's urban water use shall be composed of the sum of the following:

(1) Aggregate residential water use.

(2) Aggregate outdoor irrigation of landscape areas with dedicated irrigation meters in connection with CII water use.

(3) Aggregate water losses.

Section 10609.24.

(a) An urban retail water supplier shall submit a report to the department no later than January 1, 2024, and by January 1 every year thereafter. The report shall include all of the following:

(1) The urban water use objective calculated pursuant to Section 10609.20 along with relevant supporting data.

(2) The actual urban water use calculated pursuant to Section 10609.22 along with relevant supporting data.

(3) Documentation of the implementation of the performance measures for CII water use.

(4) A description of the progress made towards meeting the urban water use objective.

(5) The validated water loss audit report conducted pursuant to Section 10608.34.

(b) The department shall post the reports and information on its internet website.

(c) The board may issue an information order or conservation order to, or impose civil liability on, an entity or individual for failure to submit a report required by this section.

Section 10609.25.

As part of the first report submitted to the department by an urban retail water supplier no later than January 1, 2024, pursuant to subdivision (a) of Section 10609.24, each urban retail water supplier shall provide a narrative that describes the water demand management measures that the supplier plans to implement to achieve its urban water use objective by January 1, 2027.

Section 10609.26.

(a)

(1) On and after January 1, 2024, the board may issue informational orders pertaining to water production, water use, and water conservation to an urban retail water supplier that does not meet its urban water use objective required by this chapter. Informational orders are intended to obtain information on supplier activities, water production, and conservation efforts in order to identify technical assistance needs and assist urban water suppliers in meeting their urban water use objectives.

(2) In determining whether to issue an informational order, the board shall consider the degree to which the urban retail water supplier is not meeting its urban water use objective, information provided in the report required by Section 10609.24, and actions the urban retail water supplier has implemented or will implement in order to help meet the urban water use objective.

(3) The board shall share information received pursuant to this subdivision with the department.

(4) An urban water supplier may request technical assistance from the department. The technical assistance may, to the extent available, include guidance documents, tools, and data.

(b) On and after January 1, 2025, the board may issue a written notice to an urban retail water supplier that does not meet its urban water use objective required by this chapter. The written notice may warn the urban retail water supplier that it is not meeting its urban water use objective described in Section 10609.20 and is not making adequate progress in meeting the urban water use objective, and may request that the urban retail water supplier address areas of concern in its next annual report required by Section 10609.24. In deciding whether to issue a written notice, the board may consider whether the urban retail water supplier has received an informational order, the degree to which the urban retail water supplier is not

meeting its urban water use objective, information provided in the report required by Section 10609.24, and actions the urban retail water supplier has implemented or will implement in order to help meet its urban water use objective.

(1) On and after January 1, 2026, the board may issue a conservation order to an urban retail water supplier that does not meet its urban water use objective. A conservation order may consist of, but is not limited to, referral to the department for technical assistance, requirements for education and outreach, requirements for local enforcement, and other efforts to assist urban retail water suppliers in meeting their urban water use objective.

(2) In issuing a conservation order, the board shall identify specific deficiencies in an urban retail water supplier's progress towards meeting its urban water use objective, and identify specific actions to address the deficiencies.

(3) The board may request that the department provide an urban retail water supplier with technical assistance to support the urban retail water supplier's actions to remedy the deficiencies.

(c) A conservation order issued in accordance with this chapter may include requiring actions intended to increase water-use efficiency, but shall not curtail or otherwise limit the exercise of a water right, nor shall it require the imposition of civil liability pursuant to Section 377.

Section 10609.27.

Notwithstanding Section 10609.26, the board shall not issue an information order, written notice, or conservation order pursuant to Section 10609.26 if both of the following conditions are met:

(a) The board determines that the urban retail water supplier is not meeting its urban water use objective solely because the volume of water loss exceeds the urban retail water supplier's standard for water loss.

(b) Pursuant to Section 10608.34, the board is taking enforcement action against the urban retail water supplier for not meeting the performance standards for the volume of water losses.

Section 10609.28.

The board may issue a regulation or informational order requiring a wholesale water supplier, an urban retail water supplier, or a distributor of a public water supply, as that term is used in Section 350, to provide a monthly report relating to water production, water use, or water conservation.

Section 10609.30.

On or before January 10, 2024, the Legislative Analyst shall provide to the appropriate policy committees of both houses of the Legislature and the public a report evaluating the implementation of the water use efficiency standards and water use reporting pursuant to this chapter. The board and the department shall provide the Legislative Analyst with the available data to complete this report.

(a) The report shall describe all of the following:

(1) The rate at which urban retail water users are complying with the standards, and factors that might facilitate or impede their compliance.

(2) The accuracy of the data and estimates being used to calculate urban water use objectives.

(3) Indications of the economic impacts, if any, of the implementation of this chapter on urban water suppliers and urban water users, including CII water users.

(4) The frequency of use of the bonus incentive, the volume of water associated with the bonus incentive, value to urban water suppliers of the bonus incentive, and any implications of the use of the bonus incentive on water use efficiency.

(5) The early indications of how implementing this chapter might impact the efficiency of statewide urban water use.

6) Recommendations, if any, for improving statewide urban water use efficiency and the standards and practices described in this chapter.

(7) Any other issues the Legislative Analyst deems appropriate.

Section 10609.32.

It is the intent of the Legislature that the chairperson of the board and the director of the department appear before the appropriate policy committees of both houses of the Legislature on or around January 1, 2026, and report on the implementation of the water use efficiency standards and water use reporting pursuant to this chapter. It is the intent of the Legislature that the topics to be covered include all of the following:

(a) The rate at which urban retail water suppliers are complying with the standards, and factors that might facilitate or impede their compliance.

(b) What enforcement actions have been taken, if any.

(c) The accuracy of the data and estimates being used to calculate urban water use objectives.

(d) Indications of the economic impacts, if any, of the implementation of this chapter on urban water suppliers and urban water users, including CII water users.

(e) The frequency of use of the bonus incentive, the volume of water associated with the bonus incentive, value to urban water suppliers of the bonus incentive, and any implications of the use of the bonus incentive on water use efficiency.

(f) An assessment of how implementing this chapter is affecting the efficiency of statewide urban water use.

Section 10609.34.

Notwithstanding Section 15300.2 of Title 14 of the California Code of Regulations, an action of the board taken under this chapter shall be deemed to be a Class 8 action, within the meaning of Section 15308 of Title 14 of the California Code of Regulations, provided that the action does not involve relaxation of existing water conservation or water use standards.

Section 10609.36.

(a) Nothing in this chapter shall be construed to determine or alter water rights. Sections 1010 and 1011 apply to water conserved through implementation of this chapter.

(b) Nothing in this chapter shall be construed to authorize the board to update or revise water use efficiency standards authorized by this chapter except as explicitly provided in this chapter. Authorization to update the standards beyond that explicitly provided in this chapter shall require separate legislation.

(c) Nothing in this chapter shall be construed to limit or otherwise affect the use of recycled water as seawater barriers for groundwater salinity management.

Section 10609.38.

The board may waive the requirements of this chapter for a period of up to five years for any urban retail water supplier whose water deliveries are significantly affected by changes in water use as a result of damage from a disaster such as an earthquake or fire. In establishing the period of a waiver, the board shall take into consideration the breadth of the damage and the time necessary for the damaged areas to recover from the disaster.

Urban Water Management Planning Act

This section contains information extracted from Water Code Division 6, *Conservation, Development, and Utilization of State Water Resources*, Part 2.6, *Urban Water Management Planning*. Click on any section header below to read Water Code directly at the California Legislative Information website.

Chapter 1. General Declaration and Policy, Sections 10610–10610.4

Section 10610.

This part shall be known and may be cited as the "Urban Water Management Planning Act."

Section 10610.2.

(a) The Legislature finds and declares all of the following:

(1) The waters of the state are a limited and renewable resource subject to ever-increasing demands.

(2) The conservation and efficient use of urban water supplies are of statewide concern; however, the planning for that use and the implementation of those plans can best be accomplished at the local level.

(3) A long-term, reliable supply of water is essential to protect the productivity of California's businesses and economic climate, and increasing long-term water conservation among Californians, improving water use efficiency within the state's communities and agricultural production, and strengthening local and regional drought planning are critical to California's resilience to drought and climate change.

(4) As part of its long-range planning activities, every urban water supplier should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry water years now and into the foreseeable future, and every urban water supplier should collaborate closely with local land-use authorities to ensure water demand forecasts are consistent with current land-use planning.

(5) Public health issues have been raised over a number of contaminants that have been identified in certain local and imported water supplies.

(6) Implementing effective water management strategies, including groundwater storage projects and recycled water projects, may require

specific water quality and salinity targets for meeting groundwater basins water quality objectives and promoting beneficial use of recycled water.

(7) Water quality regulations are becoming an increasingly important factor in water agencies' selection of raw water sources, treatment alternatives, and modifications to existing treatment facilities.

(8) Changes in drinking water quality standards may also impact the usefulness of water supplies and may ultimately impact supply reliability.

(9) The quality of source supplies can have a significant impact on water management strategies and supply reliability.

(b) This part is intended to provide assistance to water agencies in carrying out their long-term resource planning responsibilities to ensure adequate water supplies to meet existing and future demands for water.

Section 10610.4.

The Legislature finds and declares that it is the policy of the state as follows:

(a) The management of urban water demands and efficient use of water shall be actively pursued to protect both the people of the state and their water resources.

(b) The management of urban water demands and efficient use of urban water supplies shall be a guiding criterion in public decisions.

(c) Urban water suppliers shall be required to develop water management plans to achieve the efficient use of available supplies and strengthen local drought planning.

Chapter 2. Definitions, Sections 10611–10618

Section 10611.

Unless the context otherwise requires, the definitions of this chapter govern the construction of this part.

Section 10611.3.

"Customer" means a purchaser of water from a water supplier who uses the water for municipal purposes, including residential, commercial, governmental, and industrial uses.

Section 10611.5.

"Demand management" means those water conservation measures, programs, and incentives that prevent the waste of water and promote the reasonable and efficient use and reuse of available supplies.

Section 10612.

"Drought risk assessment" means a method that examines water shortage risks based on the driest five-year historic sequence for the agency's water supply, as described in subdivision (b) of Section 10635.

Section 10613.

"Efficient use" means those management measures that result in the most effective use of water so as to prevent its waste or unreasonable use or unreasonable method of use.

Section 10614.

"Person" means any individual, firm, association, organization, partnership, business, trust, corporation, company, public agency, or any agency of such an entity.

Section 10615.

"Plan" means an urban water management plan prepared pursuant to this part. A plan shall describe and evaluate sources of supply, reasonable and practical efficient uses, reclamation and demand management activities. The components of the plan may vary according to an individual community or area's characteristics and its capabilities to efficiently use and conserve water. The plan shall address measures for residential, commercial, governmental, and industrial water demand management as set forth in Article 2 (commencing with Section 10630) of Chapter 3. In addition, a strategy and time schedule for implementation shall be included in the plan.

Section 10616.

"Public agency" means any board, commission, county, city and county, city, regional agency, district, or other public entity.

Section 10616.5.

"Recycled water" means the reclamation and reuse of wastewater for beneficial use.

Section 10617.

"Urban water supplier" means a supplier, either publicly or privately owned, providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. An urban water supplier includes a supplier or contractor for water, regardless of the basis of right, which distributes or sells for ultimate resale to customers. This part applies only to water supplied from public water systems subject to Chapter 4 (commencing with Section 116275) of Part 12 of Division 104 of the Health and Safety Code.

Section 10617.5.

"Water shortage contingency plan" means a document that incorporates the provisions detailed in subdivision (a) of Section 10632 and is subsequently adopted by an urban water supplier pursuant to this article.

Section 10618.

"Water supply and demand assessment" means a method that looks at current year and one or more dry year supplies and demands for determining water shortage risks, as described in Section 10632.1.

Chapter 3. Urban Water Management Plans

Article 1. General Provisions, Sections 10620–10621

Section 10620.

(a) Every urban water supplier shall prepare and adopt an urban water management plan in the manner set forth in Article 3 (commencing with Section 10640).

(b) Every person that becomes an urban water supplier shall adopt an urban water management plan within one year after it has become an urban water supplier.

(c) An urban water supplier indirectly providing water shall not include planning elements in its water management plan as provided in Article 2 (commencing with Section 10630) that would be applicable to urban water suppliers or public agencies directly providing water, or to their customers, without the consent of those suppliers or public agencies.

(d)

(1) An urban water supplier may satisfy the requirements of this part by participation in areawide, regional, watershed, or basinwide urban water

management planning where those plans will reduce preparation costs and contribute to the achievement of conservation, efficient water use, and improved local drought resilience.

(2) Notwithstanding paragraph (1), each urban water supplier shall develop its own water shortage contingency plan, but an urban water supplier may incorporate, collaborate, and otherwise share information with other urban water suppliers or other governing entities participating in an areawide, regional, watershed, or basinwide urban water management plan, an agricultural management plan, or groundwater sustainability plan development.

(3) Each urban water supplier shall coordinate the preparation of its plan with other appropriate agencies in the area, including other water suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.

(e) The urban water supplier may prepare the plan with its own staff, by contract, or in cooperation with other governmental agencies.

(f) An urban water supplier shall describe in the plan water management tools and options used by that entity that will maximize resources and minimize the need to import water from other regions.

Section 10621.

(a) Each urban water supplier shall update its plan at least once every five years on or before July 1, in years ending in six and one, incorporating updated and new information from the five years preceding each update.

(b) Every urban water supplier required to prepare a plan pursuant to this part shall, at least 60 days before the public hearing on the plan required by Section 10642, notify any city or county within which the supplier provides water supplies that the urban water supplier will be reviewing the plan and considering amendments or changes to the plan. The urban water supplier may consult with, and obtain comments from, any city or county that receives notice pursuant to this subdivision.

(c) An urban water supplier regulated by the Public Utilities Commission shall include its most recent plan and water shortage contingency plan as part of the supplier's general rate case filings.

(d) The amendments to, or changes in, the plan shall be adopted and filed in the manner set forth in Article 3 (commencing with Section 10640).

(e) Each urban water supplier shall update and submit its 2015 plan to the department by July 1, 2016.

(f) Each urban water supplier shall update and submit its 2020 plan to the department by July 1, 2021.

Article 2. Contents of Plans, Sections 10630–10634

Section 10630.

It is the intention of the Legislature, in enacting this part, to permit levels of water management planning commensurate with the numbers of customers served and the volume of water supplied, while accounting for impacts from climate change.

Section 10630.5.

Each plan shall include a simple lay description of how much water the agency has on a reliable basis, how much it needs for the foreseeable future, what the agency's strategy is for meeting its water needs, the challenges facing the agency, and any other information necessary to provide a general understanding of the agency's plan.

Section 10631.

A plan shall be adopted in accordance with this chapter that shall do all of the following:

(a) Describe the service area of the supplier, including current and projected population, climate, and other social, economic, and demographic factors affecting the supplier's water management planning. The projected population estimates shall be based upon data from the state, regional, or local service agency population projections within the service area of the urban water supplier and shall be in five-year increments to 20 years or as far as data is available. The description shall include the current and projected land uses within the existing or anticipated service area affecting the supplier's water management planning. Urban water suppliers shall coordinate with local or regional land use authorities to determine the most appropriate land use information, including, where appropriate, land use information obtained from local or regional land use authorities, as developed pursuant to Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code.

(b) Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier over the same five-year increments described in subdivision (a), providing supporting and related information, including all of the following:

(1) A detailed discussion of anticipated supply availability under a normal water year, single dry year, and droughts lasting at least five years, as well as more frequent and severe periods of drought, as described in the

drought risk assessment. For each source of water supply, consider any information pertinent to the reliability analysis conducted pursuant to Section 10635, including changes in supply due to climate change.

(2) When multiple sources of water supply are identified, a description of the management of each supply in correlation with the other identified supplies.

(3) For any planned sources of water supply, a description of the measures that are being undertaken to acquire and develop those water supplies.

(4) If groundwater is identified as an existing or planned source of water available to the supplier, all of the following information:

(A) The current version of any groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720), any groundwater management plan adopted by the urban water supplier, including plans adopted pursuant to Part 2.75 (commencing with Section 10750), or any other specific authorization for groundwater management for basins underlying the urban water supplier's service area.

(B) A description of any groundwater basin or basins from which the urban water supplier pumps groundwater.

(C) For basins that a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the urban water supplier has the legal right to pump under the order or decree. For a basin that has not been adjudicated, information as to whether the department has identified the basin as a high- or medium-priority basin in the most current official departmental bulletin that characterizes the condition of the groundwater basin, and a detailed description of the efforts being undertaken by the urban water supplier to coordinate with groundwater sustainability agencies or groundwater management agencies listed in subdivision (c) of Section 10723 to maintain or achieve sustainable groundwater conditions in accordance with a groundwater sustainability plan or alternative adopted pursuant to Part 2.74 (commencing with Section 10720).

(D) A detailed description and analysis of the location, amount, and sufficiency of groundwater pumped by the urban water supplier for the past five years. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(E) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the urban water

supplier. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.

(c) Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.

(d)

(1) For an urban retail water supplier, quantify, to the extent records are available, past and current water use, over the same five-year increments described in subdivision (a), and projected water use, based upon information developed pursuant to subdivision (a), identifying the uses among water use sectors, including, but not necessarily limited to, all of the following:

(A) Single-family residential.

(B) Multifamily.

(C) Commercial.

(D) Industrial.

(E) Institutional and governmental.

(F) Landscape.

(G) Sales to other agencies.

(H) Saline water intrusion barriers, groundwater recharge, or conjunctive use, or any combination thereof.

(I) Agricultural.

(J) Distribution system water loss.

(2) The water use projections shall be in the same five-year increments described in subdivision (a).

(3)

(A) The distribution system water loss shall be quantified for each of the five years preceding the plan update, in accordance with rules adopted pursuant to Section 10608.34.

(B) The distribution system water loss quantification shall be reported in accordance with a worksheet approved or developed by the department through a public process. The water loss quantification worksheet shall be based on the water system balance methodology developed by the American Water Works Association.

(C) In the plan due July 1, 2021, and in each update thereafter, data shall be included to show whether the urban retail water supplier met

the distribution loss standards enacted by the board pursuant to Section 10608.34.

(4)

(A) Water use projections, where available, shall display and account for the water savings estimated to result from adopted codes, standards, ordinances, or transportation and land use plans identified by the urban water supplier, as applicable to the service area.

(B) To the extent that an urban water supplier reports the information described in subparagraph (A), an urban water supplier shall do both of the following:

(i) Provide citations of the various codes, standards, ordinances, or transportation and land use plans utilized in making the projections.

(ii) Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.

(a) Provide a description of the supplier's water demand management measures. This description shall include all of the following:

(1)

(A) For an urban retail water supplier, as defined in Section 10608.12, a narrative description that addresses the nature and extent of each water demand management measure implemented over the past five years. The narrative shall describe the water demand management measures that the supplier plans to implement to achieve its water use targets pursuant to Section 10608.20.

(B) The narrative pursuant to this paragraph shall include descriptions of the following water demand management measures:

(i) Water waste prevention ordinances.

(ii) Metering.

(iii) Conservation pricing.

(iv) Public education and outreach.

(v) Programs to assess and manage distribution system real loss.

(vi) Water conservation program coordination and staffing support.

(vii) Other demand management measures that have a significant impact on water use as measured in gallons per capita per day, including innovative measures, if implemented.

(2) For an urban wholesale water supplier, as defined in Section 10608.12, a narrative description of the items in clauses (ii), (iv), (vi), and (vii) of subparagraph (B) of paragraph (1), and a narrative description of its distribution system asset management and wholesale supplier assistance programs.

(f) Include a description of all water supply projects and water supply programs that may be undertaken by the urban water supplier to meet the total projected water use, as established pursuant to subdivision (a) of Section 10635. The urban water supplier shall include a detailed description of expected future projects and programs that the urban water supplier may implement to increase the amount of the water supply available to the urban water supplier in normal and single-dry water years and for a period of drought lasting five consecutive water years. The description shall identify specific projects and include a description of the increase in water supply that is expected to be available from each project. The description shall include an estimate with regard to the implementation timeline for each project or program.

(g) Describe the opportunities for development of desalinated water, including, but not limited to, ocean water, brackish water, and groundwater, as a long-term supply.

(h) An urban water supplier that relies upon a wholesale agency for a source of water shall provide the wholesale agency with water use projections from that agency for that source of water in five-year increments to 20 years or as far as data is available. The wholesale agency shall provide information to the urban water supplier for inclusion in the urban water supplier's plan that identifies and quantifies, to the extent practicable, the existing and planned sources of water as required by subdivision (b), available from the wholesale agency to the urban water supplier over the same five- year increments, and during various water-year types in accordance with subdivision (f). An urban water supplier may rely upon water supply information provided by the wholesale agency in fulfilling the plan informational requirements of subdivisions (b) and (f).

Section 10631.1.

(a) The water use projections required by Section 10631 shall include projected water use for single-family and multifamily residential housing needed for lower income households, as defined in Section 50079.5 of the Health and Safety Code, as identified in the housing element of any city, county, or city and county in the service area of the supplier.

(b) It is the intent of the Legislature that the identification of projected water use for single-family and multifamily residential housing for lower income households will assist a supplier in complying with the requirement under

Section 65589.7 of the Government Code to grant a priority for the provision of service to housing units affordable to lower income households.

Section 10631.2.

(a) In addition to the requirements of Section 10631, an urban water management plan shall include any of the following information that the urban water supplier can readily obtain:

(1) An estimate of the amount of energy used to extract or divert water supplies.

(2) An estimate of the amount of energy used to convey water supplies to the water treatment plants or distribution systems.

(3) An estimate of the amount of energy used to treat water supplies.

(4) An estimate of the amount of energy used to distribute water supplies through its distribution systems.

(5) An estimate of the amount of energy used for treated water supplies in comparison to the amount used for nontreated water supplies.

(6) An estimate of the amount of energy used to place water into or withdraw from storage.

(7) Any other energy-related information the urban water supplier deems appropriate.

(b) The department shall include in its guidance for the preparation of urban water management plans a methodology for the voluntary calculation or estimation of the energy intensity of urban water systems. The department may consider studies and calculations conducted by the Public Utilities Commission in developing the methodology.

(c) The Legislature finds and declares that energy use is only one factor in water supply planning and shall not be considered independently of other factors.

Section 10632.

(a) Every urban water supplier shall prepare and adopt a water shortage contingency plan as part of its urban water management plan that consists of each of the following elements:

(1) The analysis of water supply reliability conducted pursuant to Section 10635.

(2) The procedures used in conducting an annual water supply and demand assessment that include, at a minimum, both of the following:

(A) The written decision making process that an urban water supplier will use each year to determine its water supply reliability.

(B) The key data inputs and assessment methodology used to evaluate the urban water supplier's water supply reliability for the current year and one dry year, including all of the following:

(i) Current year unconstrained demand, considering weather, growth, and other influencing factors, such as policies to manage current supplies to meet demand objectives in future years, as applicable.

(ii) Current year available supply, considering hydrological and regulatory conditions in the current year and one dry year. The annual supply and demand assessment may consider more than one dry year solely at the discretion of the urban water supplier.

(iii) Existing infrastructure capabilities and plausible constraints.

(iv) A defined set of locally applicable evaluation criteria that are consistently relied upon for each annual water supply and demand assessment.

(v) A description and quantification of each source of water supply.

(3)

(A) Six standard water shortage levels corresponding to progressive ranges of up to 10, 20, 30, 40, and 50 percent shortages and greater than 50 percent shortage. Urban water suppliers shall define these shortage levels based on the suppliers' water supply conditions, including percentage reductions in water supply, changes in groundwater levels, changes in surface elevation or level of subsidence, or other changes in hydrological or other local conditions indicative of the water supply available for use. Shortage levels shall also apply to catastrophic interruption of water supplies, including, but not limited to, a regional power outage, an earthquake, and other potential emergency events.

(B) An urban water supplier with an existing water shortage contingency plan that uses different water shortage levels may comply with the requirement in subparagraph (A) by developing and including a cross- reference relating its existing categories to the six standard water shortage levels.

(4) Shortage response actions that align with the defined shortage levels and include, at a minimum, all of the following:

(A) Locally appropriate supply augmentation actions.

(B) Locally appropriate demand reduction actions to adequately respond to shortages.

(C) Locally appropriate operational changes.

(D) Additional, mandatory prohibitions against specific water use practices that are in addition to state- mandated prohibitions and appropriate to the local conditions.

(E) For each action, an estimate of the extent to which the gap between supplies and demand will be reduced by implementation of the action.

(5) Communication protocols and procedures to inform customers, the public, interested parties, and local, regional, and state governments, regarding, at a minimum, all of the following:

(A) Any current or predicted shortages as determined by the annual water supply and demand assessment described pursuant to Section 10632.1.

(B) Any shortage response actions triggered or anticipated to be triggered by the annual water supply and demand assessment described pursuant to Section 10632.1.

(C) Any other relevant communications.

(6) For an urban retail water supplier, customer compliance, enforcement, appeal, and exemption procedures for triggered shortage response actions as determined pursuant to Section 10632.2.

(7)

(A) A description of the legal authorities that empower the urban water supplier to implement and enforce its shortage response actions specified in paragraph (4) that may include, but are not limited to, statutory authorities, ordinances, resolutions, and contract provisions.

(B) A statement that an urban water supplier shall declare a water shortage emergency in accordance with Chapter 3 (commencing with Section 350) of Division 1.

(C) A statement that an urban water supplier shall coordinate with any city or county within which it provides water supply services for the possible proclamation of a local emergency, as defined in Section 8558 of the Government Code.

(8) A description of the financial consequences of, and responses for, drought conditions, including, but not limited to, all of the following:

(A) A description of potential revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).

(B) A description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions described in paragraph (4).

(C) A description of the cost of compliance with Chapter 3.3 (commencing with Section 365) of Division 1.

(9) For an urban retail water supplier, monitoring and reporting requirements and procedures that ensure appropriate data is collected, tracked, and analyzed for purposes of monitoring customer compliance and to meet state reporting requirements.

(10) Reevaluation and improvement procedures for systematically monitoring and evaluating the functionality of the water shortage contingency plan in order to ensure shortage risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented as needed.

(b) For purposes of developing the water shortage contingency plan pursuant to subdivision (a), an urban water supplier shall analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas, as defined in subdivision (a) of Section 115921 of the Health and Safety Code.

(c) The urban water supplier shall make available the water shortage contingency plan prepared pursuant to this article to its customers and any city or county within which it provides water supplies no later than 30 days after adoption of the water shortage contingency plan.

Section 10632.1.

An urban water supplier shall conduct an annual water supply and demand assessment pursuant to subdivision (a) of Section 10632 and, on or before July 1 of each year, submit an annual water shortage assessment report to the department with information for anticipated shortage, triggered shortage response actions, compliance and enforcement actions, and communication actions consistent with the supplier's water shortage contingency plan. An urban water supplier that relies on imported water from the State Water Project or the Bureau of Reclamation shall submit its annual water supply and demand assessment within 14 days of receiving its final allocations, or by July 1 of each year, whichever is later.

Section 10632.2.

An urban water supplier shall follow, where feasible and appropriate, the prescribed procedures and implement determined shortage response actions in its water shortage contingency plan, as identified in subdivision (a) of Section 10632, or reasonable alternative actions, provided that descriptions of the alternative actions are submitted with the annual water shortage assessment report pursuant to Section 10632.1. Nothing in this section prohibits an urban water supplier from

taking actions not specified in its water shortage contingency plan, if needed, without having to formally amend its urban water management plan or water shortage contingency plan.

Section 10632.3.

It is the intent of the Legislature that, upon proclamation by the Governor of a state of emergency under the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2 of the Government Code) based on drought conditions, the board defer to implementation of locally adopted water shortage contingency plans to the extent practicable.

Section 10632.5.

(a) In addition to the requirements of paragraph (3) of subdivision of Section 10632, beginning January 1, 2020, the plan shall include a seismic risk assessment and mitigation plan to assess the vulnerability of each of the various facilities of a water system and mitigate those vulnerabilities.

(b) An urban water supplier shall update the seismic risk assessment and mitigation plan when updating its urban water management plan as required by Section 10621.

(c) An urban water supplier may comply with this section by submitting, pursuant to Section 10644, a copy of the most recent adopted local hazard mitigation plan or multihazard mitigation plan under the federal Disaster Mitigation Act of 2000 (Public Law 106- 390) if the local hazard mitigation plan or multihazard mitigation plan addresses seismic risk.

Section 10633.

The plan shall provide, to the extent available, information on recycled water and its potential for use as a water source in the service area of the urban water supplier. The preparation of the plan shall be coordinated with local water, wastewater, groundwater, and planning agencies that operate within the supplier's service area, and shall include all of the following:

(a) A description of the wastewater collection and treatment systems in the supplier's service area, including a quantification of the amount of wastewater collected and treated and the methods of wastewater disposal.

(b) A description of the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.

(c) A description of the recycled water currently being used in the supplier's service area, including, but not limited to, the type, place, and quantity of use.

(d) A description and quantification of the potential uses of recycled water, including, but not limited to, agricultural irrigation, landscape irrigation, wildlife habitat enhancement, wetlands, industrial reuse, groundwater recharge, indirect potable reuse, and other appropriate uses, and a determination with regard to the technical and economic feasibility of serving those uses.

(e) The projected use of recycled water within the supplier's service area at the end of 5, 10, 15, and 20 years, and a description of the actual use of recycled water in comparison to uses previously projected pursuant to this subdivision.

(f) A description of actions, including financial incentives, which may be taken to encourage the use of recycled water, and the projected results of these actions in terms of acre-feet of recycled water used per year.

(g) A plan for optimizing the use of recycled water in the supplier's service area, including actions to facilitate the installation of dual distribution systems, to promote recirculating uses, to facilitate the increased use of treated wastewater that meets recycled water standards, and to overcome any obstacles to achieving that increased use.

Section 10634.

The plan shall include information, to the extent practicable, relating to the quality of existing sources of water available to the supplier over the same five-year increments as described in subdivision (a) of Section 10631, and the manner in which water quality affects water management strategies and supply reliability.

Article 2.5. Water Service Reliability, Section 10635

Section 10635.

(a) Every urban water supplier shall include, as part of its urban water management plan, an assessment of the reliability of its water service to its customers during normal, dry, and multiple dry water years. This water supply and demand assessment shall compare the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments, for a normal water year, a single dry water year, and a drought lasting five consecutive water years. The water service reliability assessment shall be based upon the information compiled pursuant to Section 10631, including available data from state, regional, or local agency population projections within the service area of the urban water supplier.

(b) Every urban water supplier shall include, as part of its urban water management plan, a drought risk assessment for its water service to its customers as part of information considered in developing the demand management measures and water supply projects and programs to be included

in the urban water management plan. The urban water supplier may conduct an interim update or updates to this drought risk assessment within the five-year cycle of its urban water management plan update. The drought risk assessment shall include each of the following:

(1) A description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts five consecutive water years, starting from the year following when the assessment is conducted.

(2) A determination of the reliability of each source of supply under a variety of water shortage conditions. This may include a determination that a particular source of water supply is fully reliable under most, if not all, conditions.

(3) A comparison of the total water supply sources available to the water supplier with the total projected water use for the drought period.

(4) Considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.

(c) The urban water supplier shall provide that portion of its urban water management plan prepared pursuant to this article to any city or county within which it provides water supplies no later than 60 days after the submission of its urban water management plan.

(d) Nothing in this article is intended to create a right or entitlement to water service or any specific level of water service.

(e) Nothing in this article is intended to change existing law concerning an urban water supplier's obligation to provide water service to its existing customers or to any potential future customers.

Article 3. Adoption and Implementation of Plans, Sections 10640–10645

Section 10640.

(a) Every urban water supplier required to prepare a plan pursuant to this part shall prepare its plan pursuant to Article 2 (commencing with Section 10630). The supplier shall likewise periodically review the plan as required by Section 10621, and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

(b) Every urban water supplier required to prepare a water shortage contingency plan shall prepare a water shortage contingency plan pursuant to Section 10632. The supplier shall likewise periodically review the water shortage contingency plan as required by paragraph (10) of subdivision (a) of

Section 10632 and any amendments or changes required as a result of that review shall be adopted pursuant to this article.

Section 10641.

An urban water supplier required to prepare a plan or a water shortage contingency plan may consult with, and obtain comments from, any public agency or state agency or any person who has special expertise with respect to water demand management methods and techniques.

Section 10642.

Each urban water supplier shall encourage the active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of both the plan and the water shortage contingency plan. Prior to adopting either, the urban water supplier shall make both the plan and the water shortage contingency plan available for public inspection and shall hold a public hearing or hearings thereon. Prior to any of these hearings, notice of the time and place of the hearing shall be published within the jurisdiction of the publicly owned water supplier pursuant to Section 6066 of the Government Code. The urban water supplier shall provide notice of the time and place of a hearing to any city or county within which the supplier provides water supplies. Notices by a local public agency pursuant to this section shall be provided pursuant to Chapter 17.5 (commencing with Section 7290) of Division 7 of Title 1 of the Government Code. A privately owned water supplier shall provide an equivalent notice within its service area. After the hearing or hearings, the plan or water shortage contingency plan shall be adopted as prepared or as modified after the hearing or hearings.

Section 10643.

An urban water supplier shall implement its plan adopted pursuant to this chapter in accordance with the schedule set forth in its plan.

Section 10644.

(a)

(1) An urban water supplier shall submit to the department, the California State Library, and any city or county within which the supplier provides water supplies a copy of its plan no later than 30 days after adoption. Copies of amendments or changes to the plans shall be submitted to the department, the California State Library, and any city or county within which the supplier provides water supplies within 30 days after adoption.

(2) The plan, or amendments to the plan, submitted to the department pursuant to paragraph (1) shall be submitted electronically and shall

include any standardized forms, tables, or displays specified by the department.

(b) If an urban water supplier revises its water shortage contingency plan, the supplier shall submit to the department a copy of its water shortage contingency plan prepared pursuant to subdivision (a) of Section 10632 no later than 30 days after adoption, in accordance with protocols for submission and using electronic reporting tools developed by the department.

(c)

(1)

(A) Notwithstanding Section 10231.5 of the Government Code, the department shall prepare and submit to the Legislature, on or before July 1, in the years ending in seven and two, a report summarizing the status of the plans and water shortage contingency plans adopted pursuant to this part. The report prepared by the department shall identify the exemplary elements of the individual plans and water shortage contingency plans. The department shall provide a copy of the report to each urban water supplier that has submitted its plan and water shortage contingency plan to the department. The department shall also prepare reports and provide data for any legislative hearings designed to consider the effectiveness of plans and water shortage contingency plans submitted pursuant to this part.

(B) The department shall prepare and submit to the board, on or before September 30 of each year, a report summarizing the submitted water supply and demand assessment results along with appropriate reported water shortage conditions and the regional and statewide analysis of water supply conditions developed by the department. As part of the report, the department shall provide a summary and, as appropriate, urban water supplier specific information regarding various shortage response actions implemented as a result of annual supplier-specific water supply and demand assessments performed pursuant to Section 10632.1.

(C) The department shall submit the report to the Legislature for the 2015 plans by July 1, 2017, and the report to the Legislature for the 2020 plans and water shortage contingency plans by July 1, 2022.

(2) A report to be submitted pursuant to subparagraph (A) of paragraph (1) shall be submitted in compliance with Section 9795 of the Government Code.

(d) The department shall make available to the public the standard the department will use to identify exemplary water demand management measures.

Section 10645.

(a) Not later than 30 days after filing a copy of its plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.

(b) Not later than 30 days after filing a copy of its water shortage contingency plan with the department, the urban water supplier and the department shall make the plan available for public review during normal business hours.

Chapter 4. Miscellaneous Provisions, Sections 10650–10657

Section 10650.

Any actions or proceedings, other than actions by the board, to attack, review, set aside, void, or annul the acts or decisions of an urban water supplier on the grounds of noncompliance with this part shall be commenced as follows:

(a) An action or proceeding alleging failure to adopt a plan or a water shortage contingency plan shall be commenced within 18 months after that adoption is required by this part.

(b) Any action or proceeding alleging that a plan or water shortage contingency plan, or action taken pursuant to either, does not comply with this part shall be commenced within 90 days after filing of the plan or water shortage contingency plan or an amendment to either pursuant to Section 10644 or the taking of that action.

Section 10651.

In any action or proceeding to attack, review, set aside, void, or annul a plan or a water shortage contingency plan, or an action taken pursuant to either by an urban water supplier on the grounds of noncompliance with this part, the inquiry shall extend only to whether there was a prejudicial abuse of discretion. Abuse of discretion is established if the supplier has not proceeded in a manner required by law or if the action by the water supplier is not supported by substantial evidence.

Section 10652.

The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) does not apply to the preparation and adoption of plans pursuant to this part or to the implementation of actions taken pursuant to Section 10632. Nothing in this part shall be interpreted as exempting from the California Environmental Quality Act any project that would significantly affect water supplies for fish and wildlife, or any project for implementation of the

plan, other than projects implementing Section 10632, or any project for expanded or additional water supplies.

Section 10653.

The adoption of a plan shall satisfy any requirements of state law, regulation, or order, including those of the board and the Public Utilities Commission, for the preparation of water management plans, water shortage contingency plans, or conservation plans; provided, that if the board or the Public Utilities Commission requires additional information concerning water conservation, drought response measures, or financial conditions to implement its existing authority, nothing in this part shall be deemed to limit the board or the commission in obtaining that information. The requirements of this part shall be satisfied by any urban water demand management plan that complies with analogous federal laws or regulations after the effective date of this part, and which substantially meets the requirements of this part, or by any existing urban water management plan which includes the contents of a plan required under this part.

Section 10654.

An urban water supplier may recover in its rates the costs incurred in preparing its urban water management plan, its drought risk assessment, its water supply and demand assessment, and its water shortage contingency plan and implementing the reasonable water conservation measures included in either of the plans.

Section 10655.

If any provision of this part or the application thereof to any person or circumstances is held invalid, that invalidity shall not affect other provisions or applications of this part which can be given effect without the invalid provision or application thereof, and to this end the provisions of this part are severable.

Section 10656.

An urban water supplier is not eligible for a water grant or loan awarded or administered by the state unless the urban water supplier complies with this part.

Section 10657.

The department may adopt regulations regarding the definitions of water, water use, and reporting periods, and may adopt any other regulations deemed necessary or desirable to implement this part. In developing regulations pursuant to this section, the department shall solicit broad public participation from stakeholders and other interested persons.

Appendix D: Dept. of Water Resources UWMP Checklist

City of Ukiah 2025 Urban Water Management Plan

Retail (x = required)	Wholesale (x = required)	Order	2025 Guidebook Location	Water Code Section	Summary as Applies to UWMP	Subject	Relevant Submittal Table	2025 UWMP Location
x	x	1	Chapter 1	10615	A plan shall describe and evaluate sources of supply, reasonable and practical efficient uses, reclamation and demand management activities.	Introduction and overview	n/a	Executive Summary
x	x	1	Chapter 1	10630.5	Each plan shall include a simple description of the Supplier's plan including water availability, future requirements, a strategy for meeting needs, and other pertinent information. Additionally, a Supplier may also choose to include a simple description at the beginning of each chapter.	Plan preparation	n/a	Executive Summary
x	x	2.1	Section 2.1	10620(b)	Every person that becomes a Supplier shall adopt UWMP within one year after it has become a Supplier.	Plan preparation	n/a	Section 1.2 / Appendix A
x	n/a	2.5	Section 2.5	10644	Supplier shall report the Public Water Systems number, volume of delivered water, and number of connections that are included in this UWMP.	Plan preparation	2-1	Section 2.6.2 -2.6.4 & 6.5 / Appendix E
x	x	2.5	Section 2.5	10644	Supplier shall report if this UWMP is an individual UWMP and whether the Supplier belongs to a regional UWMP or regional alliance.	Plan preparation	2-2	Appendix E
x	x	2.5	Section 2.5	10644	Supplier shall report whether the data is in fiscal or calendar years and the units of measure used for reporting water volumes.	Plan preparation	2-3	Appendix E
x	x	2.4	Section 2.4	10642	Provide supporting documentation that the Supplier has encouraged active involvement of diverse social, cultural, and economic elements of the population within the service area prior to and during the preparation of the plan and contingency plan.	Plan preparation	n/a	Section 1.2 / Section 8.6
x	x	2.4	Section 2.4.2	10620(d)(3)	Coordinate the preparation of its plan with other appropriate agencies in the area, including other Suppliers that share a common source, water management agencies, and relevant public agencies, to the extent practicable.	Plan preparation	n/a	Section 1.2
x	n/a	2.4	Section 2.4.1	10631(h)	Retail Suppliers will include documentation that they have provided their Wholesale Supplier(s)—if any—with water use projections from that source.	Plan preparation	2-4 R	N/A
n/a	x	2.4	Section 2.4.1	10631(h)	Wholesale Suppliers will provide their Suppliers with identification and quantification of the existing and planned sources of water available from the Wholesale Supplier to the Supplier during various water year types.	Plan preparation	2-4 W	N/A
x	x	3	Chapter 3.0	10631(a)	Describe the Supplier service area.	System description	n/a	Section 2.2
x	x	3.3	Section 3.3	10631(a)	Describe the climate of the Supplier's service area.	System description	n/a	Section 2.4
x	x	3.4	Section 3.4.1	10631(a)	Provide the current and projected service area populations for 2030, 2035, 2040, 2045 and optionally 2050.	System description	3-1	Section 2.5 / Table 2.5 & 2.6
x	x	3.4	Section 3.4.2	10631(a)	Describe other social, economic, and demographic factors affecting the Supplier's water management planning.	System description	n/a	N/A
x	x	3.5	Section 3.5	10631(a)	Describe the land uses within the service area… include the current and projected land uses within the existing or anticipated service area affecting the Supplier's water management planning. Describe the land uses within the service area.	System description and baselines	n/a	Section 2.3
x	Optional	4.2	Sections 4.2.3 and 4.2.4	10631(d)(1)	Quantify past, current, and projected water use, identifying the uses among water use sectors.	System water use	4-1 and 4-2	Sections 6.5 & 6.6 / Table 6.1 - 6.4 / Table 6.7
x	Optional	4.3	Section 4.3.1	10631(d)(3)(A)	Report the distribution system water loss for each of the five years preceding the plan update.	System water use	4-5	Sections 6.6.2 & 6.6.3 / Table 6.3
x	n/a	4.3	Section 4.3.2	10631(d)(3)(C)	Retail Suppliers shall provide data to show the distribution loss standards were met.	System water use	4-6	Sections 6.6
x	n/a	4.2	Section 4.2.5.4	10631.1(a)	Include projected water use needed for lower income housing projected in the service area of the Supplier.	System water use	4-3	Sections 6.9.2 - 6.9.4
x	n/a	4.2	Section 4.2.5.3	10631(d)(4)(A)	In projected water use, include estimates of water savings from adopted codes, plans, and other policies or laws.	System water use	4-3	Sections 6.9.1 & 6.9.3 / Section 9.4
x	n/a	4.2	Section 4.2.5.3	10631(d)(4)(B)	Provide citations of codes, standards, ordinances, or plans used to make water use projections.	System water use	4-3	Sections 6.8 & 6.9
x	n/a	4.2	Section 4.2.5.3	10631(d)(4)(B)(ii)	To the extent that a Supplier reports the information described in subparagraph (A), an urban water Supplier shall… Indicate the extent that the water use projections consider savings from codes, standards, ordinances, or transportation and land use plans. Water use projections that do not account for these water savings shall be noted of that fact.	System water use	4-3	N/A
x	x	4.2	Section 4.2.5.6	10635(b)	Demands under climate change considerations must be included as part of the drought risk assessment.	System water use	n/a	Sections 7.1 - 7.3
n/a	x	5.1	Section 5.1	10608.36	Wholesale Suppliers shall include an assessment of present and proposed future measures, programs, and policies to help their Retail Suppliers achieve targeted water use reductions.	Baselines and targets	n/a	N/A
x	n/a	5.2	Section 5.2	10608.4	Retail Suppliers shall report on their compliance in meeting their water use targets. Reporting requirements will vary depending on whether the Supplier: - Was considered an urban retail water supplier in 2020, - Met its 2020 target in 2020, or - Was part of a merger or consolidation since 2020. Chapter 5 Subsections 5.2.1, 5.2.2, and 5.2.3 address each of these situations.	Baselines and targets	5-1	Sections 6.8 & 6.9
x	x	6.1	Section 6.1	10631(b)(2)	When multiple sources of water supply are identified, describe the management of each supply in relationship to other identified supplies.	System supplies	n/a	Section 3 / Sections 7.6 & 7.8
x	x	6.1	Sections 6.1 and 6.2	10631(b)(1)	Provide a discussion of anticipated supply availability under a normal, single dry year, and a drought lasting five years, as well as more frequent and severe periods of drought, including changes in supply due to climate change.	System supplies	n/a	Sections 7.6 & 7.7
x	x	6.2	Section 6.2.2	10631(b)(4)(C)	Indicate whether groundwater is an existing or planned source of water available to the Supplier. If groundwater is identified as an existing or planned source of water… (include) a detailed description and analysis of the location, amount and sufficiency of groundwater pumped by the Supplier for the past five years.	Water supplies and recycled water	6-1	Sections 3.4 & 3.5
x	x	6.2	Section 6.2.2	10631(b)(4)(A)	Indicate whether a groundwater sustainability plan or groundwater management plan has been adopted by the Supplier or if there is any other specific authorization for groundwater management. Include a copy of the plan or authorization.	System supplies	n/a	Sections 3.4 & 3.5
x	x	6.2	Section 6.2.2	10631(b)(4)(B)	Describe the groundwater basin.	System supplies	n/a	Section 3.3
x	x	6.2	Section 6.2.2	10631(b)(4)(B)	Indicate if the basin has been adjudicated and include a copy of the court order or decree and a description of the amount of water the Supplier has the legal right to pump.	System supplies	n/a	Section 3.3
x	x	6.2	Section 6.2.2	10631(b)(4)(B)	For unadjudicated basins… (include) information as to whether DWR has identified the basin as a high- or medium-priority basin in the most current official departmental bulletin.	Water supplies and recycled water	n/a	3.3.1
x	x	6.2	Section 6.2.2	10631(b)(4)(B)	For unadjudicated basins… describe efforts by the Supplier to coordinate with sustainability or groundwater agencies to achieve sustainable groundwater conditions.	Water supplies and recycled water	n/a	3.3.1
x	x	6.2	Section 6.2.2.	10631(b)(4)(C)	If groundwater is identified as an existing or planned source of water… (include) a detailed description and analysis of the location, amount and sufficiency of groundwater pumped by the Supplier for the past five years.	System supplies	n/a	Sections 3.3 & 3.4
x	x	6.2	Section 6.2.2	10631(b)(4)(D)	Provide a detailed description and analysis of the amount and location of groundwater that is projected to be pumped.	System supplies	6-9	Sections 3.3 & 3.4
x	x	6.1	Section 6.1	10631(b)	Identify and quantify the existing and planned sources of water available for 2025, 2030, 2035, 2040, 2045 and optionally 2050.	System supplies	6-8 and 6-9	Sections 2.6 & 7.7 / Table 7.1 - 7.7
x	x	6.2	Section 6.2.7	10631(c)	Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis.	System supplies	n/a	Section 3.6

x	n/a	6.2	Section 6.2.5	10633(a)	Describe the wastewater collection and treatment systems in the Supplier's service area with quantified amount of collection and treatment and the disposal methods.	System supplies (recycled water)	6-2	Section 4.2
x	x	6.2	Section 6.2.5	10633(b)	Describe the quantity of treated wastewater that meets recycled water standards, is being discharged, and is otherwise available for use in a recycled water project.	System supplies (recycled water)	6-3	Section 4.2.1
x	x	6.2	Section 6.2.5	10633(c)	Describe the recycled water currently being used in the Supplier's service area.	System supplies (recycled water)	6-4	Section 4.3
x	x	6.2	Section 6.2.5	10633(d)	Describe and quantify the potential uses of recycled water and provide a determination of the technical and economic feasibility of those uses.	System supplies (recycled water)	6-4	Section 4.3.1
x	x	6.2	Section 6.2.5	10633(e)	Describe the projected use of recycled water within the Supplier's service area at the end of 5, 10, 15, and 20 years, and describe the actual use of recycled water in comparison to uses previously projected.	System supplies (recycled water)	6-4 and 6-5	Section 4.3
x	x	6.2	Section 6.2.5	10633(f)	Describe the actions that may be taken to encourage the use of recycled water and the projected results of these actions in terms of acre-feet of recycled water used per year.	System supplies (recycled water)	6-6	Section 8.6.3
x	x	6.2	Section 6.2.5	10633(g)	Provide a plan for optimizing the use of recycled water in the Supplier's service area.	System supplies (recycled water)	n/a	Section 4.3
x	x	6.2	Section 6.2.6	10631(g)	Describe desalinated water project opportunities for long-term supply.	System supplies	6-7	N/A
x	x	6.2	Section 6.2.10	10631(f)	Describe the expected future water supply projects and programs that may be undertaken by the water Supplier to address water supply reliability in average, single-dry, and for a period of drought lasting five consecutive water years.	System supplies	6-7	Sections 3.7
x	x	6.3	Section 6.3 and Appendix O	10631.2(a)	The UWMP must include energy information, as stated in the code, that a Supplier can readily obtain.	System suppliers, energy intensity	O-1A, O-1B, O-1C, and O-2	Section 3.8
x		7.1	Section 7.1	10634	Provide information on the quality of existing sources of water available to the Supplier and the manner in which water quality affects water management strategies and supply reliability.	Water supply reliability assessment	n/a	Section 5
x	x	7.2	Section 7.2	10635(a)	Service Reliability Assessment: Assess the water supply reliability during normal, dry, and a drought lasting five consecutive water years by comparing the total water supply sources available to the Supplier with the total projected water use over the next 20 years.	Water supply reliability assessment	7-2, 7-3, and 7-4	Sections 7.6 & 7.7
x	x	7.2	Section 7.2.3	10620(f)	Describe water management tools and options to maximize resources and minimize the need to import water from other regions.	Water supply reliability assessment	n/a	Sections 8 & 9
x	x	7.3	Section 7.3	10635(b)	Provide a drought risk assessment as part of information considered in developing the demand management measures and water supply projects.	Water supply reliability assessment	n/a	Section 7.5
x	x	7.3	Section 7.3	10635(b)(1)	Include a description of the data, methodology, and basis for one or more supply shortage conditions that are necessary to conduct a drought risk assessment for a drought period that lasts five consecutive years.	Water supply reliability assessment	n/a	Sections 7.6 & 7.7
x	x	7.3	Section 7.3	10635(b)(2)	Include a determination of the reliability of each source of supply under a variety of water shortage conditions.	Water supply reliability assessment	n/a	Section 8.4
x	x	7.3	Section 7.3	10635(b)(3)	Include a comparison of the total water supply sources available to the Supplier with the total projected water use for the drought period.	Water supply reliability assessment	7-5	Section 7.7 / Table 7.1 - 7.7
x	x	7.3	Section 7.3	10635(b)(4)	Include considerations of the historical drought hydrology, plausible changes on projected supplies and demands under climate change conditions, anticipated regulatory changes, and other locally applicable criteria.	Water supply reliability assessment	n/a	Sections 7.1 - 7.3
x	x	8	Chapter 8	10632(a)	Provide a water shortage contingency plan (WSCP) with specified elements below.	Water shortage contingency planning	n/a	Section 8
x	x	8	Chapter 8	10632(a)(1)	Provide an analysis of water supply reliability (from Guidebook Chapter 7) in the WSCP.	Water shortage contingency planning	n/a	Sections 8.4
x	x	8.2	Section 8.2	10632(a)(2)(A)	Provide the written decision-making process and other methods that the Supplier will use each year to determine its water reliability.	Water shortage contingency planning	n/a	Sections 8.5.1
x	x	8.2	Section 8.2	10632(a)(2)(B)	Provide data and methodology to evaluate the Supplier's water reliability for the current year and one dry year pursuant to factors in the code.	Water shortage contingency planning	n/a	Sections 8.5.2
x	x	8.3	Section 8.3	10632(a)(3)(A)	Define six standard water shortage levels of 10%, 20%, 30%, 40%, 50% shortage, and greater than 50% shortage. These levels shall be based on supply conditions, including percent reductions in supply, changes in groundwater levels, changes in surface elevation, or other conditions. The shortage levels shall also apply to a catastrophic interruption of supply.	Water shortage contingency planning	n/a	Section 8.6
x	x	8.3	Section 8.3	10632(a)(3)(B)	Suppliers with an existing WSCP that uses different water shortage levels must cross reference their categories with the six standard categories.	Water shortage contingency planning	8-1	N/A
x	x	8.4	Section 8.4	10632(a)(4)(A)	Suppliers with WSCPs that align with the defined shortage levels must specify locally appropriate supply augmentation actions.	Water shortage contingency planning	8-2	Section 8.7.8
x	x	8.4	Section 8.4	10632(a)(4)(B)	Specify locally appropriate demand reduction actions to adequately respond to shortages.	Water shortage contingency planning	8-3	Table 8.4
x	x	8.4	Section 8.4	10632(a)(4)(C)	Specify locally appropriate operational changes.	Water shortage contingency planning	8-2	Sections 8.6.5
x	x	8.4	Section 8.4	10632(a)(4)(D)	Specify additional mandatory prohibitions against specific water use practices that are in addition to State-mandated prohibitions are appropriate to local conditions.	Water shortage contingency planning	Table 8-3	Sections 8.6.3
x	x	8.4	Section 8.4	10632(a)(4)(E)	Estimate the extent to which the gap between supplies and demand will be reduced by implementation of the action.	Water shortage contingency planning	8-2 and 8-3	Sections 8.6.3
x	x	8.4	Section 8.4.6	10632.5	The UWMP shall include a seismic risk assessment and mitigation plan.	Water shortage contingency plan	n/a	Section 8.7
x	x	8.5	Section 8.5	10632(a)(5)(A)	Suppliers must describe that they will inform customers, the public and others regarding any current or predicted water shortages.	Water shortage contingency planning	n/a	Section 8.8
x	x	8.5	Section 8.5	10632(a)(5)(B), 10632(a)(5)(C)	Suppliers must describe that they will inform customers, the public and others regarding any shortage response actions triggered or anticipated to be triggered and other relevant communications.	Water shortage contingency planning	n/a	Section 8.8.3
x	n/a	8.6	Section 8.6	10632(a)(6)	Retail Supplier must describe how it will ensure compliance with and enforce provisions of the WSCP.	Water shortage contingency planning	n/a	Section 8.8.2
x	x	8.7	Section 8.7	10632(a)(7)(A)	Describe the legal authority that empowers the Supplier to enforce shortage response actions.	Water shortage contingency planning	n/a	Section 8.8.2
x	x	8.7	Section 8.7	10632(a)(7)(B)	Provide a statement that the Supplier will declare a water shortage emergency per Water Code Chapter 3, *Water Shortage Emergencies* .	Water shortage contingency planning	n/a	Section 8.3 & 8.11
x	x	8.7	Section 8.7	10632(a)(7)(C)	Provide a statement that the Supplier will coordinate with any city or county within which it provides water for the possible proclamation of a local emergency.	Water shortage contingency planning	n/a	Section 8.8
x	x	8.8	Section 8.8	10632(a)(8)(A)	Describe the potential revenue reductions and expense increases associated with activated shortage response actions.	Water shortage contingency planning	n/a	Section 8.8
x	x	8.8	Section 8.8	10632(a)(8)(B)	Provide a description of mitigation actions needed to address revenue reductions and expense increases associated with activated shortage response actions.	Water shortage contingency planning	n/a	Section 8.8
x	n/a	8.8	Section 8.8	10632(a)(8)(C)	Retail Suppliers must describe the cost of compliance with Water Code Chapter 3.3, *Excessive Residential Water Use During Drought* .	Water shortage contingency planning	n/a	Section 8.8
x	n/a	8.9	Section 8.9	10632(a)(9)	Retail Suppliers must describe the monitoring and reporting requirements and procedures that ensure appropriate data are collected, tracked, and analyzed for purposes of monitoring customer compliance.	Water shortage contingency planning	n/a	Section 8.8
x	x	8.10	Section 8.10	10632(a)(10)	Describe reevaluation and improvement procedures for monitoring and evaluation the WSCP to ensure risk tolerance is adequate and appropriate water shortage mitigation strategies are implemented.	Water shortage contingency planning	n/a	Section 8.8

x	n/a	8.11	Section 8.11	10632(b)	Analyze and define water features that are artificially supplied with water, including ponds, lakes, waterfalls, and fountains, separately from swimming pools and spas.	Water shortage contingency planning	n/a	
x	x	8.12	Section 8.12	10632(c)	Make available the WSCP to customers and any city or county where it provides water within 30 days after adoption of the plan.	Water shortage contingency planning	n/a	Section 8.10
x	n/a	9.1	Sections 9.1	10631(e)(1)	Retail Suppliers shall provide a description of the nature and extent of each demand management measure implemented over the past five years. The description will address specific measures listed in code.	Demand management measures	n/a	Section 9
n/a	x	9.2	Sections 9.2	10631(e)(2)	Wholesale Suppliers shall describe specific demand management measures listed in code, their distribution system asset management program, and Supplier assistance program.	Demand management measures	n/a	N/A
x	n/a	10	Chapter 10	10608.26(a)	Retail Suppliers shall conduct a public hearing to discuss adoption, implementation, and economic impact of water use targets (recommended to discuss compliance).	Plan adoption, submittal, and implementation	n/a	Sections 1.2 & 8.10
x	x	10.2	Section 10.2.1	10621(b)	Notify, at least 60 days prior to the public hearing, any city or county within which the Supplier provides water that the Supplier will be reviewing the UWMP and considering amendments or changes to the plan.	Plan adoption, submittal, and implementation	10-1	Section 1.2
x	x	10.4	Section 10.4	10621(f)	Each urban water Supplier shall update and submit its 2025 plan to DWR by July 1, 2026.	Plan adoption, submittal, and implementation	n/a	Section 1.1
x	x	10.2	Sections 10.2.2, 10.3, and 10.5	10642	Provide supporting documentation that the Supplier made the UWMP and WSCP available for public inspection, published notice of the public hearing, and held a public hearing about the UWMP and WSCP.	Plan adoption, submittal, and implementation	n/a	Sections 1.2 & 8.10
x	x	10.2	Section 10.2.2	10642	The Supplier is to provide the time and place of the hearing to any city or county within which the Supplier provides water.	Plan adoption, submittal, and implementation	10-1	Sections 1.2 & 8.10
x	x	10.3	Section 10.3.2	10642	Provide supporting documentation that the UWMP and WSCP has been adopted as prepared or modified.	Plan adoption, submittal, and implementation	n/a	Sections 1.2 & 8.10
x	x	10.4	Section 10.4	10644(a)	Provide supporting documentation that the Supplier has submitted their UWMP to the California State Library.	Plan adoption, submittal, and implementation	n/a	Sections 1.2 & 8.10
x	x	10.4	Section 10.4	10644(a)(1)	Provide supporting documentation that the Supplier has submitted their UWMP to any city or county within which the Supplier provides water no later than 30 days after adoption.	Plan adoption, submittal, and implementation	n/a	Sections 1.2 & 8.10
x	x	10.4	Sections 10.4.1 and 10.4.2	10644(a)(2)	The UWMP, or amendments to the UWMP, submitted to DWR shall be submitted electronically.	Plan adoption, submittal, and implementation	n/a	Sections 1.2 & 8.10
x	x	10.7	Section 10.7.2	10644(b)	If revised, submit a copy of the WSCP to DWR within 30 days of adoption.	Plan adoption, submittal, and implementation	n/a	Sections 1.2 & 8.10
x	x	10.5	Section 10.5	10645(a)	Provide supporting documentation that, not later than 30 days after filing a copy of its UWMP with DWR, the Supplier has or will make the plan available for public review during normal business hours.	Plan adoption, submittal, and implementation	n/a	Sections 1.2 & 8.10
x	x	10.5	Section 10.5	10645(b)	Provide supporting documentation that, not later than 30 days after filing a copy of its WSCP with DWR, the Supplier has or will make the plan available for public review during normal business hours.	Plan adoption, submittal, and implementation	n/a	Sections 1.2 & 8.10
x	x	10.6	Section 10.6	10621(c)	If Supplier is regulated by the Public Utilities Commission, include its plan and contingency plan as part of its general rate case filings.	Plan adoption, submittal, and implementation	n/a	N/A

Appendix E: Dept. of Water Resources UWMP Data Tables

City of Ukiah 2025 Urban Water Management Plan

Submittal Table 2-1 Retail: Public Water Systems			
Public Water System Number	Public Water System Name	Number of Municipal Connections 2025	Volume of Water Supplied 2025 (AF)
Add additional rows as needed			
CA2310003	City of Ukiah	5,114	2,792
	Total	5,114	2,792

DWR NOTES:

Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3

NOTES:

Submittal Table 2-2: Plan Identification		
Select One	**Type of Plan**	**Name of Regional Alliance or RUWMP** (Drop Down List)
☑	**Individual UWMP**	
	If Water Supplier is also a member of a SB X7-7 Regional Alliance, select name from the drop-down.	
☐	**Regional Urban Water Management Plan (RUWMP)**	
	If Supplier selected RUWMP, select name from the drop-down.	

NOTES:

Submittal Table 2-3: Supplier Identification	
Type of Supplier (select one or both)	
☐	Supplier is a wholesale supplier
☑	Supplier is a retail supplier
Fiscal or Calendar Year (select one)	
☑	UWMP Tables are in calendar years
☐	UWMP Tables are in fiscal years
If using fiscal years provide month and date that the fiscal year begins (mm/dd)	
Units of measure used in UWMP (Select from the drop down list).	
Unit	AF
DWR NOTES: **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Submittal Table 2-3.	
NOTES:	

Submittal Table 2-4 Retail: Water Supplier Information Exchange Water Code Section 10631(h)
The retail Supplier has informed the following wholesale supplier(s) of projected water use.
Wholesale Water Supplier Name
Add additional rows as needed
NOTES:

Submittal Table 3-1 Retail: Population - Current and Projected Water Code Section 10631(a)						
Population Served	2025	2030	2035	2040	2045	2050(opt)
	16,325	16,685	16,979	17,272	17,566	17,860
NOTES: See Section 2.5						

Submittal Table 4-1 Retail: Total Uses for Potable and Non-Potable Water — Actual Water Code Section 10631(d)(1)			
Use Type	Additional Description (as needed)	2025 Actual Water Use	
Drop down list May select each use multiple times These are the only use types that will be recognized by the WUEdata online submittal tool		**Potable or Non-Potable** (OPTIONAL) Drop down list	Volume (AF)
Add additional rows as needed			
Single Family		Potable	766
Multi-Family		Potable	766
Commercial		Potable	699
Industrial		Potable	47
Landscape		Potable	197
Other (optional)		Potable	25
Distribution System Water Loss		Potable	292
		Subtotal Potable	2792
		Subtotal Non-Potable	0
		Total	2,792
DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.			
NOTES: See Section 6.6.1			

Use Type	Additional Description (as needed)	Projected Water Use (Report To the Extent that Records are Available)					
Drop down list May select each use multiple times These are the only Use Types that will be recognized by the WUEdata online submittal tool		**Potable or Non-Potable** (OPTIONAL) Drop down list	**2030 (AF)**	**2035 (AF)**	**2040 (AF)**	**2045 (AF)**	**2050 opt (AF)**
Add additional rows as needed.							
Single Family		Potable	797	791	785	778	772
Multi-Family		Potable	797	791	785	778	772
Commercial		Potable	664	721	715	710	704
Industrial		Potable	45	49	49	49	48
Landscape		Potable	204	203	201	200	198
Other (optional)		Potable	26	26	26	25	25
Distribution System Water Loss		Potable	325	322	320	317	315
		Subtotal Potable	2,858	2,903	2,881	2,857	2,834
		Subtotal Non-Potable	0	0	0	0	0
		Total	2,858	2,903	2,881	2,857	2,834
DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.							
NOTES: See Section 6.9.3							

Submittal Table 4-3 Retail: Inclusion in Water Use Projections Water Code Section 10631 (a), 10631 (d)(4)(A), and 10631 (d)(4)(B)	
Are Future Water Savings Included in Projections? **Drop down list (y/n)**	Yes
If "Yes" to above, **state the section or page number**, in the cell to the right, where citations of the codes, ordinances, or otherwise are utilized in demand projections are found. ***Optional*** Suppliers may complete Optional Submittal Table 4-4 R to quantify the expected savings.	103
Are Lower Income Residential Demands Included In Projections? **Drop down list (y/n)**	Yes
Optional If the method for accounting Lower Income Residential Demands has been included, provide page number where this accounting can be found.	103
DWR NOTES: Additional guidance is provided in Appendix K.	
NOTES: Section 6.9.1 through 6.9.4	

Submittal Table 4-5 Retail: Water Loss Audit Reporting
Water Code Section 10631(d)(3)(A)

Public Water System ID # Reported in Table 2-1 R	Reporting Period	Submitted to DWR Water Loss Audit Program (yes/no)
Report submittal status for all five years for each Public Water System as available. **Add rows as needed**		
	2020	Yes
	2021	Yes
	2022	Yes
	2023	Yes
	2024	Yes
DWR NOTES: Suppliers will provide a link to the WUEdata submittals of their Water Loss Audit Reports.		
NOTES: See Section 6.6.2		

Submittal Table 4-6 Retail: Progress Towards 2028 Water Loss Standard
Water Code Section 10631(d)(3)(C)

Public Water System ID # Reported in Submittal Table 2-1 R	Did the Water Board Calculate a Water Loss Standard for this Public Water System? (y/n) If no, Supplier will not complete this row.	Real Water Loss					Apparent Water Loss				
		State Water Board Standard		Most Recent AWWA Water Loss Audit			State Water Board Standard		Most Recent AWWA Water Loss Audit		
		2028 Real Water Loss Standard per Unit per day	Units for Real Water Loss Drop down list	Number of Units (Connections or Miles corresponding with units selected)	Volume of Total Real Loss (from AWWA Water Loss Audit) (AF)	Real Water Loss Per Unit per Day	2028 Apparent Water Loss Standard per Unit per Day	Units for Apparent Water Loss	Number of Connections	Volume of Total Apparent Loss (from AWWA Water Loss Audit) (AF)	Apparent Water Loss Per Unit per Day
Add additional rows as needed.											
CA2310003	Yes	21.7	Gallons per Service Connection per Day (GPSCD)	5109	69.9	12.2	8.1	Gallons per Service Connection per Day (GPSCD)	5109	20.4	3.6
								Gallons per Service Connection per Day (GPSCD)			
								Gallons per Service Connection per Day (GPSCD)			

Water Board's Calculated Water Loss Standards

DWR NOTES: Units of measure (AF, CCF, MG) for Water Loss **MUST** remain consistent with units reported in Submittal Table 2-3. The units reported in Submittal Table 2-3 are used in this table's calculations.

NOTES: Sections 6.6.3 and 6.6.4

Submittal Table 5-1 Retail: SB X7-7 2020 Target Progress
Water Code Section 10608.40

☐	**Check the box if the Supplier was not an Urban Water Supplier during or before the 2020 UWMP reporting cycle. Proceed to the next table.**

Was Supplier part of a merger or consolidation since 2020?	Regional Alliance Target or Individual Target? Drop down list	2020 Target	Actual 2020 GPCD	Did Supplier Achieve Targeted Reduction for 2020?	**Only for suppliers that did not meet the Target in 2020 See DWR NOTES below.**	
					Actual 2025 GPCD (From SB X7-7 Compliance Form)	Did Supplier meet the 2020 Target in 2025?
No	Individual Target	186	168	Yes		NA

DWR NOTES:
Suppliers calculating a 2025 GPCD will need to complete and submit SB X 7-7 Compliance Tables to verify the use of SB X7-7 Methodologies.
Suppliers that were part of a merger or consolidation since 2020 see Chapter 5 and Appendix P for guidance.

NOTES: See Section 6.8. Actual 2025 GPCD was 153.

Submittal Table 6-1 Retail: Groundwater Volume Pumped
Water Code Section 10631(4) and 10631(4)(c)

☐	Check the box if the Supplier does not pump groundwater. Proceed to the next table.
☐	Check the box if all or part of the groundwater described below is desalinated. (OPTIONAL)

Groundwater Type **Drop Down List** May use each category multiple times	Potable or Non-Potable (OPTIONAL) **Drop down list**	Location or Basin Name	2021 (AF)	2022 (AF)	2023 (AF)	2024 (AF)	2025 (AF)
Add additional rows as needed							
Alluvial Basin	Potable	Ukiah Valley Groundwater Basin	2,253	1,464	1,770	2,217	2,120
		Total	2,253	1,464	1,770	2,217	2,120

DWR NOTES:
Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.

NOTES: See Section 3.3.

Submittal Table 6-2 Retail: Wastewater Collected Within Service Area
Water Code Section 10633(a)

☐	Check the box if there is no wastewater collection system. Proceed to the next table.
	Percentage of 2025 service area served by wastewater collection system (OPTIONAL)
	Percentage of 2025 service area population served by wastewater collection system (OPTIONAL)

Wastewater Collection			Recipient of Collected Wastewater	
Name of Wastewater Collection Agency	Wastewater Volume Metered or Estimated? OPTIONAL **Drop Down List**	Volume of Wastewater Collected from UWMP Service Area 2025 (AF)	Name of Wastewater Treatment Plant (WWTP) and Place ID Number **Drop down list**	Is WWTP Located Within UWMP Area? **Drop Down List**
Add additional rows as needed				
City of Ukiah	Estimated	1,875	Ukiah City WWTP, Place ID 268960	Yes
Total Wastewater Received from UWMP Service Area in 2025:		1,875		

DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.
Additional Guidance: See Appendix M, Section M.21 for detailed guidance on this table.

NOTES: See Section 4.2

☐	**Check the box if no wastewater is treated or disposed of within the UWMP service area.** Proceed to the next table.

Wastewater Treatment Plant Name and Place ID Number **Drop down list**	Does This Plant Treat Wastewater Generated Outside the UWMP Service Area? (OPTIONAL) **Drop down list**	2025 Volume of Wastewater Received from UWMP Service Area (As Reported in Submittal Table 6-2 R) (AF)	Total 2025 Volume of Water Treated (AF)	**2025 Outcomes of Treated Wastewater**										
				Water Recycled Within UWMP Service Area (enter data as applicable)		**Water Recycled Outside of UWMP Service Area** (enter data as applicable)		**Effluent Discharge that is not a Permitted Recycled Water Use** (enter data as applicable)		**Required Discharge for Instream Flow** (enter data as applicable)		**Delivered to Another Entity for Additional Treatment** (enter data as applicable)		
				Treatment Level **Drop down list**	Volume (AF)	Treatment Level **Drop down list**	Volume (AF)	Treatment Level **Drop down list**	Volume (AF)	Treatment Level **Drop down list**	Volume (AF)	Treatment Level **Drop down list**	Volume (AF)	Name of other entity
Add additional rows as needed														
Ukiah City WWTP, Place ID 268960	Yes	1,875	2,792	Tertiary	615			Tertiary	1260					
Total		1,875	2,792		615		0		1,260		0		0	

DWR NOTES:

Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.

IPR: Indirect Potable Reuse would have the treatment level of its end use requirement in the Level of Treatment drop-down.

Additional Guidance: See Appendix M, Section M.21 for detailed guidance on this table.

NOTES: See Sections 4.2 & 4.3

Submittal Table 6-4 Retail: Recycled Water Direct Beneficial Uses Within Service Area
Water Code Section 10633 (c),(d),(e)

☐ Check box if recycled water is not used and is not planned for use within the service area of the supplier. The supplier will only complete the column on "Potential Recycled Water Use" and submit an accompanying narrative on the feasibility of that potential recycled water use.

Name(s) of Facility/ies Producing (Treating) the Recycled Water (OPTIONAL) :	City of Ukiah
Name of Supplier Operating the Recycled Water Distribution System (OPTIONAL) :	City of Ukiah
Volume of Supplemental Water Added in 2025 (OPTIONAL) :	
Source of 2025 Supplemental Water (OPTIONAL) :	

Use Type Drop down list	Potable or Non-Potable (after treatment if treated) (OPTIONAL) Drop down list	Additional Information (as needed)	2025 (AF)	2030 (AF)	2035 (AF)	2040 (AF)	2045 (AF)	2050 (AF)	Potential Recycled Water Use	
									Volume	Narrative page number (OPTIONAL)
Add additional rows as needed										
Golf course irrigation	Non-Potable	Ukiah Valley Golf Course	0	220	220	220	220	220		
Landscape irrigation (exc golf courses)	Non-Potable	Ukiah High School, Pomolita Middle School, Frank Zeke Elementary, Todd Grove Park, adjacent parks, and softball fields. Includes agricultural lots.	615	1100	1100	1100	1100	1100		
Subtotal Potable			0	0	0	0	0	0	0	
Subtotal Non-Potable			615	1,320	1,320	1,320	1,320	1,320	0	
Total			615	1320	1320	1320	1320	1320	0	0

DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.
Additional Guidance: See Appendix M, Section M.21 for detailed guidance on this table.
Potential recycled water use: a description of the feasibility of these uses must be included in the narrative.
Multiple Producers: If you have multiple recycled water producers, submit a separate table for each.

NOTES: See Section 4.3

Submittal Table 6-5 Retail: 2020 UWMP Recycled Water Use Projection Compared to 2025 Actual
Water Code Section 10633(e)

☐	Check the box if recycled water was not used in 2025 nor previously projected for use in 2020. Proceed to the next table.

Use Type Drop Down list	2020 Projection for 2025 (AF)	2025 Actual Use (AF)
Add additional rows as needed		
Golf course irrigation	220	0
Landscape irrigation (exc golf courses)	1,180	615
Total	1,400	615

DWR NOTES:
Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure reported in Submittal Table 2-3
Additional Guidance: See Appendix M, Section M.21 for detailed guidance on this table.

NOTES: See Section 4.3

Submittal Table 6-6 Retail: Methods to Encourage Future Recycled Water Use
Water Code Section 10633(f)

☑	Check the box if the Supplier does not plan to expand recycled water use in the future. Supplier will not complete the table below but will provide narrative explanation.
	Provide page location of narrative in the UWMP

Name of Action	Description	Planned Implementation Year	Expected Increase in Recycled Water Use (AF)
Add additional rows as needed			
		Total (AF)	0
		Unit Conversion to AF	0

DWR NOTES:
Units of measure (AF, CCF, MG) MUST remain consistent with units reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.
The unit conversion to Acre Feet addresses the Water Code's requirement that this value be provided in acre-feet.

NOTES: See Section 4.3

Submittal Table 6-7 Retail: Expected Future Water Supply Projects or Programs
Water Code Section 10631(f)

☐	Check the box if there are no expected future water supply projects or programs that provide a quantifiable increase to the agency's water supply. Proceed to the next table.
☐	Check the box if some or all of the supplier's future water supply projects or programs are not compatible with this table and are described in a narrative format.
61	Provide page location of narrative in the UWMP

Name of Future Projects or Programs	Joint Project with other suppliers?		Additional Description (as needed)	**Potable or Non-Potable** (after treatment if treated) (OPTIONAL) Drop Down list	Planned Implementation Year	Planned for Use in Year Type **Drop Down List**	Expected Increase in Water Supply to Supplier (This may be a range) (AF)
	Drop Down List (yes/no)	If Yes, Supplier Name					
Add additional rows as needed							
Well #10	No		City is planning to construct a new well (Well #10) with a capacity of approximately 600 to 1,000 gpm to help the City maintain and continue to provide its existing customers with safe, reliable, and redundant water supply.	Potable	N/A	Average Year	968-1,613

DWR NOTES:
Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure reported in Submittal Table 2-3.

NOTES: See Section 3.7

Submittal Table 6-8 Retail: Water Supplies — Actual
Water Code Section 10631(b)

Water Supply		2025		
Drop down list May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool	Additional Description (as needed)	**Potable or Non-Potable** (after treatment if treated) (OPTIONAL) Drop Down list	Actual Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)
Add additional rows as needed				
Surface water (not desalinated)	Russian River	Potable	671	16,507
Groundwater (not desalinated)	Ukiah Valley Basin	Potable	2,120	4,677
		Subtotal Potable	2,791	21,184
		Subtotal Non-Potable	0	0
		Total	2,791	21,184

DWR NOTES:
Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table identifies the unit of measure selected in Submittal Table 2-3.
Total Entitlement: e.g. Water Right, Groundwater Allocation, Contracted Amount.

NOTES: See Section 3.2 & 3.3

Submittal Table 6-9 Retail: Water Supplies — Projected
Water Code Section 10631 (b)

Water Supply			Projected Water Supply (Report to the Extent Practicable)									
			2030		2035		2040		2045		2050 (opt)	
Drop down list May use each category multiple times. These are the only water supply categories that will be recognized by the WUEdata online submittal tool	Additional Detail on Water Supply	**Potable or Non-Potable** (after treatment if treated) (OPTIONAL) Drop Down list	Reasonably Available Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)	Reasonably Available Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)	Reasonably Available Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)	Reasonably Available Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)	Reasonably Available Volume (AF)	Total Entitlement (OPTIONAL) See 'DWR Notes' below (AF)
Add additional rows as needed												
Surface water (not desalinated)	Russian River	Potable	1,215	16,507	1,206	16,507	1,196	16,507	1,187	16,507	1,176	16,507
Groundwater (not desalinated)	Ukiah Valley Groundwater Basin	Potable	1,711	4,677	1,698	4,677	1,684	4,677	1,671	4,677	1,657	4,677
		Subtotal Potable	2,926	21,184	2,904	21,184	2,880	21,184	2,858	21,184	2,833	21,184
		Subtotal Non-Potable	0	0	0	0	0	0	0	0	0	0
		Total	2,926	21,184	2,904	21,184	2,880	21,184	2,858	21,184	2,833	21,184

DWR NOTES:

Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.

Total Entitlement: e.g. Water Right, Groundwater Allocation, Contracted Amount.

NOTES: See Section 7.7

Optional Submittal Table 7-1 Retail: Basis of Water Year Data (Reliability Assessment)			
Year Type	Base Year If not using a calendar year, type in the last year of the fiscal, water year, or range of years, for example, water year 2024-2025, use 2025	Available Supplies if Year Type Repeats ☑ Check the box if quantification of available supplies is not compatible with this table and is provided elsewhere in the UWMP. **Location:** Section 7 Quantification of available supplies is provided in this table as either volume only, percent only, or both.	
		Volume Available (AF)	% of Average Supply
Average Year			100%
Single-Dry Year			
Consecutive Dry Years 1st Year			
Consecutive Dry Years 2nd Year			
Consecutive Dry Years 3rd Year			
Consecutive Dry Years 4th Year			
Consecutive Dry Years 5th Year			
DWR NOTES: Supplier may use multiple versions of Submittal Table 7-1 R if different water sources have different base years and the supplier chooses to report the base years for each water source separately. If a Supplier uses multiple versions of Submittal Table 7-1 R, in the "Note" section of each submittal table, state that multiple versions of Submittal Table 7-1 R are being used and identify the particular water source that is being reported in each submittal table. **Units of measure (AF, CCF, MG)** must remain consistent throughout the UWMP as reported in Submittal Table 2-3. This table reports the units of measure reported in Submittal Table 2-3.			
NOTES:			

Submittal Table 7-2 Retail: Normal Year Supply and Use Comparison Water Code Section 10635 (a)					
	2030 (AF)	2035 (AF)	2040 (AF)	2045 (AF)	2050 (AF)
Supply totals (autofill from Submittal Table 6-9 R)	2,926	2,904	2,880	2,858	2,833
Use totals (autofill from Submittal Table 4-2 R)	2,926	2,904	2,880	2,858	2,833
Surplus/(shortfall)	0	0	0	0	0
OPTIONAL Planned WSCP Actions					
WSCP - supply augmentation benefit					
WSCP - use reduction savings benefit					
Revised Surplus/(shortfall)					
DWR NOTES : Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.					
NOTES:					

Submittal Table 7-3 Retail: Single Dry Year Supply and Use Comparison Water Code Section 10635(a)					
	2030 (AF)	2035 (AF)	2040 (AF)	2045 (AF)	2050 (AF)
Supply totals	3,160	3,136	3,111	3,086	3,060
Use totals	3,160	3,136	3,111	3,086	3,060
Surplus/(shortfall)	0	0	0	0	0
OPTIONAL Planned WSCP Actions					
WSCP - supply augmentation benefit					
WSCP - use reduction savings benefit					
Revised Surplus/(shortfall)					
DWR NOTES : Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.					
NOTES: See Section 7.7					

Submittal Table 7-4 Retail: Multiple Dry Years Supply and Use Comparison Water Code Section 10635(a)						
		2030 (AF)	2035 (AF)	2040 (AF)	2045 (AF)	2050 (AF)
First year	Supply totals	3,166	3,155	3,131	3,106	3,081
	Use totals	3,166	3,155	3,131	3,106	3,081
	Surplus/(shortfall)	0	0	0	0	0
	OPTIONAL Planned WSCP Actions					
	WSCP - supply augmentation benefit					
	WSCP - use reduction savings benefit					
	Revised Surplus/(shortfall)					
Second year	Supply totals	3,220	3,209	3,184	3,159	3,132
	Use totals	3,220	3,209	3,184	3,159	3,132
	Surplus/(shortfall)	0	0	0	0	0
	OPTIONAL WSCP Actions					
	WSCP - supply augmentation benefit					
	WSCP - use reduction savings benefit					
	Revised Surplus/(shortfall)					
Third year	Supply totals	3,069	3,058	3,034	3,010	2,985
	Use totals	3,069	3,058	3,034	3,010	2,985
	Surplus/(shortfall)	0	0	0	0	0
	OPTIONAL Planned WSCP Actions					
	WSCP - supply augmentation benefit					
	WSCP - use reduction savings benefit					
	Revised Surplus/(shortfall)					
Fourth year	Supply totals	3,064	3,054	3,030	3,005	2,980
	Use totals	3,064	3,054	3,030	3,005	2,980
	Surplus/(shortfall)	0	0	0	0	0
	OPTIONAL Planned WSCP Actions					
	WSCP - supply augmentation benefit					
	WSCP - use reduction savings benefit					
	Revised Surplus/(shortfall)					
Fifth year	Supply totals	3,072	3,049	3,025	3,000	2,975
	Use totals	3,072	3,049	3,025	3,000	2,975
	Surplus/(shortfall)	0	0	0	0	0
	OPTIONAL Planned WSCP Actions					
	WSCP - supply augmentation benefit					
	WSCP - use reduction savings benefit					
	Revised Surplus/(shortfall)					
DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.						
NOTES: See Section 7.7						

Submittal Table 7-5 Retail: Five-Year Drought Risk Assessment Water Code Section 10635(b)(3)	
2026	**Total**
Total Water Use (AF)	3,166
Total Supplies (AF)	3,166
Surplus/Shortfall w/o WSCP Action	0
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit (AF)	
WSCP - use reduction savings benefit (AF)	
Revised Surplus/(shortfall)	
2027	**Total**
Total Water Use (AF)	3,220
Total Supplies (AF)	3,220
Surplus/Shortfall w/o WSCP Action	0
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit (AF)	
WSCP - use reduction savings benefit (AF)	
Revised Surplus/(shortfall)	
2028	**Total**
Total Water Use (AF)	3,069
Total Supplies (AF)	3,069
Surplus/Shortfall w/o WSCP Action	0
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit (AF)	
WSCP - use reduction savings benefit (AF)	
Revised Surplus/(shortfall)	
2029	**Total**
Total Water Use (AF)	3,064
Total Supplies (AF)	3,064
Surplus/Shortfall w/o WSCP Action	0
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit (AF)	
WSCP - use reduction savings benefit (AF)	
Revised Surplus/(shortfall)	
2030	**Total**
Total Water Use (AF)	3,072
Total Supplies (AF)	3,072
Surplus/Shortfall w/o WSCP Action	0
OPTIONAL Planned WSCP Actions (use reduction and supply augmentation)	
WSCP - supply augmentation benefit (AF)	
WSCP - use reduction savings benefit (AF)	
Revised Surplus/(shortfall)	
DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.	
NOTES: See Section 7.7	

Submittal Table 8-1: Cross-reference for Standard vs Supplier Shortage Levels Water Code Section 10632(a)(3)(B)			
☑	Check the box if the Supplier uses the Standard six levels of water shortage. Proceed to the next table.		
Standard Shortage Levels	**Percent Shortage Range**	**Suppliers Shortage Levels**	**Percent Shortage Range**
1	Up to 10%		
2	Up to 20%		
3	Up to 30%		
4	Up to 40%		
5	Up to 50%		
6	>50%		
NOTES: See Section 8.7			

Submittal Table 8-2 Retail: Supply Augmentation and Other Actions Water Code Section 10632(a)(4)(A),(C) and (E)				
Yes	Is the Supplier completing this table using the standard six levels? (yes/no)			
Shortage Level	Supply Augmentation Methods and Other Actions by Water Supplier **Drop down list** These are the only categories that will be accepted by the WUEdata online submittal tool	How much is this going to reduce the shortage gap?		Additional Explanation or Reference (OPTIONAL)
		Volume or Percentage Drop down	Shortage Gap Reduction Value (May be a range) (AF)	
Add additional rows as needed				
1	Expand Public Information Campaign	Percentage	Up to 10%	
2	Improve Customer Billing	Percentage	Up to 20%	Billing can be used to flag high use.
3	Transfers	Percentage	Up to 30%	Coordination with adjacent agencies to prepare for possible need of water if conditions worsen.
4	Other purchases	Percentage	Up to 40%	Possible rental of purchase of potable water tanks, or potable pumps
5	Implement or Modify Drought Rate Structure or Surcharge	Percentage	Up to 50%	
6	Other actions (describe)	Percentage	Greater than 50%	Mobilize potable water trucks. Decrease pressure in water mains.
DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.				
NOTES: See Section 8.7.9				

Submittal Table 8-3 Retail: Demand Reduction Actions
Water Code Section 10632(a)(4)(B),(D), and (E)

Yes	Is the Supplier completing this table using the standard six levels? (yes/no)				
Shortage Level	Demand Reduction Actions **Drop down list** These are the only categories that will be accepted by the WUEdata online submittal tool. Select those that apply.	How much is this going to reduce the shortage gap?		Additional Explanation or Reference (OPTIONAL)	Penalty, Charge, or Other Enforcement? **For Retail Suppliers Only** Drop Down List
		Volume or Percentage Drop down	Shortage Gap Reduction Value (May be a range) (AF)		
Add additional rows as needed					
1	Landscape - Limit landscape irrigation to specific times	Percentage	Up to 10%	No Potable Irrigation between 10 am to 8 pm	No
1	Water Features - Restrict water use for decorative water features, such as fountains	Percentage	Up to 10%	No Person Shall Operate a Decorative Water Feature (Fountains, Ponds, etc.) that Does Not have a Recirculating System	No
1	Landscape - Limit landscape irrigation to specific days	Percentage	Up to 10%	All Potable Landscape Irrigation Limited to No More than Three (3) Days per Week	No
1	Landscape - Other landscape restriction or prohibition	Percentage	Up to 10%	All Potable Landscape Irrigation Limited to No More than 15 minutes per Station per Watering Day	No
1	Other - Customers must repair leaks, breaks, and malfunctions in a timely manner	Percentage	Up to 10%	Repair or Isolate Leaks within 72 Hours of Notification by the City	No
1	Other - Prohibit use of potable water for washing hard surfaces	Percentage	Up to 10%	No Washing Sidewalks and Driveways with Water	No
1	Other - Require automatic shut of hoses	Percentage	Up to 10%	Car Washing Only with Bucket or a Hose with Shutoff Valve or Nozzle	No
1	Landscape - Restrict or prohibit runoff from landscape irrigation	Percentage	Up to 10%	Excess Irrigation Runoff is Prohibited	No
1	Landscape - Other landscape restriction or prohibition	Percentage	Up to 10%	No Potable Landscape Irrigation During or Within 48 hours of a Rain Event	No
1	CII - Restaurants may only serve water upon request	Percentage	Up to 10%	Restaurants to Serve Water Only Upon Request	No
1	CII - Other CII restriction or prohibition	Percentage	Up to 10%	Restaurants to Wash Kitchen and Dining Room with Bucket or Specialized Water Broom Only	No
1	CII - Lodging establishment must offer opt out of linen service	Percentage	Up to 10%	Hotels/Motels to Provide Customer Option of Daily Laundry	No
1	Other	Percentage	Up to 10%	Automobile Wash Business Must Use Water Recycling Systems	No
2	Landscape - Limit landscape irrigation to specific days	Percentage	Up to 20%	All Potable Landscape Irrigation Limited to No More than Two (2) Days per Week	Yes
2	Landscape - Other landscape restriction or prohibition	Percentage	Up to 20%	All Potable Landscape Irrigation Limited to No More than 10 minutes per Station per Watering Day	Yes
2	Water Features - Restrict water use for decorative water features, such as fountains	Percentage	Up to 20%	No Refilling of Ornamental Lakes or Ponds, Except to Sustain Aquatic Life	Yes
2	Other - Customers must repair leaks, breaks, and malfunctions in a timely manner	Percentage	Up to 20%	Repair or Isolate Leaks within 48 Hours of Notification by the City	Yes
2	Pools and Spas - Require covers for pools and spas	Percentage	Up to 20%	Pools or Spas to have a Cover to Prevent Evaporation	Yes
2	Water Features - Restrict water use for decorative water features, such as fountains	Percentage	Up to 20%	Cease All Operation of a Decorative Water Features (Fountains, Ponds, etc.)	Yes
2	Landscape - Other landscape restriction or prohibition	Percentage	Up to 20%	No Potable Landscape Irrigation During or Within 72 hours of a Rain Event	Yes
2	Other	Percentage	Up to 20%	Commercial Nurseries shall Use Water Only During the Hours from Midnight to 6 am	Yes
2	Other	Percentage	Up to 20%	Commercial Landowners to Allow Tenants the Option of Replacing Lawns & Landscapes	Yes
3	Landscape - Limit landscape irrigation to specific days	Percentage	Up to 30%	All Potable Landscape Irrigation Limited to No More than Once per Week from June 1 to Oct 31 and No Potable Irrigation from Nov 1 to May 31	Yes
3	Landscape - Other landscape restriction or prohibition	Percentage	Up to 30%	All Potable Landscape Irrigation Limited to No More than 8 minutes per Station per Week	Yes
3	Other - Customers must repair leaks, breaks, and malfunctions in a timely manner	Percentage	Up to 30%	Repair or Isolate Leaks within 24 Hours of notification by the City	Yes
3	Other	Percentage	Up to 30%	Car Washing Limited to Only Automobile Washes that Use Water Recycling Systems	Yes
3	Landscape - Other landscape restriction or prohibition	Percentage	Up to 30%	No Potable Landscape Irrigation During or Within 1 Week of a Rain Event	Yes
3	CII - Other CII restriction or prohibition	Percentage	Up to 30%	Restaurants to Wash Dining Room Once Daily (after Close of Business) and Only with Bucket or Specialized Water Broom	Yes
3	CII - Other CII restriction or prohibition	Percentage	Up to 30%	Restaurants to Pre-Soak Dishes	Yes
3	CII - Other CII restriction or prohibition	Percentage	Up to 30%	Restaurants to Install Solenoid Valve for Sinks with Garbage Disposals	Yes
3	CII - Other CII restriction or prohibition	Percentage	Up to 30%	No Commercial Window-Washing	Yes
3	Other	Percentage	Up to 30%	Apartment Buildings to Certify Low-Flow Fixtures (Showerheads and Faucets) are Installed prior to Leasing Apartments	Yes
3	CII - Other CII restriction or prohibition	Percentage	Up to 30%	Commercial Buildings and Restaurants to Replace/Install Waterless Urinals	Yes
3	CII - Other CII restriction or prohibition	Percentage	Up to 30%	Commercial Buildings and Restaurants to Replace/Install Low-Flow Toilets	Yes
3	Other	Percentage	Up to 30%	Hotels/Motels to Wash Laundry Only After Change of Customer	Yes
4	Landscape - Prohibit all landscape irrigation	Percentage	Up to 30%	Cease All Irrigation Except by Reclaimed Water or Except for Crops or Horticulture (Nurseries) or for Fire or Erosion Maintenance	Yes
4	Other water feature or swimming pool restriction	Percentage	Up to 30%	No Refilling of Pools or Spas	Yes
4	CII - Other CII restriction or prohibition	Percentage	Up to 30%	Commercial Landscape to be Replaced with CA-Friendly Landscape	Yes
5 & 6	Other	Percentage	Up to 50%	This Stage Involves Only Operational/Management Response Actions	Yes

DWR NOTES: Units of measure (AF, CCF, MG) must remain consistent throughout the UWMP as reported in Submittal Table 2-3.

NOTES: See Section 8.7.9 / Table 8.3

Submittal Table 10-1 Retail: Notification to Cities and Counties Water Code Section 10621(b) and 10642		
City Name	60 Day Notice Drop Down (yes/no)	Notice of Public Hearing Drop Down (yes/no)
Add additional rows as needed		
River Estates Mutual Water Corporation	Yes	Yes
Mendocino Local Agency Formation Commission	Yes	Yes
Mendocino County Planning and Building Services	Yes	Yes
Russian River Flood Control and Water Conservation District	Yes	Yes
Hopland Public Utility District	Yes	No
Ukiah Valley Basin Groundwater Sustainability Agency	Yes	Yes
Ukiah Valley Sanitation District	Yes	Yes
Capella County Water District	Yes	No
Millview County Water District	Yes	Yes
Redwood Valley Count Water District	Yes	Yes
Rogina Water Company	Yes	Yes
Sonoma Water	Yes	Yes
Willow County Water District	Yes	Yes
County Name Drop Down List	60 Day Notice Drop Down (yes/no)	Notice of Public Hearing Drop Down (yes/no)
Add additional rows as needed		
Mendocino County	Yes	Yes
NOTES: See Section 1.2		

Appendix F: Dept. of Water Resources SBx7-7 Tables

City of Ukiah 2025 Urban Water Management Plan

SB X7-7 Table 0: Units of Measure Used in UWMP* *(select one from the drop down list)*
Acre Feet
**The unit of measure must be consistent with Table 2-3*
NOTES:

SB X7-7 Table-1: Baseline Period Ranges			
Baseline	**Parameter**	**Value**	**Units**
10- to 15-year baseline period	2008 total water deliveries	3,059	Acre Feet
	2008 total volume of delivered recycled water	-	Acre Feet
	2008 recycled water as a percent of total deliveries	0.00%	Percent
	Number of years in baseline period[1, 2]	10	Years
	Year beginning baseline period range	1995	
	Year ending baseline period range[3]	2004	
5-year baseline period	Number of years in baseline period	5	Years
	Year beginning baseline period range	2003	
	Year ending baseline period range[4]	2007	
[1]If the 2008 recycled water percent is less than 10 percent, then the first baseline period is a continuous 10-year period. If the amount of recycled water delivered in 2008 is 10 percent or greater, the first baseline period is a continuous 10- to 15-year period. [2] *The Water Code requires that the baseline period is between 10 and 15 years. However, DWR recognizes that some water suppliers may not have the minimum 10 years of baseline data.*			
[3]The ending year must be between December 31, 2004 and December 31, 2010.			
[4]The ending year must be between December 31, 2007 and December 31, 2010.			
NOTES: See Section 6.7.2 of the UWMP.			

SB X7-7 Table 2: Method for Population Estimates	
Method Used to Determine Population (may check more than one)	
☑	**1. Department of Finance** (DOF) DOF Table E-8 (1990 - 2000) and (2000-2010) and DOF Table E-5 (2010 - 2020) when available
☐	**2. Persons-per-Connection Method**
☐	**3. DWR Population Tool**
☐	**4. Other** DWR recommends pre-review
NOTES: See Section 2.5 of the UWMP.	

SB X7-7 Table 3: Service Area Population		
Year		**Population**
10 to 15 Year Baseline Population		
Year 1	1995	14,977
Year 2	1996	15,088
Year 3	1997	15,263
Year 4	1998	15,351
Year 5	1999	15,403
Year 6	2000	15,497
Year 7	2001	15,622
Year 8	2002	14,747
Year 9	2003	16,009
Year 10	2004	16,029
5 Year Baseline Population		
Year 1	2003	16,009
Year 2	2004	16,029
Year 3	2005	16,020
Year 4	2006	15,960
Year 5	2007	15,959
2020 Compliance Year Population		
2020		16,061
NOTES: Current Population values shown in Section 2.5. Past population based on Dept. of Finance data, and match the population numbers shown in the 2015 UWMP (Appendix F).		

SB X7-7 Table 4: Annual Gross Water Use *								
Baseline Year *Fm SB X7-7 Table 3*		**Volume Into Distribution System** *This column will remain blank until SB X7-7 Table 4-A is completed.*	**Deductions**					**Annual Gross Water Use**
			Exported Water	**Change in Dist. System Storage** (+/-)	**Indirect Recycled Water** *This column will remain blank until SB X7-7 Table 4-B is completed.*	**Water Delivered for Agricultural Use**	**Process Water** *This column will remain blank until SB X7-7 Table 4-D is completed.*	
10 to 15 Year Baseline - Gross Water Use								
Year 1	1995	3,879	-	-	-	-	-	3,879
Year 2	1996	4,036	-	-	-	-	-	4,036
Year 3	1997	3,910	-	-	-	-	-	3,910
Year 4	1998	3,762	-	-	-	-	-	3,762
Year 5	1999	4,223	-	-	-	-	-	4,223
Year 6	2000	4,097	-	-	-	-	-	4,097
Year 7	2001	4,088	-	-	-	-	-	4,088
Year 8	2002	4,164	-	-	-	-	-	4,164
Year 9	2003	3,870	-	-	-	-	-	3,870
Year 10	2004	4,131	-	-	-	-	-	4,131
10 - 15 year baseline average gross water use								**4,016**
5 Year Baseline - Gross Water Use								
Year 1	2003	3,870	-	-	-	-	-	3,870
Year 2	2004	4,131	-	-	-	-	-	4,131
Year 3	2005	3,753	-	-	-	-	-	3,753
Year 4	2006	3,833	-	-	-	-	-	3,833
Year 5	2007	3,744	-	-	-	-	-	3,744
5 year baseline average gross water use								**3,866**
2020 Compliance Year - Gross Water Use								
2020		3,030	-	-	-	-	-	**3,030**

* NOTE that the units of measure must remain consistent throughout the UWMP, as reported in Table 2-3

NOTES: See Section 6.7.2 of the UWMP. Volumes shown above match the 2015 UWMP (no changes from 2015 UWMP).

SB X7-7 Table 4-A: Volume Entering the Distribution System(s)

Complete one table for each source.

Name of Source	Groundwater and Surface Water
This water source is:	
☑	The supplier's own water source
☐	A purchased or imported source

Baseline Year *Fm SB X7-7 Table 3*		Volume Entering Distribution System	Meter Error Adjustment* *Optional (+/-)*	Corrected Volume Entering Distribution System
10 to 15 Year Baseline - Water into Distribution System				
Year 1	1995	3,879		3,879
Year 2	1996	4,036		4,036
Year 3	1997	3,910		3,910
Year 4	1998	3,762		3,762
Year 5	1999	4,223		4,223
Year 6	2000	4,097		4,097
Year 7	2001	4,088		4,088
Year 8	2002	4,164		4,164
Year 9	2003	3,870		3,870
Year 10	2004	4,131		4,131
5 Year Baseline - Water into Distribution System				
Year 1	2003	3,870		3,870
Year 2	2004	4,131		4,131
Year 3	2005	3,753		3,753
Year 4	2006	3,833		3,833
Year 5	2007	3,744		3,744
2020 Compliance Year - Water into Distribution System				
2020		3,030		3,030

** Meter Error Adjustment - See guidance in Methodology 1, Step 3 of Methodologies Document*

NOTES: See Section 6.7.2 of the UWMP. Volumes shown above match the 2015 UWMP (no changes from 2015 UWMP).

SB X7-7 Table 5: Gallons Per Capita Per Day (GPCD)				
Baseline Year *Fm SB X7-7 Table 3*		Service Area Population *Fm SB X7-7 Table 3*	Annual Gross Water Use *Fm SB X7-7 Table 4*	Daily Per Capita Water Use (GPCD)
10 to 15 Year Baseline GPCD				
Year 1	1995	14,977	3,879	231
Year 2	1996	15,088	4,036	239
Year 3	1997	15,263	3,910	229
Year 4	1998	15,351	3,762	219
Year 5	1999	15,403	4,223	245
Year 6	2000	15,497	4,097	236
Year 7	2001	15,622	4,088	234
Year 8	2002	14,747	4,164	252
Year 9	2003	16,009	3,870	216
Year 10	2004	16,029	4,131	230
10-15 Year Average Baseline GPCD				**233**
5 Year Baseline GPCD				
Baseline Year *Fm SB X7-7 Table 3*		Service Area Population *Fm SB X7-7 Table 3*	Gross Water Use *Fm SB X7-7 Table 4*	Daily Per Capita Water Use
Year 1	2003	16,009	3,870	216
Year 2	2004	16,029	4,131	230
Year 3	2005	16,020	3,753	209
Year 4	2006	15,960	3,833	214
Year 5	2007	15,959	3,744	209
5 Year Average Baseline GPCD				**216**
2020 Compliance Year GPCD				
2020		16,061	3,030	**168**
NOTES: See Section 6.7.2 of the UWMP. Volumes shown above match the 2015 UWMP (no changes from 2015 UWMP).				

SB X7-7 Table 6: Gallons per Capita per Day *Summary From Table SB X7-7 Table 5*	
10-15 Year Baseline GPCD	233
5 Year Baseline GPCD	216
2020 Compliance Year GPCD	168
NOTES: See Section 6.7.2 of the UWMP. Baseline volumes the same as the 2015 UWMP (no changes from 2015 UWMP).	

SB X7-7 Table 7: 2020 Target Method *Select Only One*		
Target Method		Supporting Documentation
☑	Method 1	SB X7-7 Table 7A
☐	Method 2	SB X7-7 Tables 7B, 7C, and 7D *See UWMP DWR webpage or contact staff for these tables*
☐	Method 3	SB X7-7 Table 7-E
☐	Method 4	Method 4 Calculator
NOTES: See Section 6.7.2 of the UWMP. Target Method is the same as the 2015 UWMP.		

SB X7-7 Table 7-A: Target Method 1 20% Reduction	
10-15 Year Baseline GPCD	**2020 Target GPCD**
233	**186**
NOTES: See Section 6.7.2 of the UWMP. Baseline and Target are the same as the 2015 UWMP.	

SB X7-7 Table 8: 2015 Interim Target GPCD		
Confirmed 2020 Target *Fm SB X7-7 Table 7-F*	10-15 year Baseline GPCD *Fm SB X7-7 Table 5*	**2015 Interim Target GPCD**
186	233	**209**
NOTES: See Section 6.7.2 of the UWMP. Figures shown above match the 2015 UWMP.		

SB X7-7 Table 8: 2015 Interim Target GPCD		
Confirmed 2020 Target *Fm SB X7-7 Table 7-F*	10-15 year Baseline GPCD *Fm SB X7-7 Table 5*	**2015 Interim Target GPCD**
186	233	**209**
NOTES: See Section 6.7.2.		

SB X7-7 Table 9: 2020 Compliance								
Actual 2020 GPCD	Confirmed 2020 Target	Optional Adjustments *(in GPCD)* Enter "0" if Adjustment Not Used: Extraordinary Events	Weather Normalization	Economic Adjustment	TOTAL Adjustments	Adjusted 2020 GPCD	2020 GPCD *(Adjusted if applicable)*	**Did Supplier Achieve Targeted Reduction for 2020?**
168	186	-	-	-	-	168	168	**YES**
NOTES: See Section 6.7.2 of the UWMP. Figures shown above match the 2015 UWMP (no changes from 2015 UWMP).								

SB X7-7 Table 0: Units of Measure Used in 2020 UWMP* *(select one from the drop down list)*
Acre Feet
**The unit of measure must be consistent throughout the UWMP, as reported in Submittal Table 2-3.*
NOTES:

SB X7-7 Table 2: Method for 2020 Population Estimate	
Method Used to Determine 2020 Population (may check more than one)	
☑	**1. Department of Finance** (DOF) or **American Community Survey** (ACS)
☐	**2. Persons-per-Connection Method**
☐	**3. DWR Population Tool**
☐	**4. Other** DWR recommends pre-review
NOTES: See Section 2.5 of the UWMP.	

SB X7-7 Table 3: 2020 Service Area Population	
2020 Compliance Year Population	
2020	16,061
NOTES: See Section 2.5 of the UWMP.	

SB X7-7 Table 4: 2020 Gross Water Use							
		2020 Deductions					
Compliance Year 2020	**2020 Volume Into Distribution System** *This column will remain blank until SB X7-7 Table 4-A is completed.*	**Exported Water ***	**Change in Dist. System Storage*** (+/-)	**Indirect Recycled Water** *This column will remain blank until SB X7-7 Table 4-B is completed.*	**Water Delivered for Agricultural Use***	**Process Water** *This column will remain blank until SB X7-7 Table 4-D is completed.*	**2020 Gross Water Use**
	3,030	-	-	-	-	-	**3,030**
*** Units of measure (AF, MG , or CCF)** must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.							
NOTES: See Section 6.5 to 6.7 of the UWMP.							

SB X7-7 Table 4-A: 2020 Volume Entering the Distribution System(s), Meter Error Adjustment Complete one table for each source.			
Name of Source	Groundwater and Surface Water		
This water source is *(check one)* **:**			
☑	The supplier's own water source		
☐	A purchased or imported source		
Compliance Year 2020	Volume Entering Distribution System [1]	Meter Error Adjustment [2] *Optional* (+/-)	Corrected Volume Entering Distribution System
	3,030	-	3,030
[1] ***Units of measure (AF, MG , or CCF)*** *must remain consistent throughout the UWMP, as reported in SB X7-7 Table 0 and Submittal Table 2-3.* [2] ***Meter Error Adjustment*** *- See guidance in Methodology 1, Step 3 of Methodologies Document*			
NOTES: See Section 3 and Section 6.5 to 6.8 of UWMP.			

SB X7-7 Table 5: 2020 Gallons Per Capita Per Day (GPCD)		
2020 Gross Water *Fm SB X7-7 Table 4*	**2020 Population** *Fm SB X7-7 Table 3*	**2020 GPCD**
3,030	16,061	**168**
NOTES: See Section 6.5 to 6.8 of UWMP.		

SB X7-7 Table 9: 2020 Compliance							
Actual 2020 GPCD[1]	Optional Adjustments to 2020 GPCD Enter "0" if Adjustment Not Used			TOTAL Adjustments[1]	Adjusted 2020 GPCD [1] *(Adjusted if applicable)*	2020 Confirmed Target GPCD [1, 2]	**Did Supplier Achieve Targeted Reduction for 2020?**
	Extraordinary Events[1]	Weather Normalization[1]	Economic Adjustment[1]				
168	-	-	-	-	168	186	**YES**
[1] *All values are reported in GPCD* [2] ***2020 Confirmed Target GPCD*** *is taken from the Supplier's SB X7-7 Verification Form Table SB X7-7, 7-F.*							
NOTES: See Section 6.7.2 of UWMP.							

Appendix G: UWMP Notices: 60-Day Notice, 2-Week and 1 Week Notices

City of Ukiah 2025 Urban Water Management Plan

City of Ukiah

April 3, 2026

Steve Bogart
President
Calpella County Water District
151 Laws Ave
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

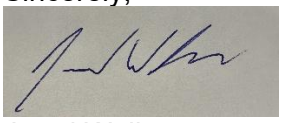
Dear Mr. Bogart:

The purpose of this letter is to provide notice that the City of Ukiah is in the process of developing its 2025 Urban Water Management Plan (UWMP) and 2025 Water Shortage Contingency Plan (WSCP) in compliance with the Urban Water Management Planning Act. The Urban Water Management Planning Act and the California Water Code requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five (5) years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Sage Sangiacomo
City Manager
City of Ukiah
300 Seminary Ave
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

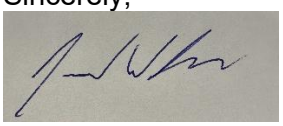
Dear Mr. Sangiacomo:

The purpose of this letter is to provide notice that the City of Ukiah is in the process of developing its 2025 Urban Water Management Plan (UWMP) and 2025 Water Shortage Contingency Plan (WSCP) in compliance with the Urban Water Management Planning Act. The Urban Water Management Planning Act and the California Water Code requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five (5) years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Elizabeth Salomone
General Manager
Russian River Flood Control And Water Conservation Improvement District
151 Laws Ave., Suite D
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

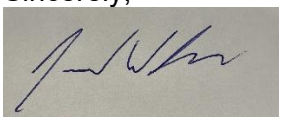
Dear Ms. Salomone:

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Ukiah Valley Basin Groundwater Sustainability Agency
340 Lake Mendocino Drive
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

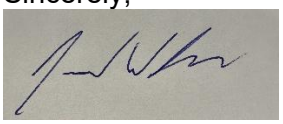
To whom it may concern:

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Hopland Public Utility District
151 Laws Avenue
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

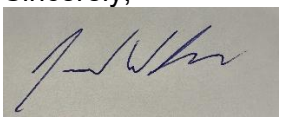
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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Uma Hinman
Executive Officer
Mendocino Local Agency Formation Commission
200 S. School St.
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

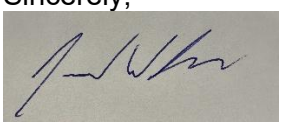
Dear Ms. Hinman:

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Julia Krog
Director of Planning and Building Services
Mendocino County Planning and Building Services
860 North Bush St.
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

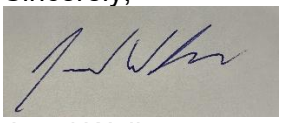
Dear Ms. Krog:

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Board of Supervisors
Mendocino County
501 Low Gap Rd. Room 1010
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

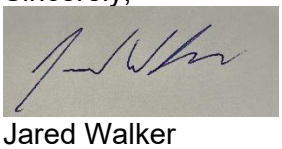
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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Tim Prince
Board of Directors - President
Millview County Water District
151 Laws Ave.
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

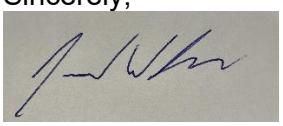
Dear Mr. Prince:

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Tom Schoeneman
Board of Directors – President
Redwood Valley County Water District
151 Laws Ave
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

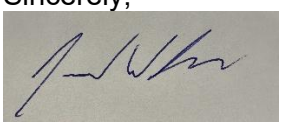
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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

River Estates Mutual Water Corporation
151 Laws Avenue
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

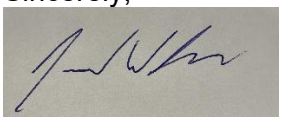
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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Rogina Water Company
1850 Talmage Rd
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

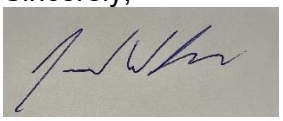
Greetings:

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Ernie Wipf
Chair of Board of Directors
Ukiah Valley Sanitation District
151 Laws Ave., Suite B
Ukiah, CA 954822

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

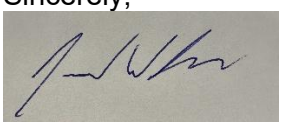
Dear Mr. Wipf:

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Grant Davis
General Manager
Sonoma Water
404 Aviation Bvd
Santa Rosa, CA 95403

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

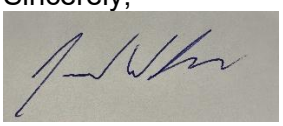
Dear Mr. Davis:

The purpose of this letter is to provide notice that the City of Ukiah is in the process of developing its 2025 Urban Water Management Plan (UWMP) and 2025 Water Shortage Contingency Plan (WSCP) in compliance with the Urban Water Management Planning Act. The Urban Water Management Planning Act and the California Water Code requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five (5) years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

The City of Ukiah will hold a public hearing to consider, and to receive public comments on its draft 2025 UWMP. The public hearing will be held a minimum of sixty (60) days from the date of this letter at the City's Council Chambers (located at 300 Seminary Avenue, Ukiah, CA 95482). A public notice stating the specific date, time, and location of the public hearing will be issued two (2) weeks prior to said hearing.

All interested parties are invited to attend the public hearing and to comment on the City's Draft 2025 UWMP. Alternatively, interested parties may submit written comments to the City. Prior to the public hearing, a draft copy of the City of Ukiah's 2025 UWMP will be made available at the City of Ukiah Water Resources Department, 300 Seminary Avenue, Ukiah, CA 95482, and on the City's website.

Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Maya Simerson
General Manager
Ukiah Valley Basin Groundwater Sustainability Agency
300 Seminary Ave.
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

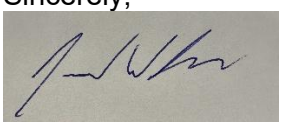
Dear Ms. Simerson:

The purpose of this letter is to provide notice that the City of Ukiah is in the process of developing its 2025 Urban Water Management Plan (UWMP) and 2025 Water Shortage Contingency Plan (WSCP) in compliance with the Urban Water Management Planning Act. The Urban Water Management Planning Act and the California Water Code requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five (5) years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Ross LaRue
Board of Directors - President
Willow County Water District
151 Laws Ave
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

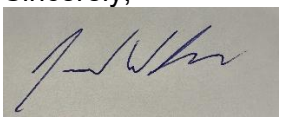
Dear Mr. LaRue:

The purpose of this letter is to provide notice that the City of Ukiah is in the process of developing its 2025 Urban Water Management Plan (UWMP) and 2025 Water Shortage Contingency Plan (WSCP) in compliance with the Urban Water Management Planning Act. The Urban Water Management Planning Act and the California Water Code requires every urban water supplier providing water for municipal purposes, either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt an UWMP and periodically update that plan at least every five (5) years. The UWMP is a planning document and a source document which reports, describes and evaluates water deliveries and uses, water supply sources and conservation efforts.

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Greater Ukiah Chamber of Commerce
200 S. School St.
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

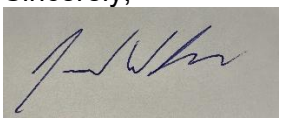
To whom it may concern:

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

City of Ukiah

April 3, 2026

Alicia. Bales
Program Director
Mendocino Environmental Center
106 W. Standley St.
Ukiah, CA 95482

Subject: **City of Ukiah Urban Water Management Plan – 2025 Update**

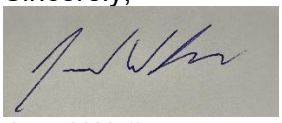
Dear Ms. Bales:

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Sincerely,



Jared Walker
Deputy Director of Water Resources
Ukiah Valley Water Authority

300 Seminary Avenue, Ukiah, CA 95482

City of Ukiah

Notice of Public Hearing
For 2025 Urban Water Management Plan and
Availability of Draft Plan for Review

The City of Ukiah hereby releases its Draft 2025 Urban Water Management Plan (UWMP) and 2025 Water Shortage Contingency Plan (WSCP) for public review. The UWMP and WSCP will be available through June 17, 2026 at the City's Council Chambers (located at 300 Seminary Avenue, Ukiah, CA 95482). An electronic (PDF) copy can also be obtained by contacting the City and requesting a PDF copy.

A Public Hearing will be held as an agenda item of the City's regularly scheduled Council Meeting on Wednesday, June 17, 2026 to consider comments on the Draft 2025 UWMP and WSCP, and to formally adopt the UWMP and WSCP by separate resolutions. The Council Meetings are held at the City's Council Chambers. The time of the Public Hearing will be posted on the Council Agenda which will be released a few days prior to the June 17, 2026 Council meeting.

The City encourages the active involvement of its citizens. If you have any questions concerning the 2025 UWMP and WSCP, please contact: Jared Walker, Deputy Director of Water Resources by email at jawalker@cityofukiah.com.

-Newspaper Ad-

Notice of Public Hearing

For 2025 Urban Water Management Plan and Availability of Draft Plan for Review

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Appendix H: Final Transmittals to County and State Library

City of Ukiah 2025 Urban Water Management Plan

Appendix I: City of Ukiah Land Use Element

City of Ukiah 2025 Urban Water Management Plan



2 Land Use Element



2.1 Land Use Diagram and Designations

> **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.

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).

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

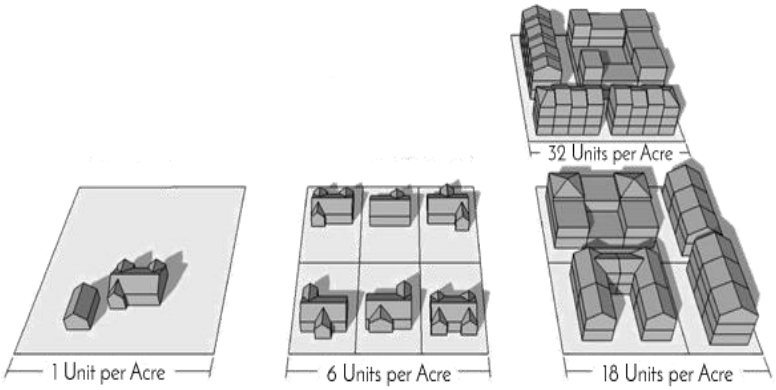
Table 2-1 describes the land use designations along with their corresponding density/intensity standards using the following columns:

- **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)*

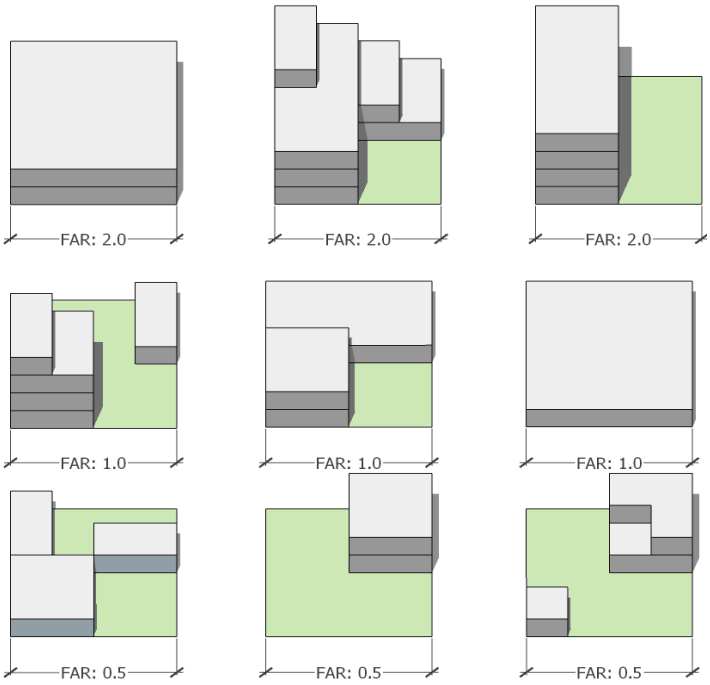


Table 2-1 General Plan Land Use Designations

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

Designation		Description	Density / Intensity
		Typical Uses: ▪ 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)	
High Density Residential **HDR**		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. ▪ 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)	Minimum Density: 28 du/ac Maximum Density: 40 du/ac Floor Area Ratio: n/a
Mixed Use / Commercial / Industrial			
Downtown Core **DC**		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. Typical Uses: ▪ 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	Minimum Density: 28 du/ac Maximum Density: 40 du/ac Floor Area Ratio: 2.5
Mixed Use: Brush Street		Purpose and Application:	Minimum Density:

Designation		Description	Density / Intensity
MUBST		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. Typical Uses: ▪ 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	SFD: 5 du/ac MFR/MU: 9 du/ac Maximum Density: SFD: 9 du/ac MFR/MU: 20 du/ac Floor Area Ratio: Min: 0.3 Max: 1.0
Mixed Use: AIP-PD **AIP-PD**		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. Typical Uses: ▪ 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	Floor Area Ratio: 1.0
Neighborhood Commercial **NC**		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.	Minimum Density: 8 du/ac Maximum Density: 15 du/ac Floor Area Ratio: 1.0

Designation		Description	Density / Intensity
		Typical Uses: ▪ 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)	
Community Commercial **CC**		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. Typical Uses: ▪ 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)	Minimum Density: 15 du/ac Maximum Density: 28 du/ac Floor Area Ratio: 1.5
Highway Commercial **HC**		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. Typical Uses: ▪ 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	Minimum Density: 28 du/ac Maximum Density: 40 du/ac Floor Area Ratio: 1.0
Industrial **I**		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	Minimum Density: N/A Maximum Density: Live/work: 20 du/ac

Designation	Description	Density / Intensity
	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. Typical Uses: ▪ 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	Floor Area Ratio: 1.0

Public / Quasi-Public

Public **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. Typical Uses: ▪ Government buildings ▪ Libraries ▪ Water, wastewater, and drainage facilities ▪ Transportation and utility facilities ▪ Compatible public buildings ▪ Natural resource areas	Minimum /Maximum Density: n/a Floor Area Ratio: 1.0
Recreational **REC**		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. Typical Uses: ▪ Campgrounds, trails, parks, baseball fields, soccer fields, BMX tracks, RV parks, golf courses, country club facilities.	Minimum /Maximum Density: n/a Floor Area Ratio: n/a
Open Space **OS**		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. Typical Uses: • Agriculture, conservation and development of natural resources • Mineral extraction • Recreation • Essential utility installations	Minimum /Maximum Density: n/a Floor Area Ratio: n/a

Other

Agriculture **AG**		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. Typical Uses: ▪ 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	Minimum Density: n/a Maximum Density: 1 du/40 ac Floor Area Ratio: n/a

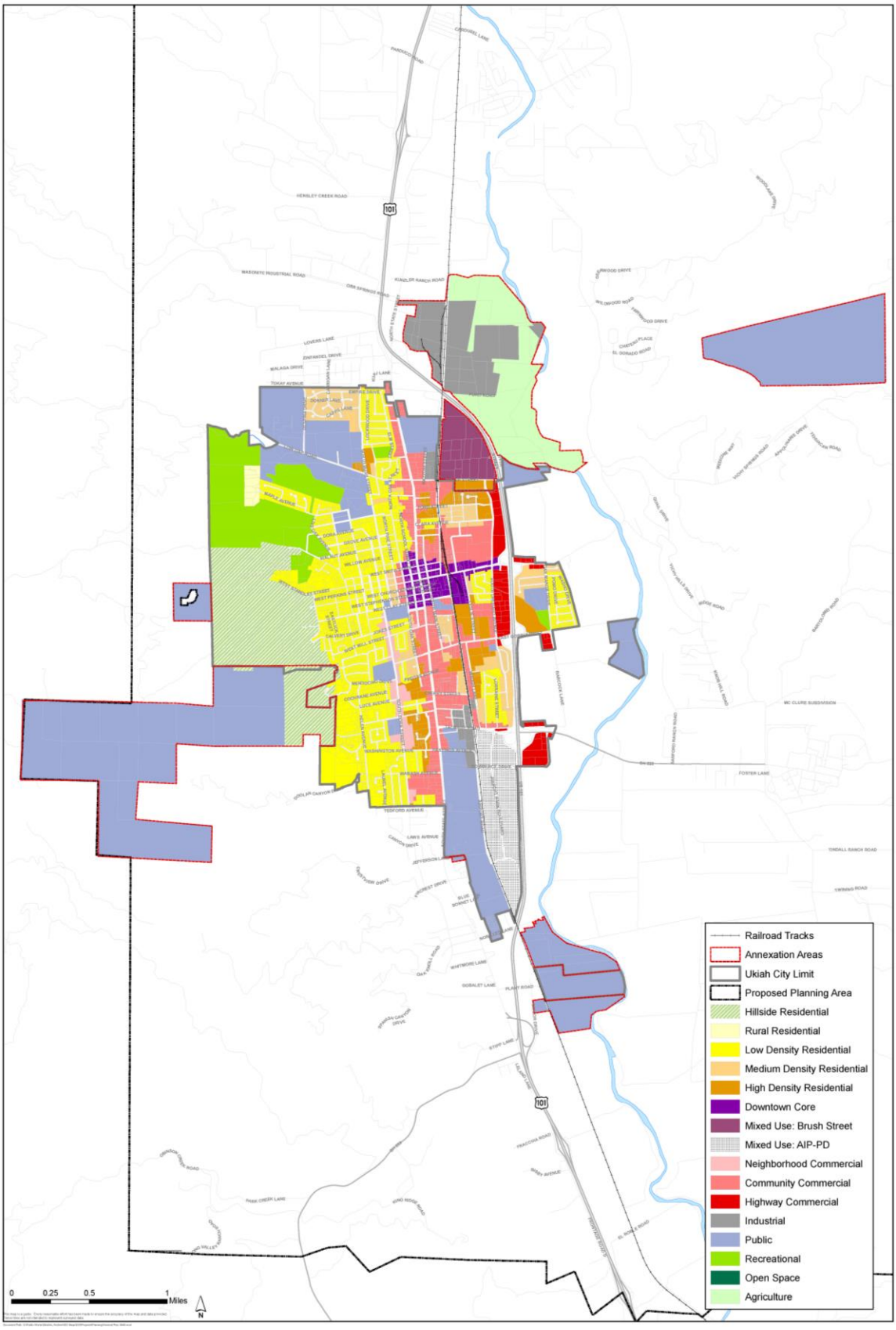
Table 2-2 General Plan Land Use Designation Summary Table

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



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**

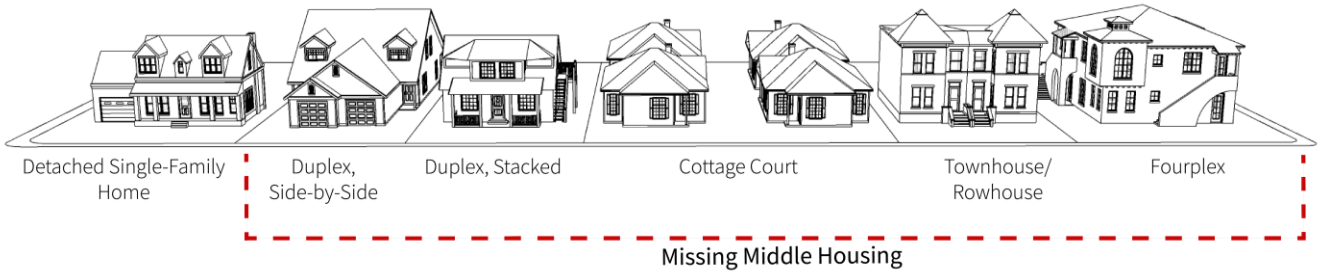
The City shall encourage property owners to maintain these structures in accordance with local, state and federal standards. *(Source: New Policy)*

2.4 Missing Middle Housing

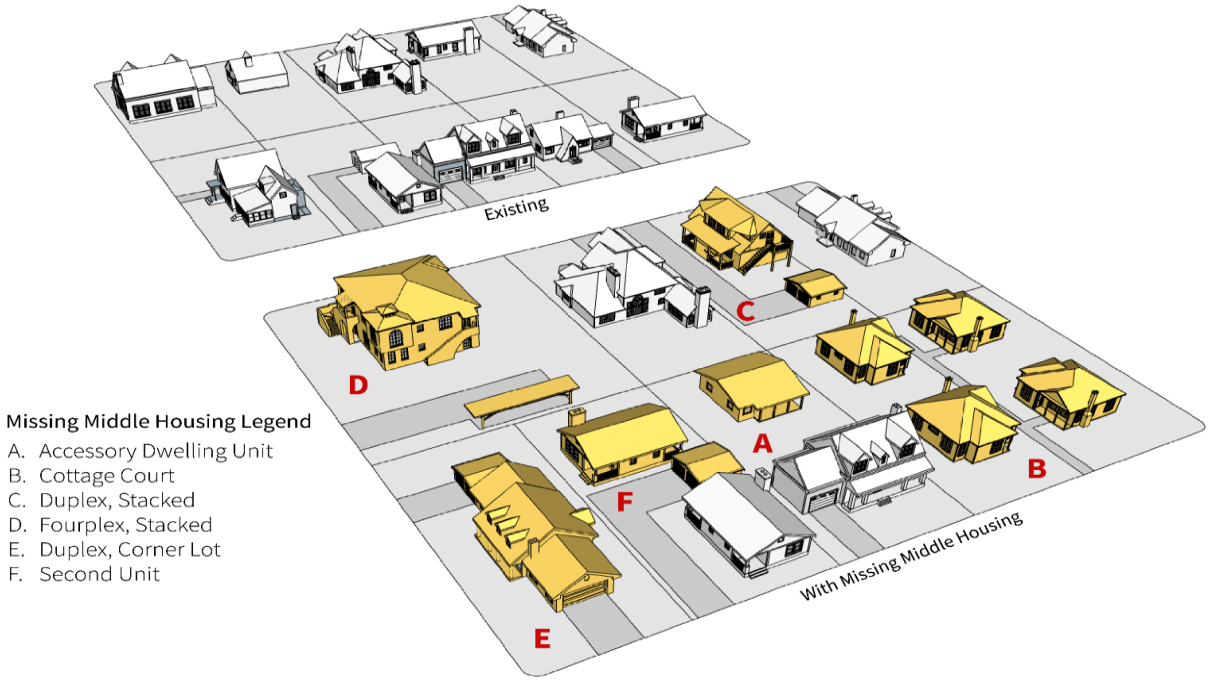
Meeting the Housing Needs of Ukiah

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)*

City of Ukiah



Housing Element Update 2019-2027

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

Prepared by:
City of Ukiah Community Development Department
300 Seminary Ave. Ukiah, CA 95482
www.cityofukiah.com/community-development

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SECTION 1: INTRODUCTION

A. 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.

B. 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.

C. 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 polices 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 polices 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."

D. 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:

1. 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.

2. 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/.

3. 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.

4. Presentations and tables/booths at Hispanic community events and meetings, including *Ukiah Vecinos en Acción*, *Latinx*, and the Mexican Consulate.

5. 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.

6. Posting of flyers announcing the two workshops in both English and Spanish at lower income housing developments across the City.

7. 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.

SECTION 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*

A. Population Characteristics

1. 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

2. 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

3. 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

4. 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.

a. 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.

b. 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	2009		2017		2009-2017
	Number	Percent	Number	Percent	Percent Change	Number	Percent	Number	Percent	Percent Change
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

B. Household Characteristics

1. 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.

2. 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

C. Housing Affordability

1. 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)

2. 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
2011 American Community Survey						
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%
2013-17 American Community Survey						
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

D. 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.

1. 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.

2. 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.

3. 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.

4. 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

5. 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.

6. 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 disorder[1] 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).

E. 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.

1. Housing Type

[1] These centers may still be referred to as drug abuse centers. The US Department of Health and Human Services, Substance Abuse and Mental Health Services Administration now refers to drug abuse as “Substance Use Disorder”.

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

2. 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.

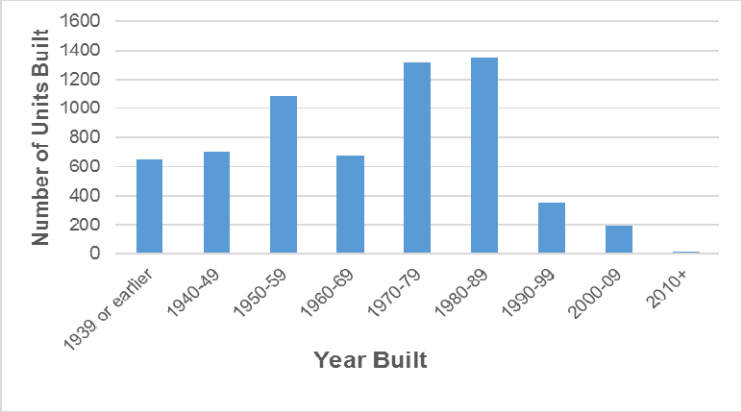
A Housing Conditions Survey completed by the City of Ukiah in 2008 revealed that 77 percent of the local housing stock was more than 25 years old. As depicted in Table 2.21, Ukiah's housing stock has further aged. Over 90 percent of all housing stock in the City of Ukiah was built in 1989 or earlier 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.

3. 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.

a. 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

b. 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.

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

4. 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

F. 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:

1. 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.

2. 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.

3. 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, bond-financed 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.

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.

1) 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.

2) 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

[2] This figure was calculated as follows: 1) cost of acquisition is an average of the price of all current multifamily housing properties on sale from a survey of Loopnet on July 4, 2019; 2) cost of rehabilitation is assumed to be 50 percent of the cost of acquisition; and 3) financing and other costs are assumed to be 15 percent of acquisition plus rehabilitation costs.

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.

3) 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

4) 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.

5) 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.

6) 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.

SECTION 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.

A. 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.

B. 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:

1. 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.

2. 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.

3. 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.

5. Deploy residential rehabilitation programs through CDBG and/or HOME.

C. 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.

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**

SECTION 4: SITES INVENTORY AND ANALYSIS

A. 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.

B. 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 site-specific 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).

1. 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 preformed to verify the underutilization of parcels.

2. 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.

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 Food 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.

3. 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 to15 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	17,859	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.
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 Mendo-cino 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	6,098	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. 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 State 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
												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. 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 Gobbi 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 feet	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	9,582	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.
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.

Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	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**	**197757**	**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**			
		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								

FIGURE 4.1
VACANT AND UNDERUTILIZED SITES AND CONSTRAINTS

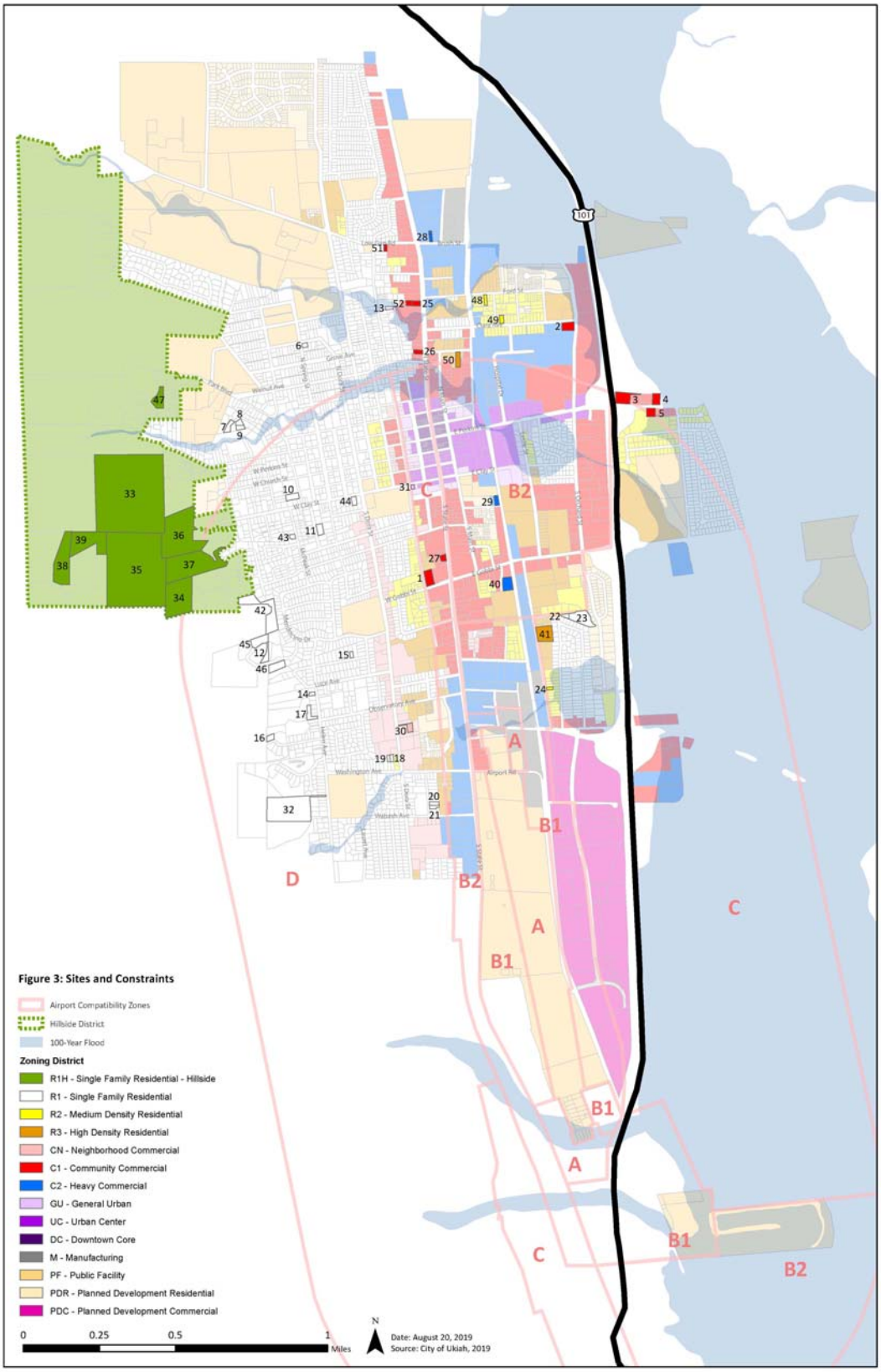


FIGURE 4.2
VACANT SITES

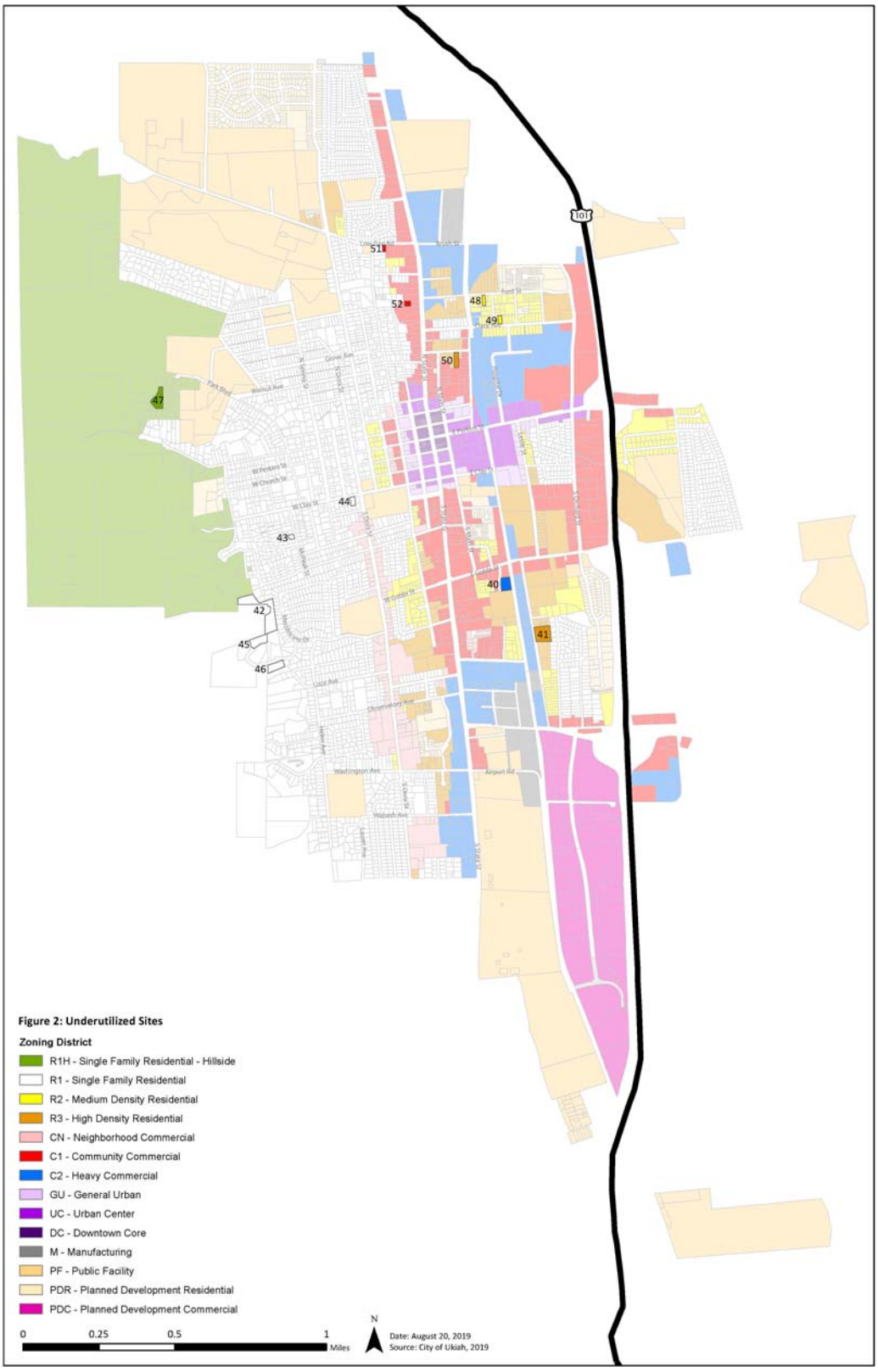
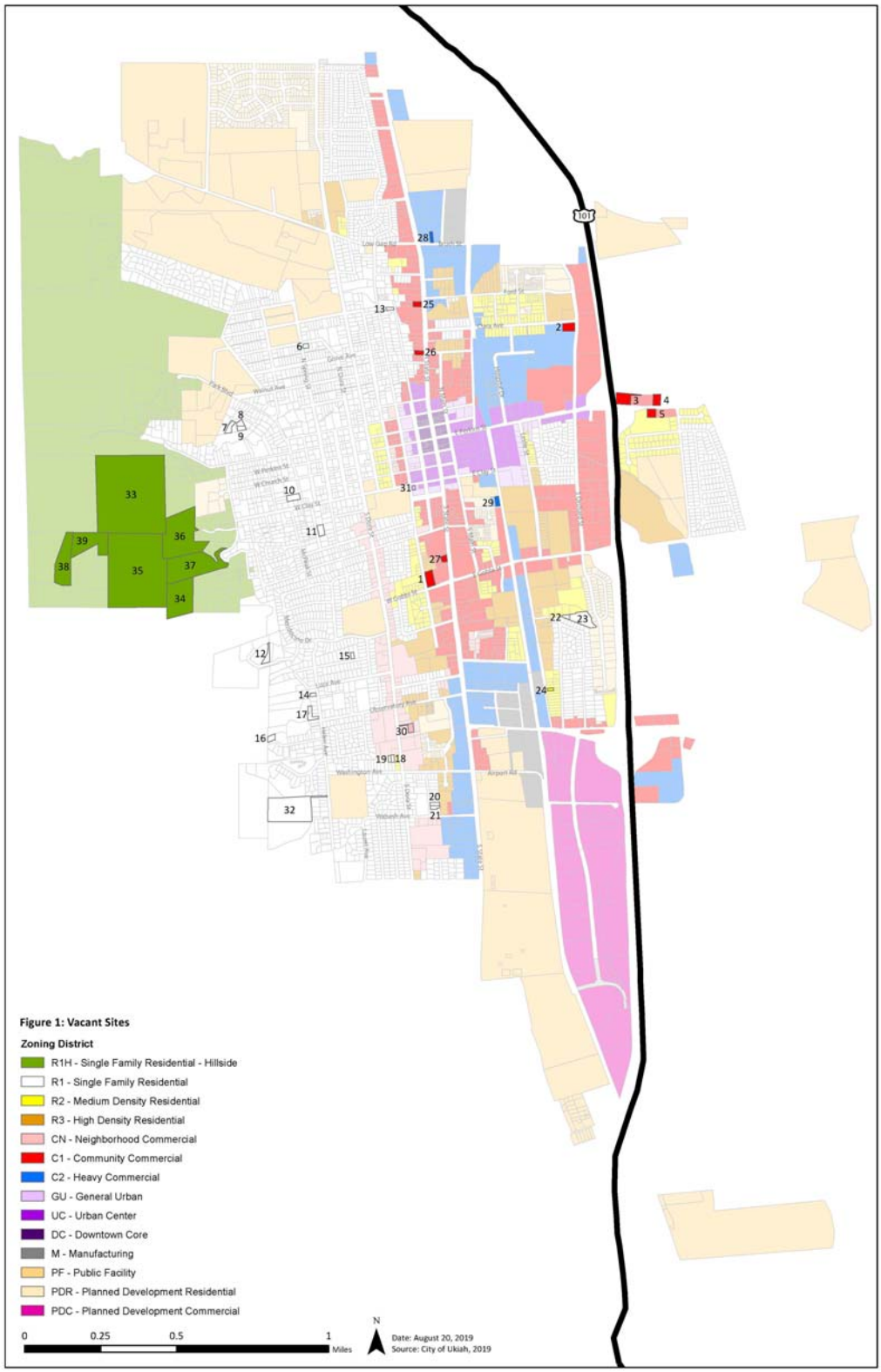


FIGURE 4.3
UNDERUTILIZED SITES



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
RHNA Total		*158*		*81*
Existing Capacity		*161*		*165*
Housing Capacity Surplus		***+3***		***+84***
Population Capacity		*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.

SECTION 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.

A. Governmental Constraints

1. 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 determined 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

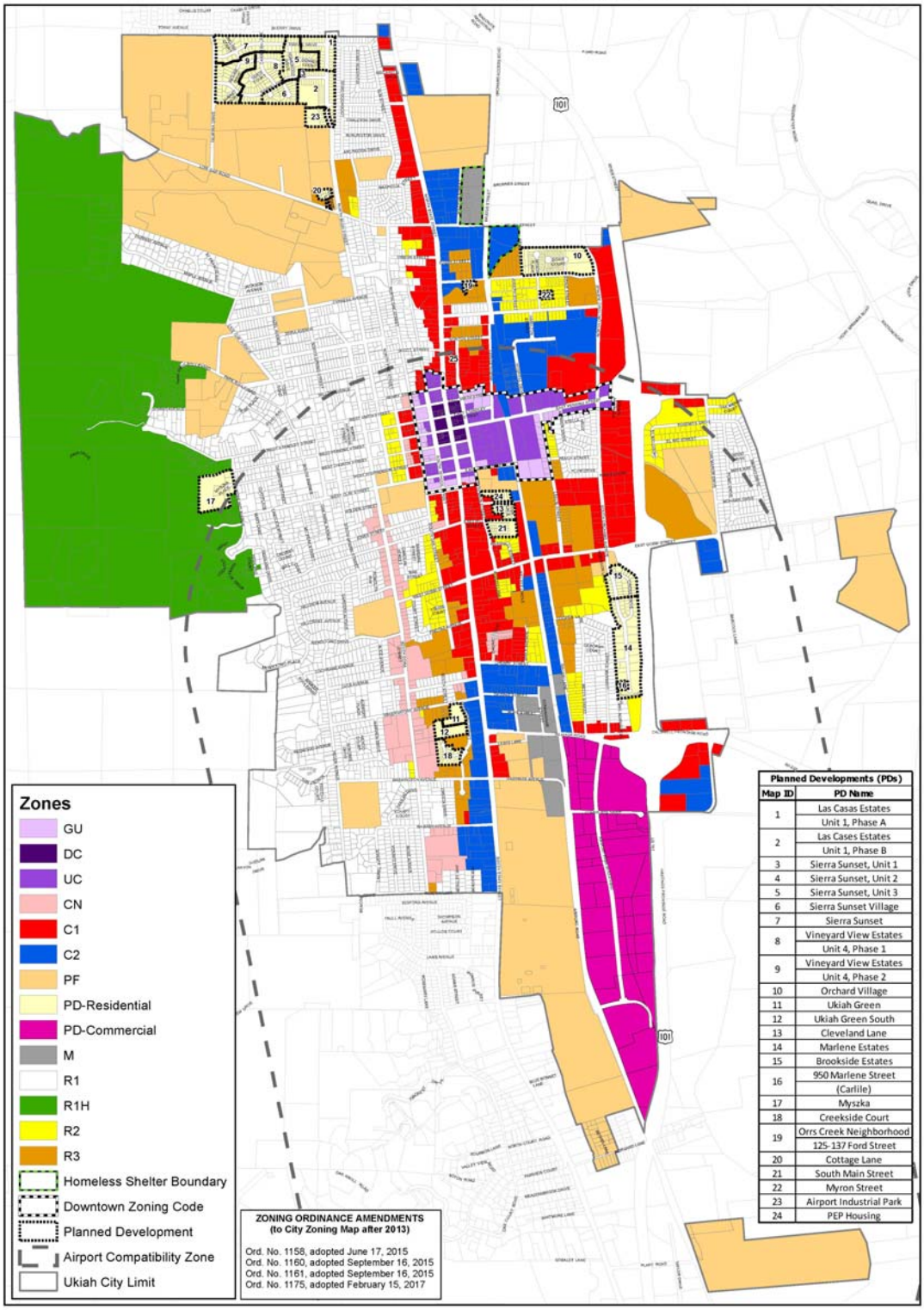
The Downtown Zoning Code (DZC) is a form-based code that was adopted in 2012, out of the 2009-2014 Housing Element. The DZC allows for residential development by right in most districts and contains a separate set of development standards. Table 5.2 shows a summary of these standards for density, height, 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.

2. 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.

3. 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.

4. 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 three-story 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.

FIGURE 5.2

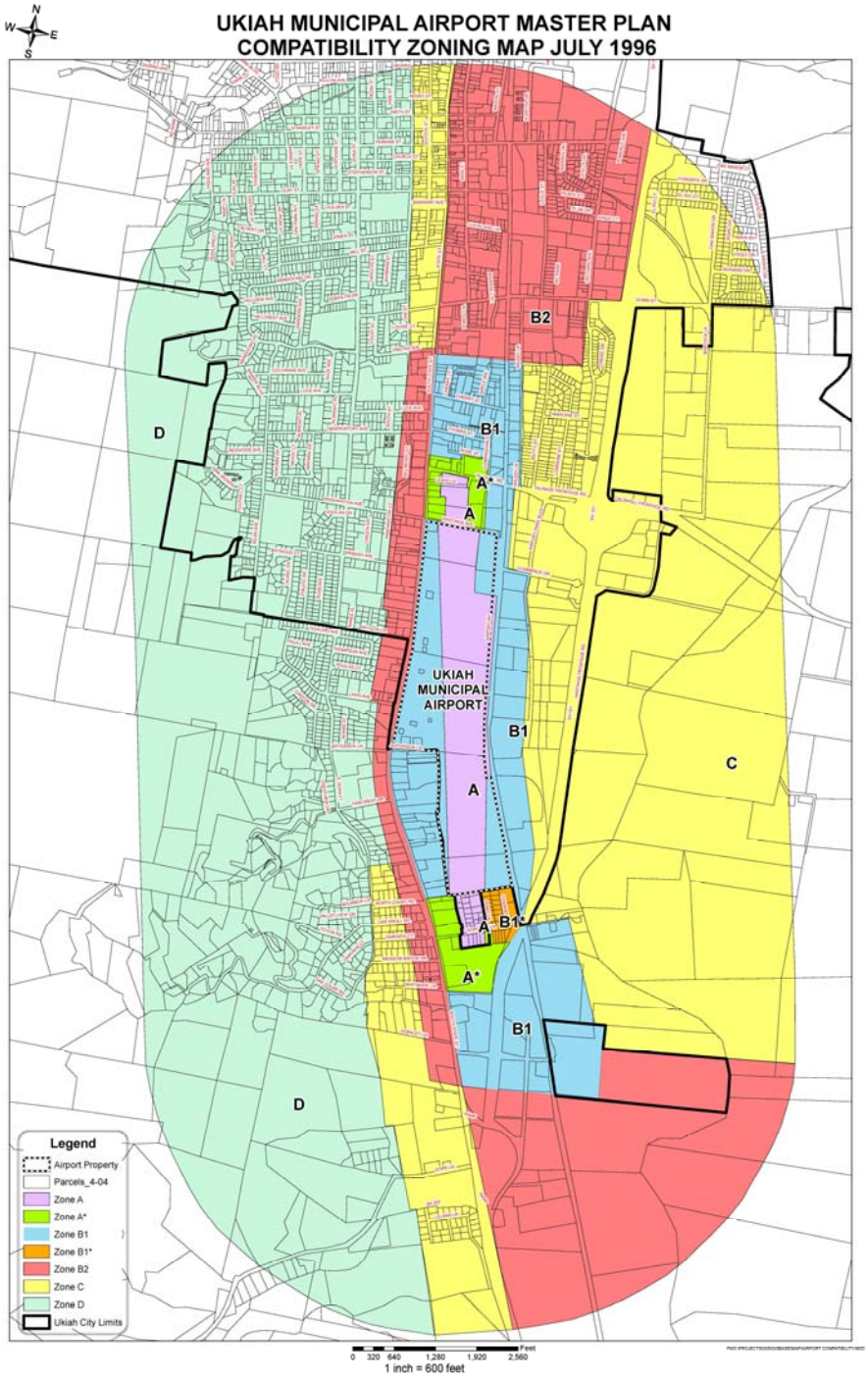

UKIAH MUNICIPAL AIRPORT MASTER PLAN
COMPATIBILITY ZONING MAP JULY 1996
N
W
E
S
B2
B1
A*
A
UKIAH MUNICIPAL AIRPORT
C
D
Legend
Airport Property
Parcels_4-04
Zone A
Zone A*
Zone B1
Zone B1*
Zone B2
Zone C
Zone D
Ukiah City Limits
0 320 640 1,280 1,920 2,560 Feet
1 inch = 600 feet

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		
		Residential	Other Uses (people/ac.)	Prohibited Uses / Uses Not Normally Acceptable
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.

5. Fees and Exactions

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: $600 deposit; 100% cost recovery
Development Impact Fees	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. 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.	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.

6. 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:

1. 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
2. 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:

a. 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.

b. 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.

c. 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.

d. 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.

e. 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.

f. 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.

g. 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:

1. The proposal is consistent with the goals, objectives, and policies of the City General Plan.

2. The location, size, and intensity of the proposed project will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

3. 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.

4. 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.

5. 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.

6. 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.

7. The proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks, and the natural grade of the site.

8. 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.

7. 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.

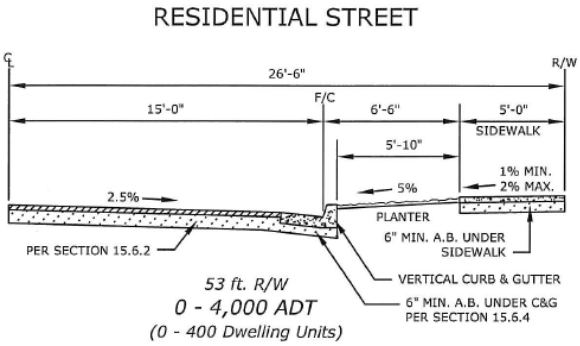
Streets and Street Standards

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 in new residential subdivisions.
2. ADT is Average Daily Traffic.
3. Rolled curb and gutter may be constructed at street elbows and cul-de-sacs if approved.
4. The planter width may only be reduced or the planter removed to meet residential housing densities or to conform to existing street right-of-way if approved.
5. The street section may be modified for infill development.

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.

8. 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.

9. 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.

B. Nongovernmental Constraints

1. 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.

2. 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.

3. 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.

4. 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).

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.

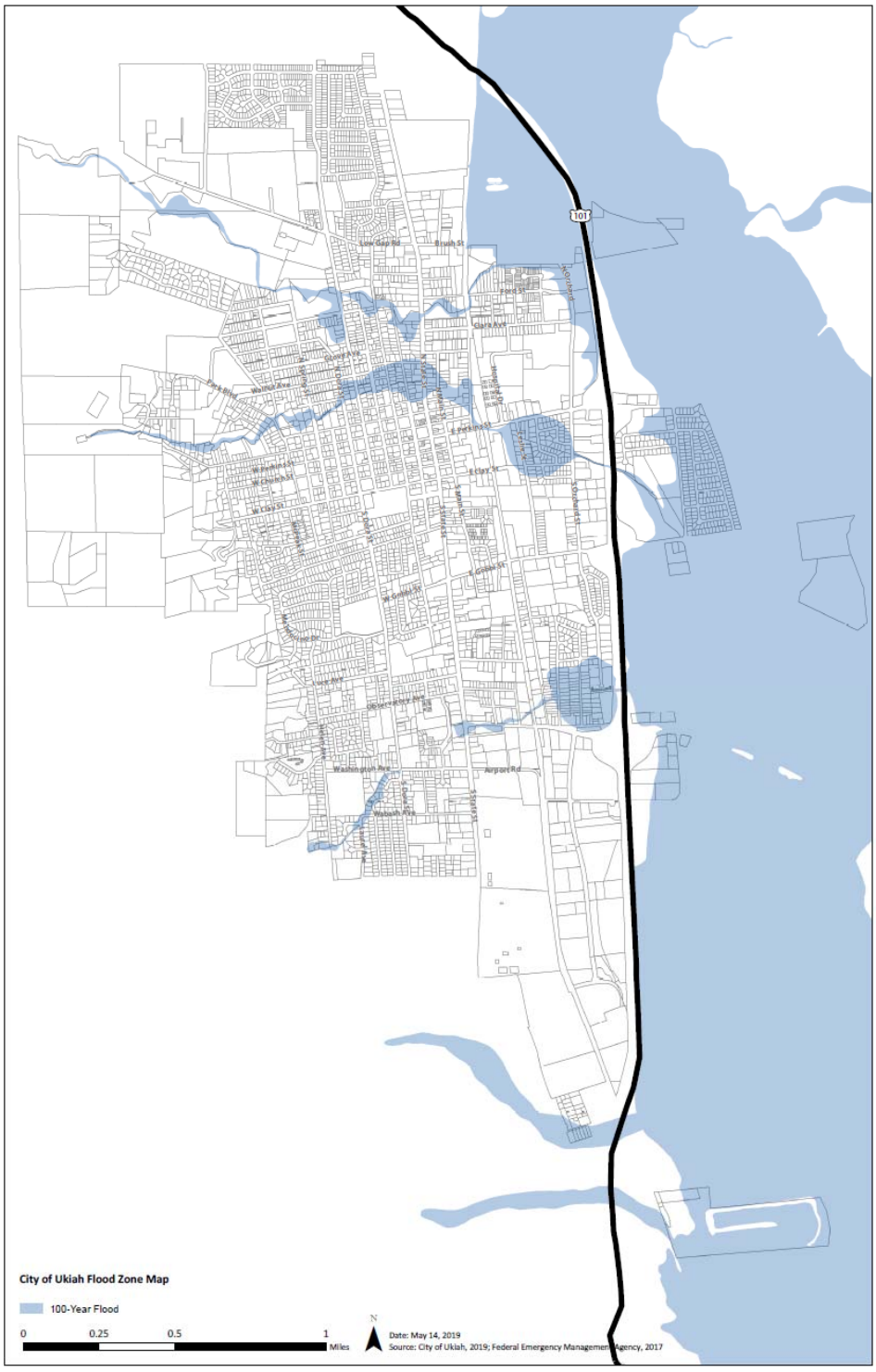
The City continues to be innovative in seeking ways to encourage housing development and maximize density on existing infill parcels. Additional programs to further incentivize the production of housing are included in Section 6.

C. 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



D. 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.

E. 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.

1. 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.

2. 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.

SECTION 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.*

SECTION 7: HOUSING PLAN

The Housing Plan identifies the City's housing goals, polices, 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.

A. 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.**

Policies to Support Goal H-1

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

1a: **Implement a residential rehabilitation program**. 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.

Responsibility: Community Development Department, Housing Services Division

Funding: CDBG, HOME, and/or other local, state or federal sources

Schedule: Ongoing, as funding is available

1b: **Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs**.

Responsibility: Electric Utility Department

Funding: Energy efficiency and renewable energy rebate program funds

Schedule: Ongoing, as funding is available

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.

Responsibility: Community Development Department, Housing Services Division.

Funding: N/A – application support through technical assistance.

Schedule: Ongoing, as needed.

1d: **Continue providing informational materials to the public through the Green Building Information Center and at the public counter**. Provide updated information regarding sustainable and green building practices and materials, and provide information on the maintenance of residential units.

Responsibility: Community Development Department, Building Services Division

Funding: Departmental budget

Schedule: Ongoing, as new and relevant information is available.

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.** 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.

Responsibility: Community Development Department, Planning Services Division

Funding: General Funds and/or other funding if available.

Schedule: Establish development standards and design guidelines by the end of calendar year 2020.

1f: **Develop an At-Risk Units Program.** 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.

Responsibility: Community Development Department, Housing Services Division

Funding: Ukiah Housing Trust Fund, CDBG, HOME, and/or other funding sources as available and as needed

Schedule: Develop At-Risk Program by the end of calendar year 2020.

1g: **Tenant Education and Assistance for Tenants of At-Risk Projects.** 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.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Develop education program and notification procedures by June 30, 2020; implement program on an ongoing basis throughout the 2019-2027 planning period.

Goal H-2	**Expand housing opportunities for all economic segments of the community, including special needs populations.**

Policies to Support Goal H-2

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

2a: **Update the inventory of vacant and underutilized parcels.** Make copies of the inventory available on the City's website and at the public counter for distribution.

Responsibility: Community Development Department, Planning Services Division.

Funding: Departmental budget.

Schedule: Updated annually, by June 30 of each year; posted on the City's website and at the public counter.

2b: **Monitor the rate of conversion of primary residences to short-term rental units.** Research ordinances limiting short-term rentals and present report to City Council.

Responsibility: Community Development Department, Planning Services Division; City Council.

Funding: General Funds.

Schedule: 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.

2c: **Monitor the conversion of single family residential homes to commercial uses.** 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.

Responsibility: Community Development Department, Planning Services Division.

Funding: Departmental budget.

Schedule: Gather data and report findings to City Council by June 30, 2021.

2d: **Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing.** 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.

Responsibility: Community Development Department, Housing Services Division.

Funding: Low and Moderate Income Housing Asset Fund; other local, State, and Federal funding sources as they become available.

Schedule: Ongoing.

2e: **Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community.** 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."

Responsibility: Community Development Department, Housing Services Division; City Manager's Office- Economic Development Section

Funding: Departmental budget.

Schedule: Ongoing community and stakeholder outreach, occurring at least on a quarterly basis and continuing throughout the 2019-2027 planning period.

2f. **Amend the zoning code as follows**:

- **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.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Complete draft Zoning Code amendments by December 30, 2020; secure adoption by June 30, 2021.

2g: **Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.** Research and present a report on possible lot consolidation incentives to the Planning Commission and City Council.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Present report to Planning Commission and City Council, with recommendations, by June 30, 2026.

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:

- **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.

- **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.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Develop objective design and development standards per schedule associated with Implementing Program 1e; pursue amendments to the Zoning Code as outlined above by June 30, 2021.

2i: **Monitor residential capacity (no net loss).** 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.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: 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.

2j: **First Time Homebuyer Assistance.** 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.

Responsibility: Community Development Department, Housing Services Division

Funding: CDBG, HOME, Low and Moderate Income Housing Assets Funds, CalHome, and/or other funding sources as available

Schedule: Ongoing

2k: **Collaborate with local service providers on addressing homelessness.** Continue participation in the Mendocino County Continuum of Care.

Responsibility: City Manager's Office

Funding: N/A

Schedule: Ongoing

2l: **Review existing City processes for compliance with AB 2162.** 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.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Complete review of existing City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020

2m: **Housing Units Replacement Program.** 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.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

2n: **Homeless Shelter Overlay District Evaluation.** 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.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: 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.

Goal H-3	Remove governmental constraints to infill housing development.

Policies to Support Goal H-3

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

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:

- **Increasing maximum allowable height for new residential buildings.**
- **Increasing density.**
- **Reducing yard setbacks.**
- **Reducing minimum site area.**
- **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.**

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Complete draft Zoning Code amendments by December 30, 2021; secure adoption by June 30, 2022

3b: **Develop flexible parking policies for new residential development.** The intent of this policy is to reduce parking requirements, especially in zoning districts that allow for lower-income housing developments.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget and other funding sources as available

Schedule: Complete draft policy by June 30, 2020

3c: **Explore other policies and regulations that facilitate new infill housing development.** Produce report with recommendations and present to Planning Commission and City Council. Possible areas of research include, but are not limited to, the following:

- Temporary housing options.
- Low Impact Development offsite mitigation.
- Community benefit zoning.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Complete draft report by June 30, 2026

3d: **Facilitate improvements to permit processing to streamline housing development.**

- Continue to work on improving processing procedures and by June 30, 2021 develop a brochure to guide developers through City processes.
- Continue to offer a pre-application conference with project applicants to identify issues and concerns prior to application submittal.

Responsibility: Community Development Department, Planning Services Division, Building Services Division

Funding: Departmental budget

Schedule: Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021

3e: **Continue to apply the CEQA infill exemption to streamline environmental review.**

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Ongoing

3f: **Review Site Development Permit and Use Permit Processes.** 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.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Report due to City Council by December 31, 2020; 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.**

Policies to Support Goal H-4

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

4a: **Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe.** Support the Crime Prevention through Environmental Design standards through continued referral of residential new construction projects to the Ukiah Police Department.

Responsibility: Community Development Department, Planning Services Division, Building Services Division; and Ukiah Police Department

Funding: General Funds

Schedule: 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).**

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Ongoing

4c: **Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment.** Revise the planning permit application form to include this step of referral.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Develop referral procedure and revise planning permit application form by December 31, 2019; implement on January 1, 2020.

Goal H-5	Provide support for future housing needs.

Policies to Support Goal H-5

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

5a: **Maintain a housing resources webpage.** Included on the webpage are resources such as funding sources and programs, affordable housing developers, and a list of publicly assisted housing providers.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Updated regularly, as new and relevant information is available.

5b: **Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan.** Include an annexation policy.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget, other funding as available

Schedule: 2020- Sphere of Influence and Municipal Service Review; 2021- Ukiah 2040 General Plan.

5c: Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints, and update the housing plan accordingly.

Responsibility: Community Development Department, in conjunction with stakeholder jurisdictions.

Funding: Departmental budget, other funding as available

Schedule: Ongoing, at least on an annual basis.

TABLE 6.2
2014-2019 AND 2019-2027 HOUSING GOALS COMPARISON

2014 – 2019 Housing Goals	2019 – 2027 Housing Goals
Goal H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, energy efficient, and decent housing for all Ukiah residents.	H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.
Goal H-2: Provide housing for all economic segments of the community.	H-2: Expand housing opportunities for all economic segments of the community, including special needs populations.
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.	Goal H-3: Remove governmental constraints to infill housing development.
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.	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.
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.	Goal H-5: Provide support for future housing needs.
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.	

B. 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.

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.	• 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.	• 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.	• 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.	• 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.

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.	• 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.
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.	• 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.

Preliminary Proposed Goals and Policies (and # of votes per policy)
H-1: Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.
Support example policies in handout, except edit.
Renew & expand solar energy efficiency rebate programs. (3)
Incorporate renewable energy and energy efficient design in all new housing & remodeled housing. (4)
New development shall enhance the neighborhood, and create/maintain the peace and privacy of next door neighbors. (3)
For major remodels, require sustainable upgrades, i.e. attic and subflooring insulation. (2)
Construction and modifications must consider impacts on neighbors, lights and noise. (1)

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

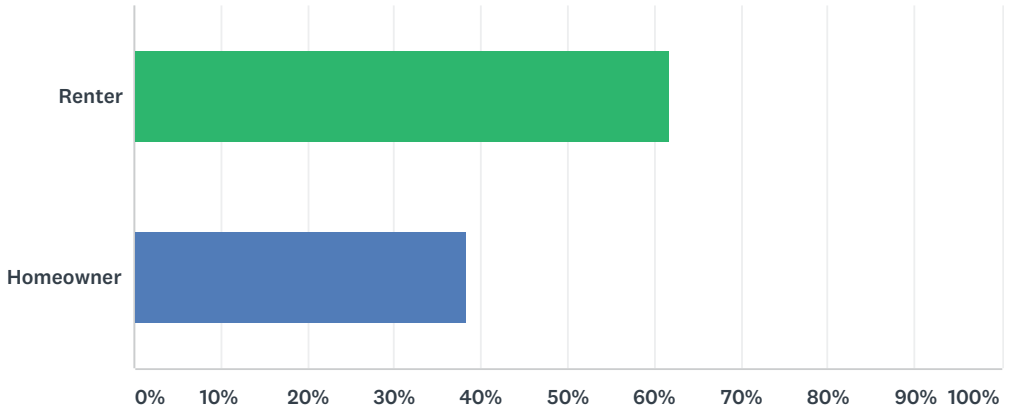
CA Department of Fish and Wildlife
Caltrans
Community Development Commission of Mendocino County
Lake County/City Area Planning
Mendocino Council of Governments
Mendocino County Department of Social Services
Mendocino County Executive Office
Mendocino Board of Supervisors
Mendocino County Air Quality 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

Coldwell Banker Mendo Realty
Mendo Realty Property Management
Moreno & Co.-Dan Thomas
Re/Max Full Spectrum
W Real Estate
Realty World Selzer Realty Property Management
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 Racheria
Hopland Band of Pomo Indians
Potter Valley Tribe
Northern Circle Indian Housing

APPENDIX B
COMMUNITY HOUSING SATISFACTION SURVEY RESULTS

Q1 Are you a renter or homeowner?

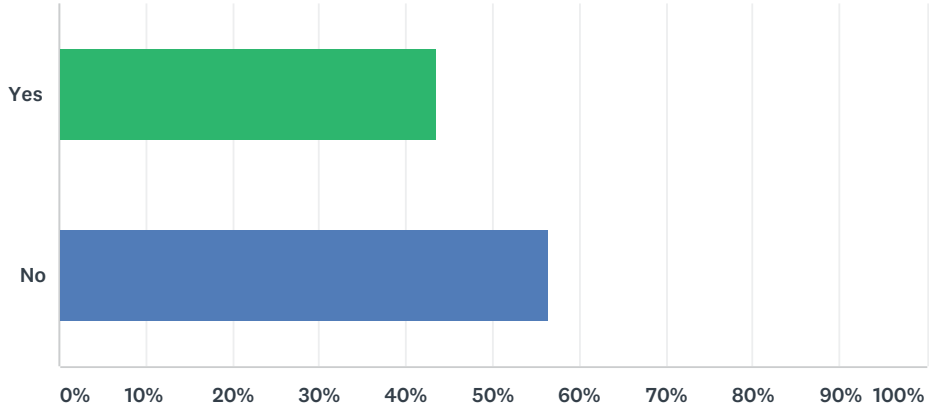
Answered: 383 Skipped: 1



ANSWER CHOICES	RESPONSES	
Renter	61.62%	236
Homeowner	38.38%	147
TOTAL		383

Q2 Are you actively looking for housing?

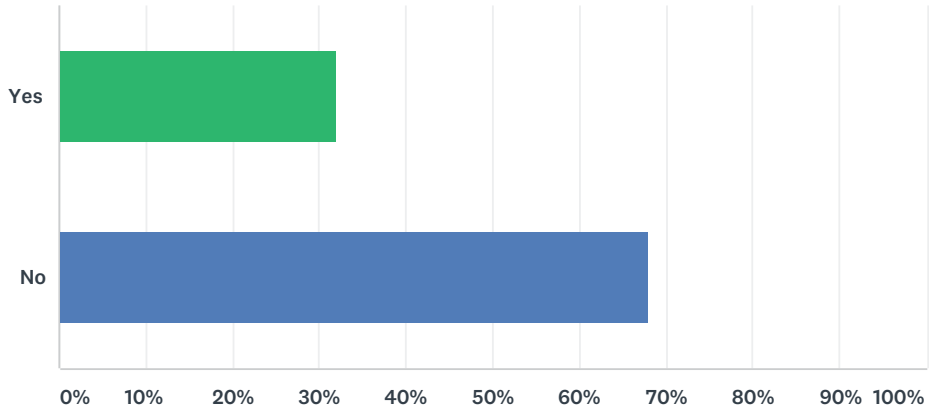
Answered: 384 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	43.49%	167
No	56.51%	217
TOTAL		384

Q3 Are you satisfied with your current housing options?

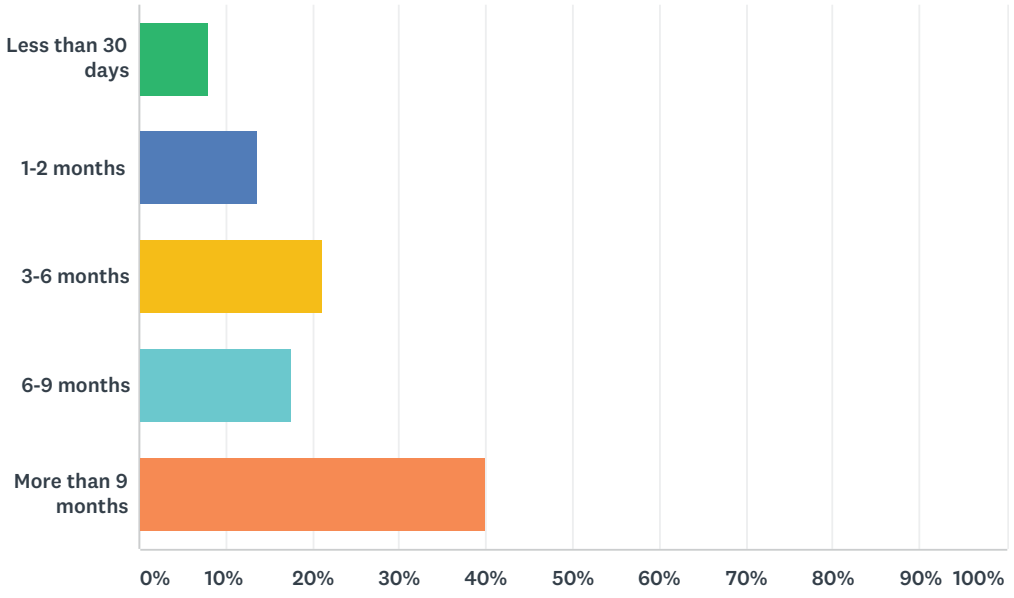
Answered: 382 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	31.94%	122
No	68.06%	260
TOTAL		382

Q4 If you purchased a home or started renting a unit in Ukiah within the last year, how much time did it take you to find the housing unit in which you currently reside?

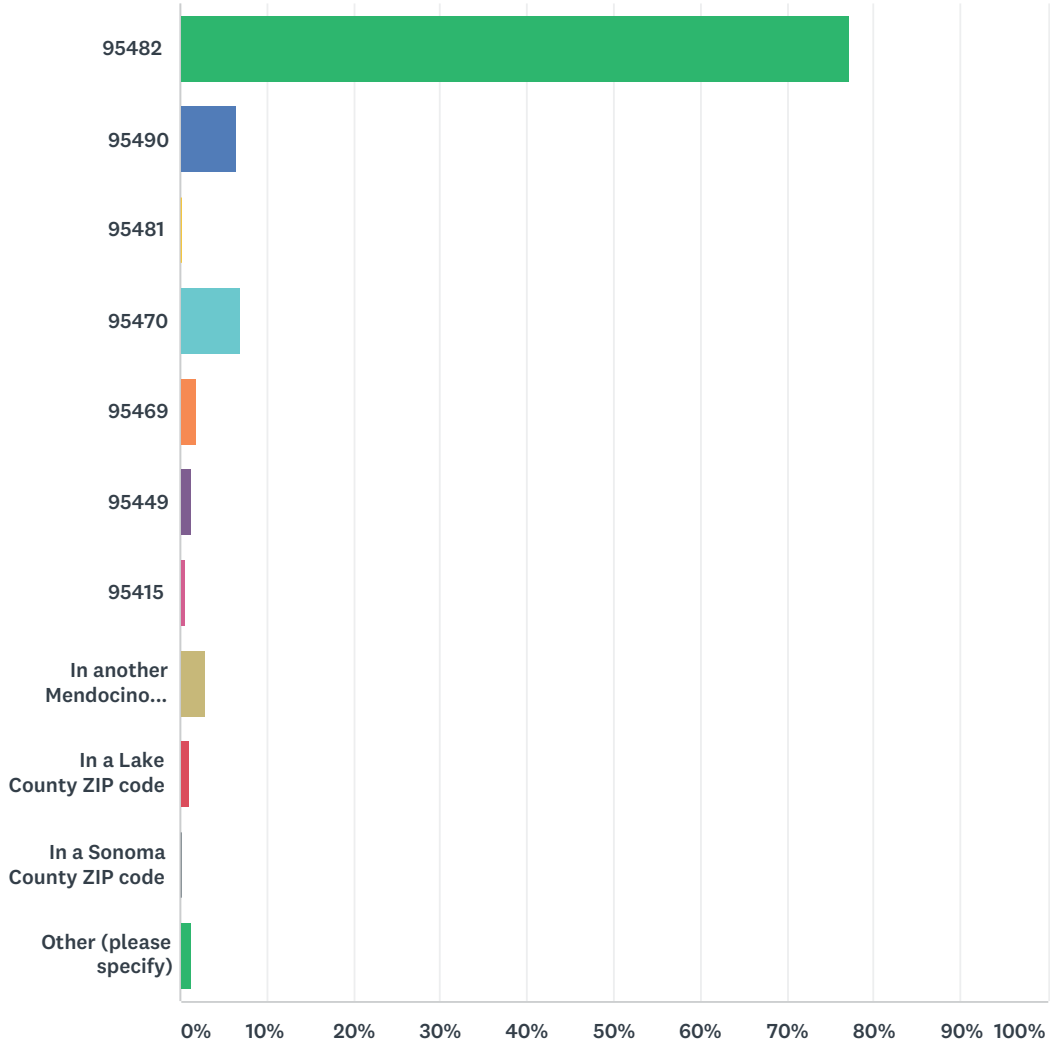
Answered: 280 Skipped: 104



ANSWER CHOICES	RESPONSES	
Less than 30 days	7.86%	22
1-2 months	13.57%	38
3-6 months	21.07%	59
6-9 months	17.50%	49
More than 9 months	40.00%	112
TOTAL		280

Q5 In what ZIP code is your residence located?

Answered: 382 Skipped: 2

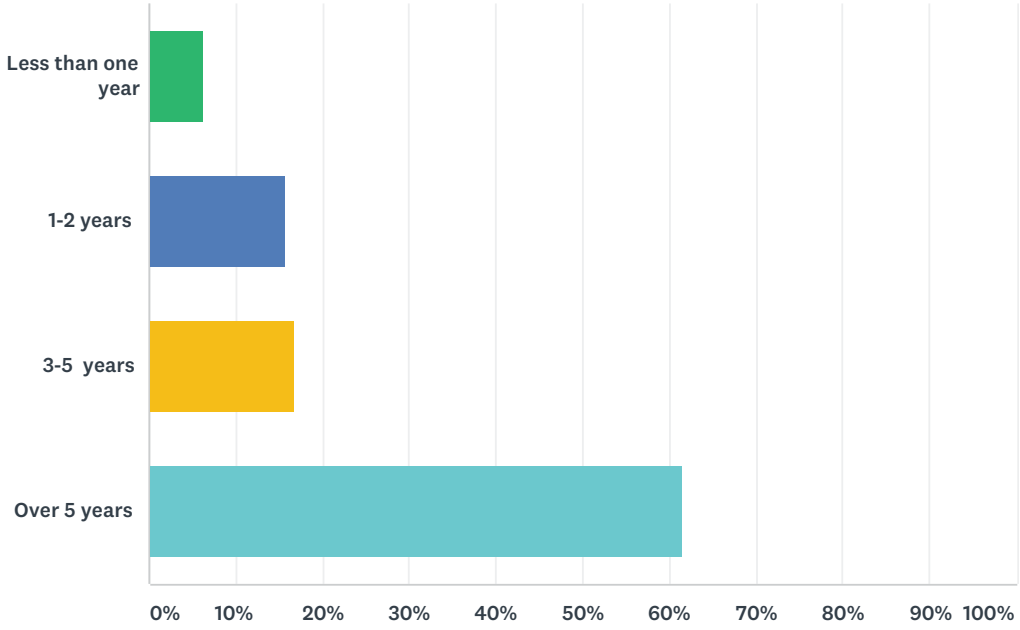


ANSWER CHOICES	RESPONSES	
95482	77.23%	295
95490	6.54%	25
95481	0.26%	1
95470	6.81%	26
95469	1.83%	7
95449	1.31%	5
95415	0.52%	2
In another Mendocino County ZIP code	2.88%	11
In a Lake County ZIP code	1.05%	4
In a Sonoma County ZIP code	0.26%	1

Other (please specify)	1.31%	5
TOTAL		382

Q6 About how long have you resided in your current ZIP code?

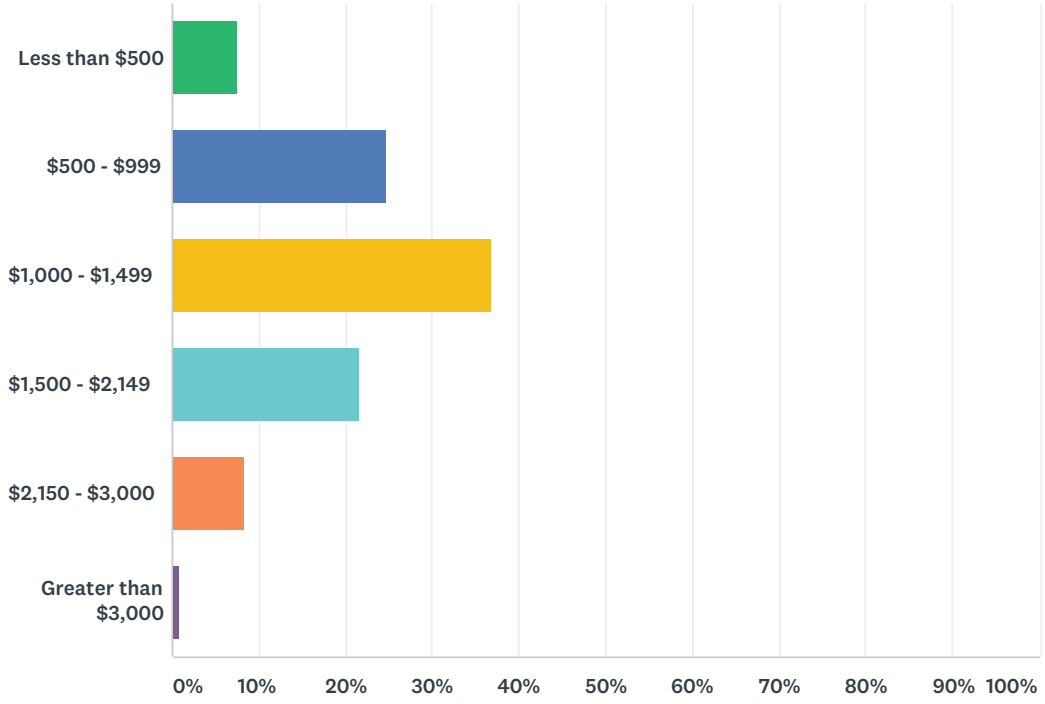
Answered: 384 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than one year	6.25%	24
1-2 years	15.63%	60
3-5 years	16.67%	64
Over 5 years	61.46%	236
TOTAL		384

Q7 What is your current rental payment or mortgage payment?

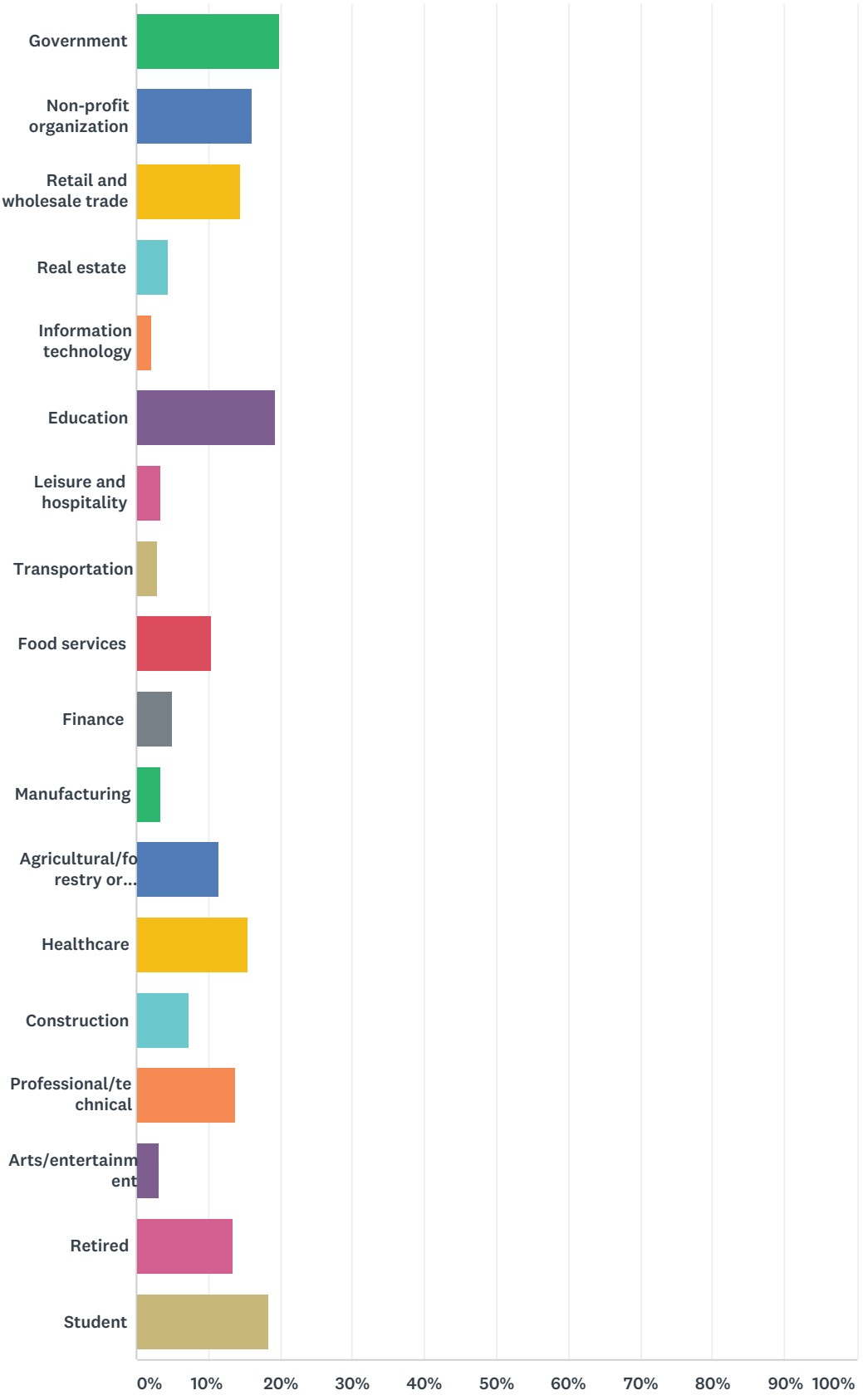
Answered: 380 Skipped: 4



ANSWER CHOICES	RESPONSES	
Less than $500	7.63%	29
$500 - $999	24.74%	94
$1,000 - $1,499	36.84%	140
$1,500 - $2,149	21.58%	82
$2,150 - $3,000	8.42%	32
Greater than $3,000	0.79%	3
TOTAL		380

Q8 In which of the following sectors are members of your household employed? Please mark all that apply.

Answered: 381 Skipped: 3

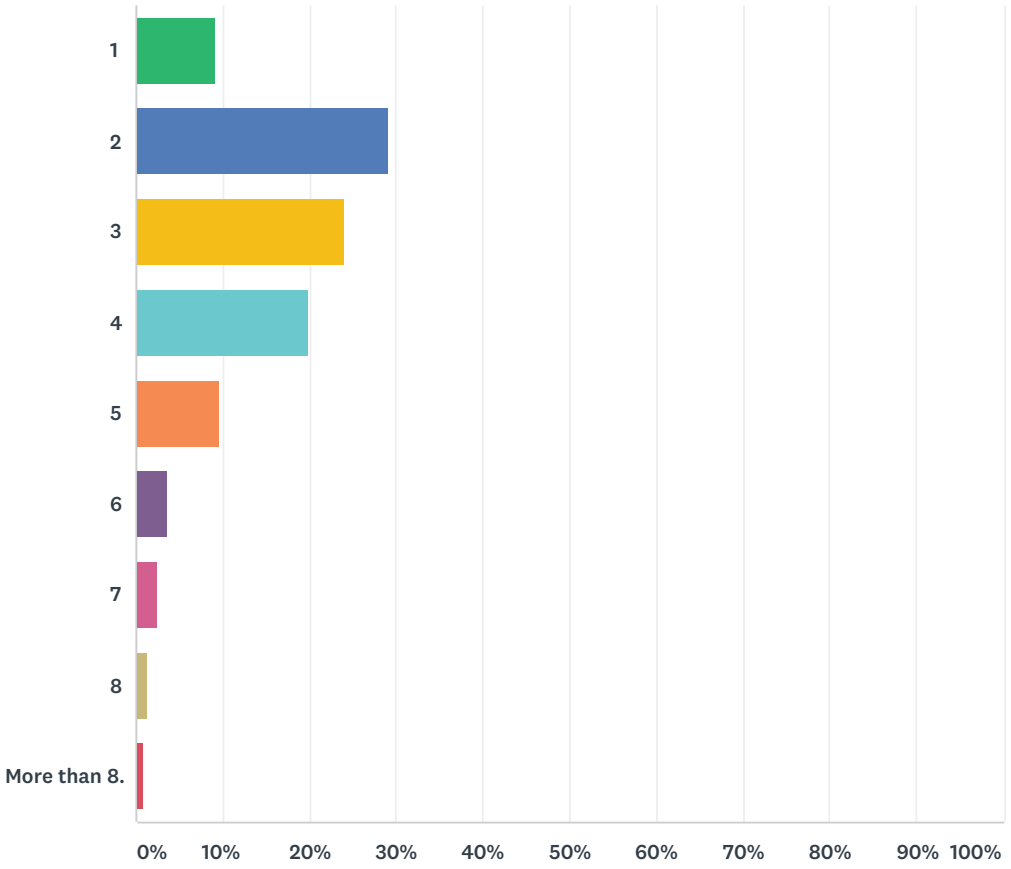


ANSWER CHOICES	RESPONSES	
Government	19.95%	76

Non-profit organization	16.01%	61
Retail and wholesale trade	14.44%	55
Real estate	4.46%	17
Information technology	2.10%	8
Education	19.16%	73
Leisure and hospitality	3.41%	13
Transportation	2.89%	11
Food services	10.50%	40
Finance	4.99%	19
Manufacturing	3.41%	13
Agricultural/forestry or natural resources	11.55%	44
Healthcare	15.49%	59
Construction	7.35%	28
Professional/technical	13.91%	53
Arts/entertainment	3.15%	12
Retired	13.39%	51
Student	18.37%	70
Total Respondents: 381		

Q9 How many people are in your household?

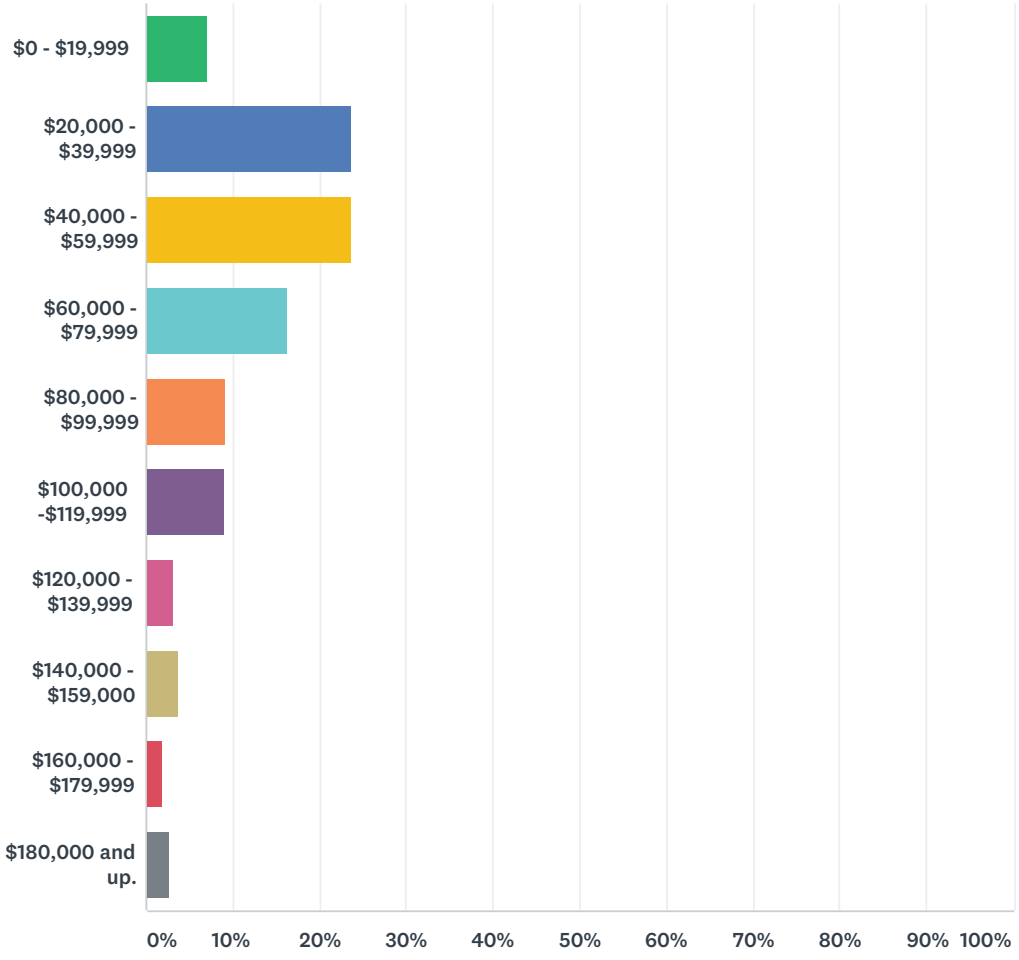
Answered: 384 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	9.11%	35
2	29.17%	112
3	23.96%	92
4	19.79%	76
5	9.64%	37
6	3.65%	14
7	2.60%	10
8	1.30%	5
More than 8.	0.78%	3
TOTAL		384

Q10 What is your household's approximate annual income before taxes?

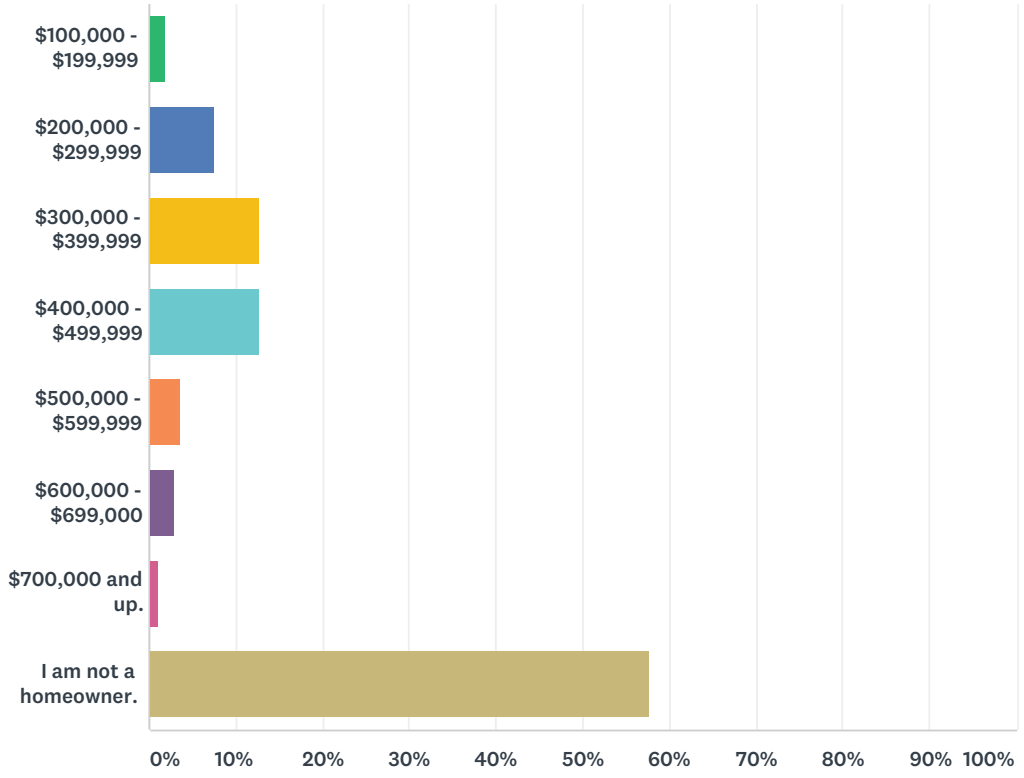
Answered: 381 Skipped: 3



ANSWER CHOICES	RESPONSES	
$0 - $19,999	7.09%	27
$20,000 - $39,999	23.62%	90
$40,000 - $59,999	23.62%	90
$60,000 - $79,999	16.27%	62
$80,000 - $99,999	9.19%	35
$100,000 -$119,999	8.92%	34
$120,000 - $139,999	3.15%	12
$140,000 - $159,000	3.67%	14
$160,000 - $179,999	1.84%	7
$180,000 and up.	2.62%	10
TOTAL		381

Q11 If you are a homeowner, what price do you think your house would sell for?

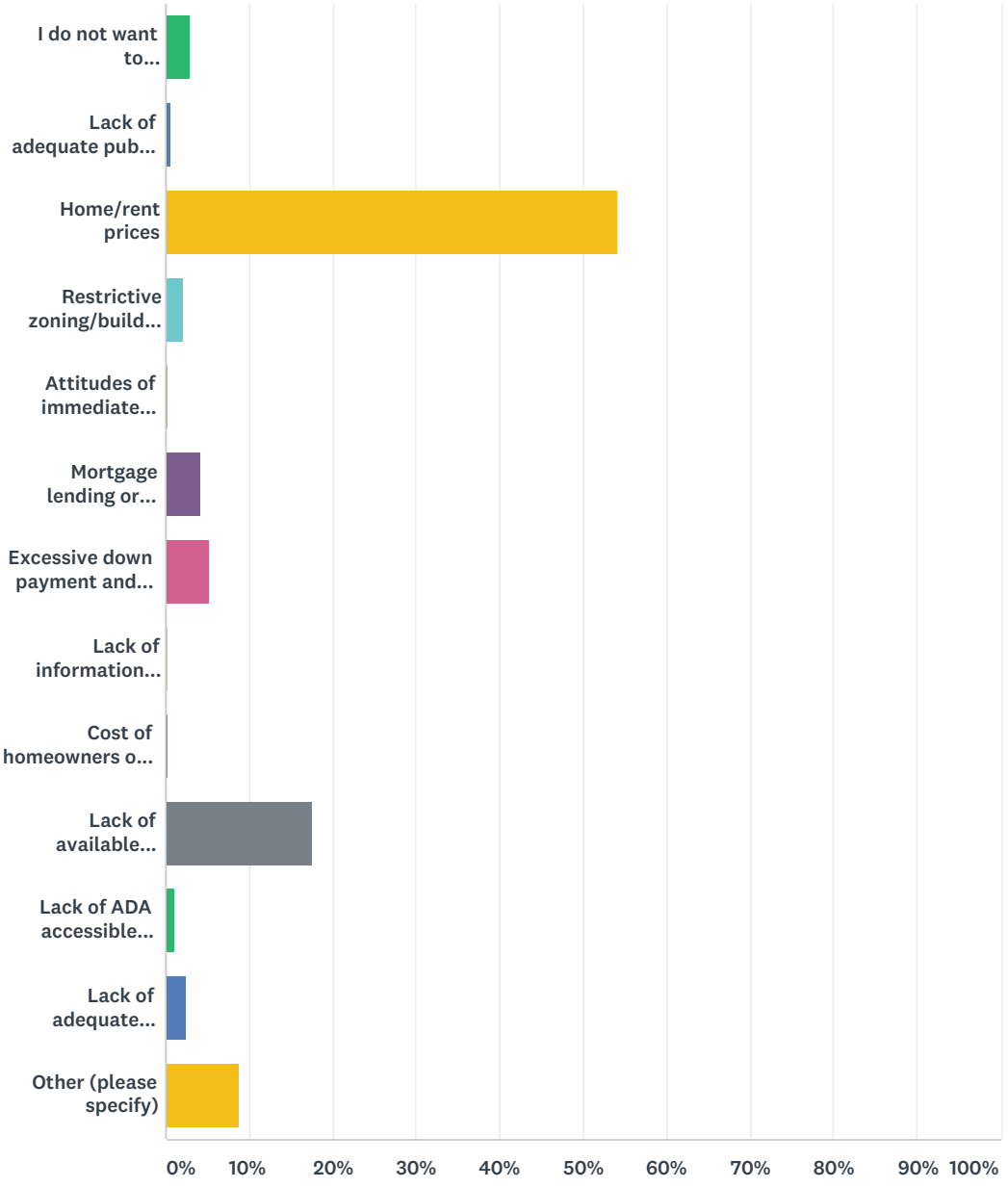
Answered: 371 Skipped: 13



ANSWER CHOICES	RESPONSES	
$100,000 - $199,999	1.89%	7
$200,000 - $299,999	7.55%	28
$300,000 - $399,999	12.67%	47
$400,000 - $499,999	12.67%	47
$500,000 - $599,999	3.50%	13
$600,000 - $699,000	2.96%	11
$700,000 and up.	1.08%	4
I am not a homeowner.	57.68%	214
TOTAL		371

Q12 What is the #1 issue or barrier with obtaining suitable housing for your household?

Answered: 365 Skipped: 19



ANSWER CHOICES	RESPONSES	
I do not want to purchase/rent a home in Ukiah.	3.01%	11
Lack of adequate public transportation	0.55%	2
Home/rent prices	54.25%	198
Restrictive zoning/building codes	2.19%	8
Attitudes of immediate neighbors	0.27%	1

Mortgage lending or rental application requirements	4.11%	15
Excessive down payment and upfront costs	5.21%	19
Lack of information about homeowner/renter responsibilities	0.27%	1
Cost of homeowners or renters insurance	0.27%	1
Lack of available housing inventory	17.53%	64
Lack of ADA accessible housing	1.10%	4
Lack of adequate employment	2.47%	9
Other (please specify)	8.77%	32
TOTAL		365

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@sylviatidwell.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 to15 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 Mendo-cino 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												

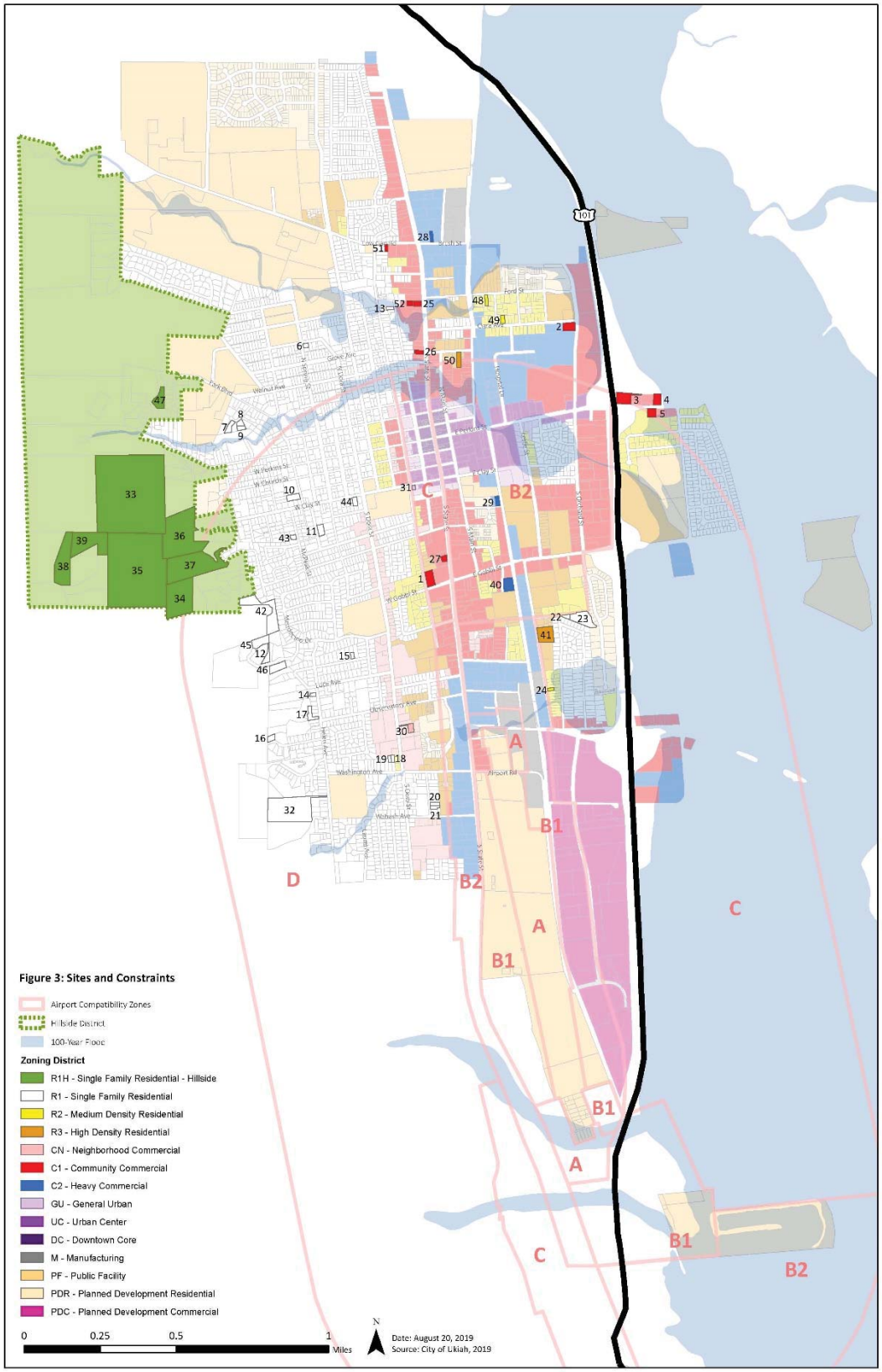
Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
40	00304079; 00304077*; 00304078*;	210 E Gobbi St	Underutilized	C1;C2	C	2.4	22,098	36	90	Very-Low/Low	B2	Underutilized; existing community garden on-site. 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. 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 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.

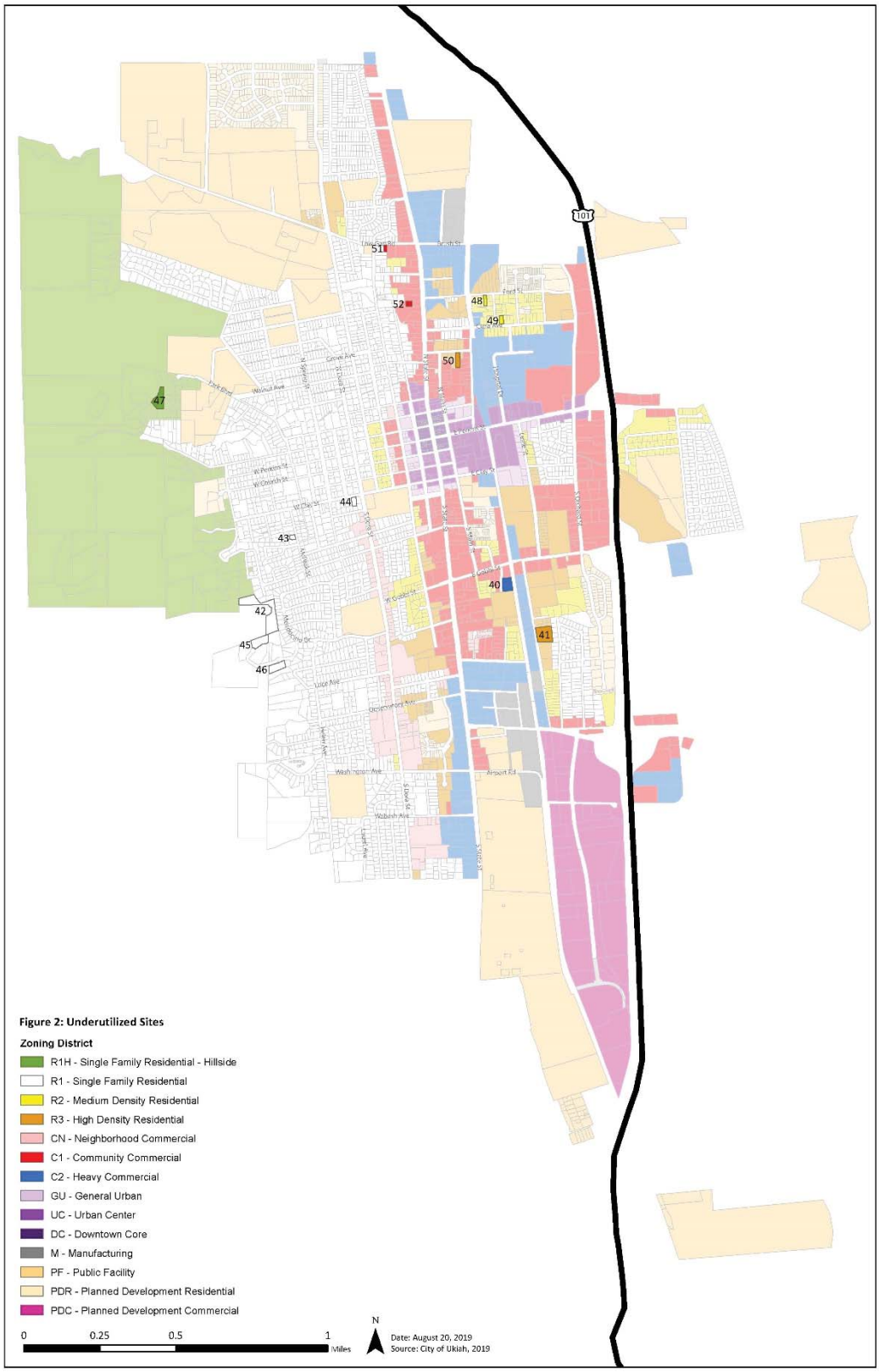
Map ID	APN	Location	Existing Use	Zoning	General Plan	Acres	Square feet	Realistic Development Potential (units)	Population	Income Group	Constraints	Notes
50	00215305	221 Norton St	Underutilized	R3	HDR	0.46	20,037	2	5	Mod/Above-Mod	None	Partially developed with residential and/or commercial. Given existing 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**	**197757**	**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**			

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

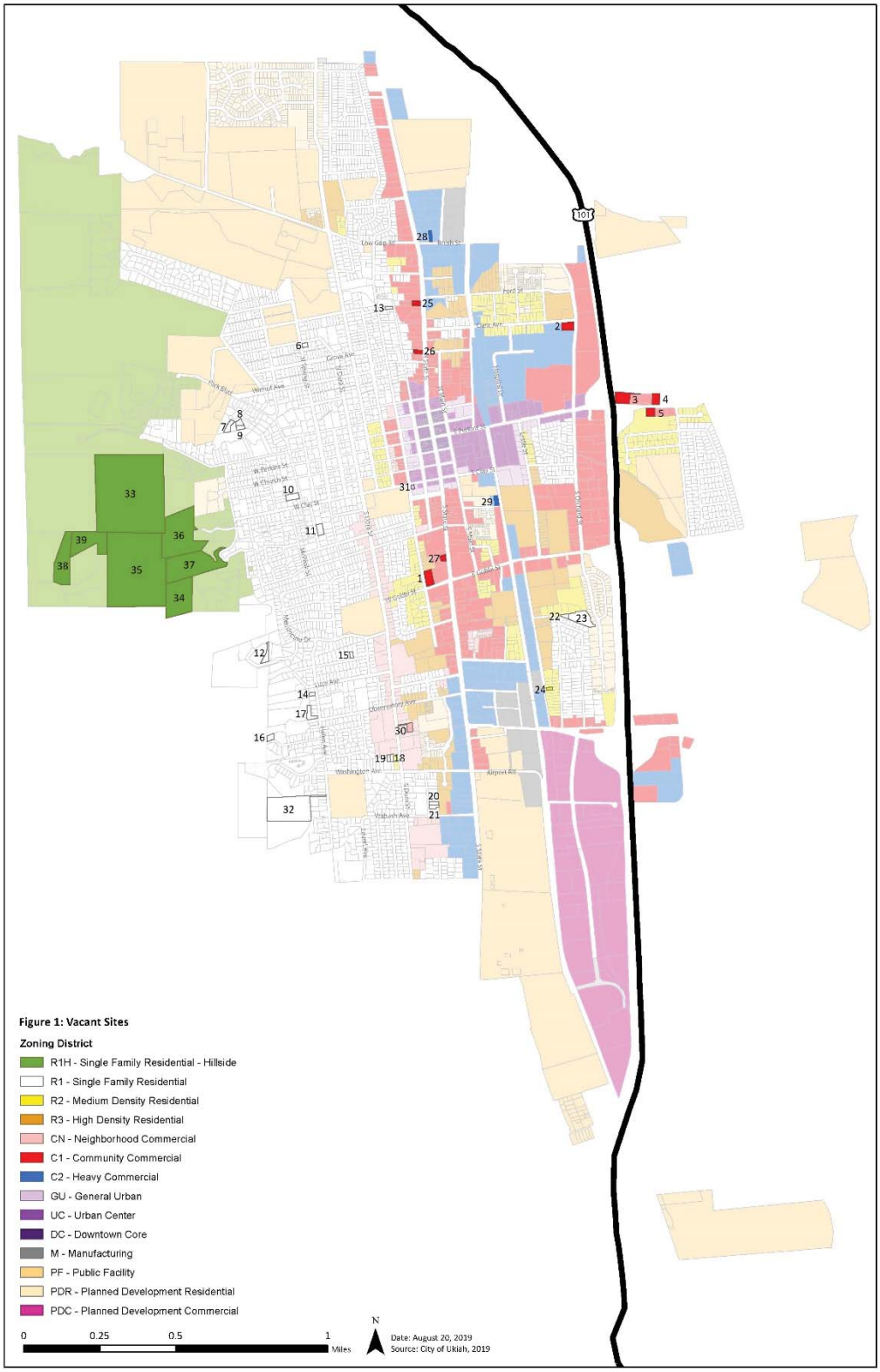
VACANT AND UNDERUTILIZED SITES AND CONSTRAINTS



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?
Natural Surveillance 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.	• 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?
Natural Access Control 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.	• 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?
Territorial Reinforcement 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.	• 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?
Maintenance and Management 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.	• 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?
Lighting 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.	• 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?
Incompatible Uses 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.	• 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?
Movement Predictors 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.	• 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?
Capacity 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.	• 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?
Activity Support 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.	• 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?
Social Cohesion 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.	• 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?
Community Connectivity 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.	• 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?
Community Culture 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.	• 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.	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. ***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.
H-1.b Work with the City Public Utility Department to potentially expand the City's Energy Efficiency Public Benefits Fund.	Energy efficiency improvements.	Completed. ***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.
H-1.c Provide informational materials to the public regarding sustainable and green building materials.	Educate public on sustainability and green building.	Completed, through creation of the Green Building Information Center at the Ukiah Civic Center. ***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.
H-1.d Consider measures that would preserve/conserve 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.	A rent stabilization ordinance was adopted by the City Council in 2011. ***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.

Program	Objective	Progress and Continued Appropriateness
H-1.e Develop an At-Risk Units Program.	Maintain existing affordable housing stock.	Not completed due to lack of funding for preservation efforts. ***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.
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.	Completed. The Ukiah Police Department (UPD) reviews and makes recommendations on projects through the Crime Prevention through Environmental Design (CPTED) standards. ***Continued Appropriateness:*** CPTED standards are regularly reviewed and updated by the UPD. This program will be continued in the 2019-2027 Housing Element.
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.	This program was not completed. ***Continued Appropriateness:*** This program will continue to be important and has been prioritized in the 2019-2027 Housing Element.
H-2.a Provide copies of the inventory of vacant and underdeveloped land for public distribution.	Educate the public.	Completed. ***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.
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.	Educational materials not completed. ***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.

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
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.	Retain the rental housing stock.	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. ***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.
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.	Retain total housing stock.	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. ***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.”
H-2.i Adopt an Inclusionary Housing Ordinance by 2013 that requires below-market rate housing to be included as part of residential projects.	Increase the supply of affordable housing.	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. 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.

Program	Objective	Progress and Continued Appropriateness
		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. 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. ***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.
H-2.j Adopt minimum standards for inclusionary housing units.	Increase the supply of affordable housing.	See H-2.i above. ***Continued Appropriateness***: Due to the reasons stated in H-2i above, this will removed as a program for the 2019-2027 Housing Element.
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.	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. ***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.

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.	Completed, and ongoing. The City has been proactive in identifying and meeting with nonprofit developers specializing in building housing for extremely low-income households. ***Continued Appropriateness:*** This program will continue to be important and relevant and has been retained in the 2019-2027 Housing Element.
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.	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. ***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.
H-2.n Amend the zoning ordinance to be consistent with Senate Bill 2.	Streamline transitional housing projects.	Completed. In 2015, the City adopted a Homeless Shelter Overlay Zone through Ordinance 1161. ***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).
H-2.o Post sites inventory map and housing development in commercial zones on website and provide hard copies at the counter.	Provide education.	Completed. ***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.

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.	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. ***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.
H-2.q Update inventory of vacant and underutilized parcels.	Provide education to the public and potential developers.	The inventory was updated in 2012, 2013, 2016-17, and 2019. ***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.
H-2.r Facilitate the consolidation of smaller multi-family parcels.	Provide opportunities for the creation of more affordable housing.	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. ***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.
H-2.s Pursue annexation of land that can accommodate single-family residential development.	Provide opportunities for the creation of more housing.	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. ***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.

Program	Objective	Progress and Continued Appropriateness
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.	Support funding applications for special needs housing projects.	A project with 37 units of special needs rental housing was issued a building permit in 2018. ***Continued Appropriateness:*** Support of funding applications will continue to be appropriate and has been retained as a program for the 2019-2027 Housing Element.
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.	Increase housing opportunities for persons with disabilities.	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. ***Continued Appropriateness:*** This program is ongoing and still appropriate. It remains in the updated Element.
H-3.c Review zoning code to remove regulatory constraints to special needs housing projects.	Eliminate regulatory constraints to special needs housing.	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). ***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).
H-3.d Continue to assist farmworker housing stakeholders through technical assistance.	Increase supply of farmworker housing.	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. ***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.
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.	Remove constraints to SRO housing.	This program was not completed in 2014-2019. ***Continued Appropriateness:*** This program is ongoing and still appropriate. It remains in the updated Element and has been

		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.	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. ***Continued Appropriateness:*** This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-1).
H-5.f Assist developers in incorporating green building practices.	Provide education and opportunities to increase green building practices.	The Green Building Information Center was completed in Ukiah Civic Center. ***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.
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.	The Green Building Information Center was completed in the Ukiah Civic Center. ***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.
H-5.h Stormwater management for multi-family housing development.	Provide education about stormwater management for affordable housing developers.	The City adopted Low Impact Development (LID) standards to filter and slow stormwater runoff. ***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).
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.	The City has adopted the Cal-Green Building Code (Tier 1), which requires buildings to attain a higher level of efficiency. ***Continued Appropriateness:*** This program is ongoing and still appropriate. It remains in the updated Element (see Goal H-1).

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	• 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
	2f: Amend the zoning code as follows: • 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.	Community Development Department, Planning Services Division	Departmental budget	• 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: - 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. - 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.	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.

	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	• 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	• 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	• 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
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
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,



Shannan West
Land Use & Planning Manager

Appendix K: 2024 Consumer Confidence Report (Water Quality Report)

City of Ukiah 2025 Urban Water Management Plan

ANNUAL WATER QUALITY REPORT

Reporting Year 2024



Presented By

Ukiah Valley Water Authority

Este informe contiene información muy importante sobre su agua potable. Tradúzcalo o hable con alguien que lo entienda bien.

PWS ID#: CA2310006, CA2300507, CA2310008



Our Commitment

We are pleased to present to you this year's annual water quality report. This report is a snapshot of last year's water quality covering all testing performed between January 1 and December 31, 2024. Included are details about your sources of water, what it contains, and how it compares to standards set by regulatory agencies. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water and providing you with this information because informed customers are our best allies.

Where Does My Water Come From?

Millview County Water District (CWD) has two groundwater wells and a surface water treatment plant that utilizes water under the influence of the Russian River. Calpella has one groundwater well, the water from which is blended with Millview water via interties. Redwood Valley purchases water through another intertie with Millview, and this is blended with water treated at the surface water treatment plant drawing water from Lake Mendocino.

Community Participation

You are invited to participate in our public forum and voice your concerns about your drinking water. Millview meets the third Tuesday of each month, Calpella meets the third Wednesday, and Redwood Valley meets the third Thursday. They all meet via Zoom or in person at 151 Laws Avenue, Ukiah.

Safeguard Your Drinking Water

Protection of drinking water is everyone's responsibility. You can help protect your community's drinking water source in several ways:

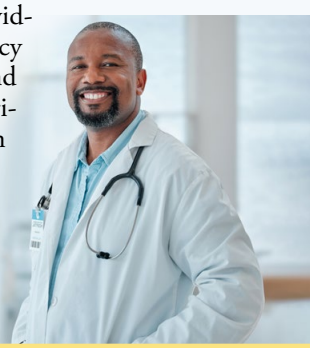
- Eliminate excess use of lawn and garden fertilizers and pesticides – they contain hazardous chemicals that can reach your drinking water source.
- Pick up after your pets.
- If you have your own septic system, properly maintain it to reduce leaching to water sources, or consider connecting to a public water system.
- Dispose of chemicals properly; take used motor oil to a recycling center.
- Volunteer in your community. Find a watershed or wellhead protection organization in your community and volunteer to help. If there are no active groups, consider starting one. Use U.S. EPA's Adopt Your Watershed to locate groups in your community.
- Organize a storm drain stenciling project with others in your neighborhood. Stencil a message next to the street drain reminding people "Dump No Waste – Drains to River" or "Protect Your Water." Produce and distribute a flyer for households to remind residents that storm drains dump directly into your local water body.

Reporting UCMR5 Data

We participated in the fifth stage of the U.S. EPA's Unregulated Contaminant Monitoring Rule (UCMR5) program by performing additional tests on our drinking water. UCMR5 sampling benefits the environment and public health by providing the U.S. EPA with data on the occurrence of contaminants suspected to be in drinking water to determine if U.S. EPA needs to introduce new regulatory standards to improve drinking water quality. Unregulated contaminant monitoring data is available to the public, so please feel free to contact us if you are interested in obtaining that information. If you would like more information on the U.S. EPA's Unregulated Contaminant Monitoring Rule, please call the Safe Drinking Water Hotline at (800) 426-4791.

Important Health Information

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health-care providers. U.S. Environmental Protection Agency (U.S. EPA)/Centers for Disease Control and Prevention (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline at (800) 426-4791 or epa.gov/safewater.



Questions?

For more information about this report, or for any questions relating to your drinking water, please call Lane Westbrook, Water Treatment Operator, at (707) 467-2842.

Substances That Could Be in Water

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

Microbial Contaminants, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.



Inorganic Contaminants, such as salts and metals, that can be naturally occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and Herbicides that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.

Organic Chemical Contaminants, including synthetic and volatile organic chemicals, that are by-products of industrial processes and petroleum production and can also come from gas stations, urban stormwater runoff, agricultural application, and septic systems.

Radioactive Contaminants that can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the U.S. EPA and the State Water Resources Control Board (SWRCB) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. U.S. Food and Drug Administration regulations and California law also establish limits for contaminants in bottled water that provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline at (800) 426-4791.

Definitions

90th %ile: The levels reported for lead and copper represent the 90th percentile of the total number of sites tested. The 90th percentile is equal to or greater than 90% of our lead and copper detections.

MCL (Maximum Contaminant Level): The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs (SMCLs) are set to protect the odor, taste, and appearance of drinking water.

MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. EPA.

MRDL (Maximum Residual Disinfectant Level): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MRDLG (Maximum Residual Disinfectant Level Goal): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

NA: Not applicable.

ND (Not detected): Indicates that the substance was not found by laboratory analysis.

NS: No standard.

NTU (Nephelometric Turbidity Units): Measurement of the clarity, or turbidity, of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

PDWS (Primary Drinking Water Standard): MCLs and MRDLs for contaminants that affect health, along with their monitoring and reporting requirements and water treatment requirements.

PHG (Public Health Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California EPA.

ppb (µg/L) (parts per billion): One part substance per billion parts water (or micrograms per liter).

ppm (mg/L) (parts per million): One part substance per million parts water (or milligrams per liter).

TON (Threshold Odor Number): A measure of odor in water.

µmho/cm (micromhos per centimeter): A unit expressing the amount of electrical conductivity of a solution.

Water Conservation Tips

You can play a role in conserving water and saving yourself money in the process by becoming conscious of the amount of water your household is using and by looking for ways to use less whenever you can. It is not hard to conserve water. Here are a few tips:

- Automatic dishwashers use 15 gallons for every cycle, regardless of how many dishes are loaded. So get a run for your money and load it to capacity.
- Turn off the tap when brushing your teeth.
- Check every faucet in your home for leaks. Just a slow drip can waste 15 to 20 gallons a day. Fix it and you can save almost 6,000 gallons per year.
- Check your toilets for leaks by putting a few drops of food coloring in the tank. Watch for a few minutes to see if the color shows up in the bowl. It is not uncommon to lose up to 100 gallons a day from an invisible toilet leak. Fix it and you save more than 30,000 gallons a year.
- Use your water meter to detect hidden leaks. Simply turn off all taps and water using appliances. Then check the meter after 15 minutes. If it moved, you have a leak.



Test Results

Our water is monitored for many different kinds of substances on a very strict sampling schedule, and the water we deliver must meet specific health standards. Here, we only show those substances that were detected in our water (a complete list of all our analytical results is available upon request). Remember that detecting a substance does not mean the water is unsafe to drink; our goal is to keep all detects below their respective maximum allowed levels.

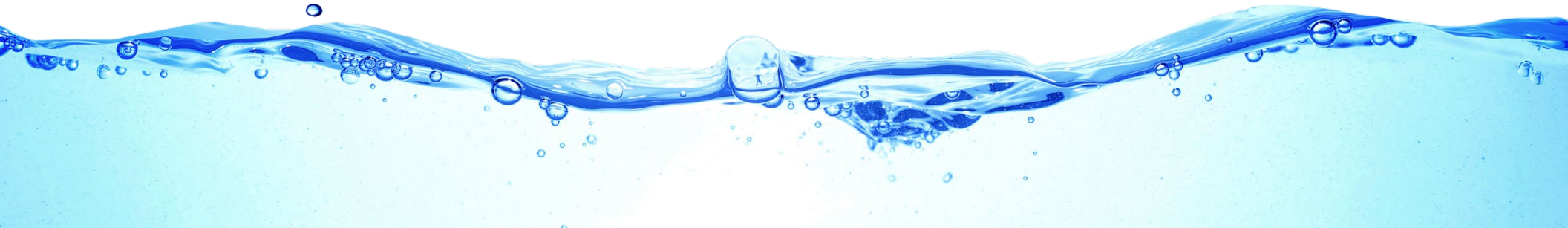
The state recommends monitoring for certain substances less than once per year because the concentrations of these substances do not change frequently. In these cases, the most recent sample data is included, along with the year in which the sample was taken.

REGULATED SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	MCL [MRDL]	PHG (MCLG) [MRDLG]	AMOUNT DETECTED	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Aluminum (ppm)	2024	1	0.6	0.051	ND–0.11	No	Erosion of natural deposits; residue from some surface water treatment processes
Chlorine (ppm)	2024	[4.0 (as Cl2)]	[4 (as Cl2)]	1.02	0.3–1.65	No	Drinking water disinfectant added for treatment
Fluoride (ppm)	2024	2.0	1	0.03	ND–0.2	No	Erosion of natural deposits; water additive that promotes strong teeth; discharge from fertilizer and aluminum factories
HAA5 [sum of 5 haloacetic acids] (ppb)	2024	60	NA	9.2	2.8–15.6	No	By-product of drinking water disinfection
Hexavalent Chromium (ppb)	2024	10	0.02	0.1	ND–0.2	No	Erosion of natural deposits; transformation of naturally occurring trivalent chromium to hexavalent chromium by natural processes and human activities such as discharges from electroplating factories, leather tanneries, wood preservation, chemical synthesis, refractory production, and textile manufacturing facilities
Nitrate [as nitrate] (ppm)	2024	45	45	0.7	0.45–1.8	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits
Toluene (ppb)	2021	150	150	0.83	ND–1.4	No	Discharge from petroleum and chemical factories; underground gas tank leaks
TTHMs [total trihalomethanes] (ppb)	2024	80	NA	15.18	6.8–23.5	No	By-product of drinking water disinfection

Tap water samples were collected for lead and copper analyses from sample sites throughout the community

LEAD AND COPPER	SAMPLE DATE	AL	PHG	90TH PERCENTILE LEVEL DETECTED	RANGE LOW-HIGH	NO. SITES EXCEEDING AL	VIOLATION	TYPICAL SOURCE OF CONTAMINANT
LEAD								
Millview	2024	15	0.2	ND	NA	0/20	No	Internal corrosion of household water plumbing systems, discharges from industrial manufacturers, erosion of natural deposits
Calpella	2024	15	0.2	ND	NA	0/10	No	
Redwood Valley	2022	15	0.2	ND	ND–18	1/20	No	
COPPER								
Millview	2024	1.3	0.3	0.73	ND–0.91	0/20	No	Internal corrosion of household water plumbing systems, discharges from industrial manufacturers, erosion of natural deposits, leaching from wood preservatives
Calpella	2024	1.3	0.3	0.16	ND–0.63	0/10	No	
Redwood Valley	2022	1.3	0.3	0.45	ND–0.77	0/20	No	



SECONDARY SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	SMCL	PHG (MCLG)	AMOUNT DETECTED	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Chloride (ppm)	2024	500	NS	5	2.7–9.8	No	Runoff/leaching from natural deposits; seawater influence
Color (units)	2024	15	NS	7	ND–15	No	Naturally occurring organic materials
Iron (ppb)	2021	300	NS	1.2	ND–190	No	Leaching from natural deposits; industrial wastes
Manganese (ppb)	2024	50	NS	15	ND–180	No	Leaching from natural deposits
Odor, Threshold (TON)	2024	3	NS	13	ND–28	No	Naturally occurring organic materials
Specific Conductance (µmho/cm)	2024	1,600	NS	221	170–430	No	Substances that form ions when in water; seawater influence
Sulfate (ppm)	2024	500	NS	9	2–10	No	Runoff/leaching from natural deposits; industrial wastes
Total Dissolved Solids (ppm)	2024	1,000	NS	132	100–270	No	Runoff/leaching from natural deposits
Turbidity (NTU)	2024	5	NS	0.83	ND–1.4	No	Soil runoff
Zinc (ppm)	2024	5.0	NS	0.0004	ND–0.158	No	Runoff/leaching from natural deposits; industrial wastes

UNREGULATED SUBSTANCES [1]

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AMOUNT DETECTED	RANGE LOW-HIGH	TYPICAL SOURCE
Bicarbonate (ppm)	2024	104	80–200	Forms naturally when carbon dioxide dissolves in water
Calcium (ppm)	2024	20	16–28	Forms naturally from erosion
Magnesium (ppm)	2024	11	8–17	Natural leaching of magnesium-rich rocks and minerals
Sodium (ppm)	2024	10	6–63	Mineral deposits; salt used in road deicing
Total Alkalinity (ppm)	2024	104	80–200	Forms naturally from erosion of carbonate rocks or limestone
Total Hardness (ppm)	2024	95	72–139	Forms naturally from erosion of limestone, chalk, or gypsum

[1] Unregulated contaminant monitoring helps U.S. EPA and the SWRCB determine where certain contaminants occur and whether the contaminants need to be regulated.



Lead in Home Plumbing

Lead can cause serious health effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is primarily from materials and parts used in service lines and in home plumbing. Ukiah Valley Water Authority is responsible for providing high-quality drinking water and removing lead pipes but cannot control the variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time. You can help protect yourself and your family by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Using a filter certified by an American National Standards Institute-accredited certifier to reduce lead is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure it is used properly. Use only cold water for drinking, cooking, and making baby formula. Boiling does not remove lead from water.

Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, or doing laundry or a load of dishes. If you have a lead service line (LSL) or galvanized service line requiring replacement, you may need to flush your pipes for a longer period. If you are concerned about lead and wish to have your water tested, contact Ukiah Valley Water Authority, Lane Westbrook]. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at epa.gov/safewater/lead.



To address lead in drinking water, public water systems were required to develop and maintain an inventory of service line materials by October 16, 2024. Developing an inventory and identifying the location of LSLs is the first step for beginning LSL replacement and protecting public health. No LSLs were found in our inventory, which is available upon request. Please contact us if you would like more information about the inventory or any lead sampling that has been done.

Appendix L: Characterization of the Ukiah Valley Groundwater Basin

City of Ukiah 2025 Urban Water Management Plan

Ukiah Valley Groundwater Basin

- Groundwater Basin Number: 1-52
- County: Mendocino
- Surface Area: 37,500 acres (59 square miles)

Basin Boundaries and Hydrology

The Ukiah Valley groundwater basin, located in southeastern Mendocino County, is approximately 22 miles long and 5 miles wide at the widest point, and is the largest of several groundwater basins along the Russian River. The basin is part of the Ukiah and the Redwood Valleys to the north, and their tributary valleys. The low-lying regions of the Ukiah and Redwood Valleys as well as those sloping areas along the valley edges that include Quaternary- and Tertiary-age sediments define the areal extent of this north-south trending basin. The basin surface elevation varies from approximately 1,000 feet in the upper portions of the Redwood Valley, to approximately 500 feet in the lower, southern areas of the Ukiah Valley.

The Russian River traverses the entire length of the Ukiah Valley groundwater basin and is met by many tributaries from both the east and west sides of Redwood and Ukiah Valleys. The main tributaries include Forsythe Creek, which joins with the Russian River north of the city of Calpella, and the East Fork of the Russian River, which joins the main branch of the Russian River north of Ukiah. Lake Mendocino, a reservoir created from the East Fork of the Russian River located between Redwood Valley and Ukiah Valley, is also an important feature of the surface hydrology of the region. Precipitation in the basin ranges from approximately 45 inches in the north to about 35 inches in the south.

Ukiah is the largest city within the valley and is located on its southwest side. Other cities include Talmage, east of Ukiah, and Calpella on the south end of Redwood Valley. Highway 101 travels the length of the Ukiah Valley from the south and veers west away from Redwood Valley, paralleling Forsythe Creek. Highway 20 enters the valley from the east and intersects with Highway 101 at Calpella.

Hydrogeologic Information

Water Bearing Formations

Groundwater-bearing units of primary importance within the Ukiah Valley Groundwater Basin include Recent alluvium, as well as alluvium of Pliocene and Pleistocene age. The terrace deposits and dissected alluvium of Pleistocene age are of lesser importance with regard to groundwater production. Underlying these deposits is moderately to highly fractured basement rock consisting of the Franciscan and Knoxville Formations. Even when highly fractured these formations have limited permeability, and are considered to yield only small quantities of water locally (Cardwell 1965). Information on water-bearing formations, hydrogeology, and storage capacity is available from Cardwell (1965), DWR, (1965), and Farrar (1986).

Recent Alluvium. Alluvium within the basin is considered a principal source of groundwater and consists of unconsolidated gravel, sand, silt, and

minor amounts of clay deposited in channels and on floodplains of the Russian River and its tributaries, on alluvial fans, and as colluvium on interfan slopes. A subdivision of Recent alluvium includes river-channel deposits defined by those areas where gravely stream channel deposits are currently being deposited. River-channel deposits are generally very high yielding loose gravels and sands; in some cases these deposits contain boulders. Recent alluvium is thickest in the central portion of the basin and extends from the surface to depths of 50 to 80 feet (Cardwell 1965). An average specific yield of 20 percent was used for the alluvium in two separate studies (Cardwell 1965, DWR 1965). Groundwater in the alluvium generally occurs under unconfined conditions.

Pleistocene Terrace Deposits. Terrace deposits are characterized as alluvial deposits of primarily Pleistocene age, ranging from a thin veneer of red gravelly clay soil, to deposits of sandy or silty gravel up to 200 feet thick. Terrace deposits generally overly the Pliocene- and Pleistocene-age alluvium and occur discontinuously along the flanks of the Ukiah Valley and more continuously within the Redwood Valley on both sides of the Russian River. Groundwater in the terrace deposits is unconfined to locally confined (Cardwell 1965).

Production from the terrace deposits is variable based on sediment thickness, depth to water, and percentage of fine grained material; however, these deposits generally yield enough water for domestic purposes if an appreciable thickness of the deposit occurs below the water table (Cardwell 1965).

Pliocene/Pleistocene Alluvium. These deposits are described as continental deposits comprised of poorly consolidated and poorly sorted clayey and sandy gravel, clayey sand, and sandy clay. In general, thick lenses of moderately indurated gravel interfinger with large bodies of blue sandy silt and clay (Cardwell 1965). Overall, this alluvium has low permeability due to the relatively high percentage of fine sediments; however, wells can produce moderate amounts of water from these sediments if long sections of perforated (or screened) intervals are used. Bed thickness is variable, with the maximum thickness considered to be about 2,000 feet. Outcrops of this formation can be seen along the entire east side of the Ukiah Valley, as well as the southeast side of the Redwood Valley (Cardwell 1965). It is possible that current groundwater use relies more heavily on Pleistocene- and Pliocene-age alluvium than reflected in this basin description due to ongoing trends in improved well construction techniques and deeper well seal requirements. Groundwater in the older alluvium deposits is generally confined (Cardwell 1965).

Dissected Alluvium. Dissected alluvium is gravelly sediment cemented by carbonate precipitation located along Sulfur Creek below Vichy Springs and along McNab Creek. These sediments yield only very limited quantities of water (Cardwell 1965).

Groundwater Level Trends

Based on hydrographs from DWR monitored wells, groundwater levels in the past 30 years have remained relatively stable. During drought conditions there is increased drawdown during summer months and less recovery in winter months. Post-drought conditions rebound to approximately the same levels as pre-drought conditions.

Groundwater Storage

Groundwater Storage Capacity. It is estimated that approximately 324,000 af of storage exists in the older continental deposits; however, it is probably not usable for short-term storage purposes due to the low-permeability nature of these deposits (DWR 1965).

Groundwater in Storage. Groundwater in storage within the alluvium and younger terrace deposits is estimated to be about 75,000 to 100,000 af (Cardwell 1965). Groundwater in storage within the river-channel deposits between 10 and 50 foot depths is estimated to be 35,000 af based on an average specific yield of 20 percent (Cardwell 1965, DWR 1965). Farrar (1986) estimated that the quantity of groundwater stored in the upper 100 feet of the most productive area of valley fill (Type I) to be about 90,000 af using an average specific yield of 8 percent and an area of 20 square miles. Farrar (1986) also estimated the quantity of groundwater stored along the margins of the valley (Type II area) and underlain by terrace deposits or thin alluvium at 45,000 af. This estimate is based on the upper 100 feet of Type II aquifer materials, an area of 19 square miles, and an average specific yield of 5 percent.

Groundwater Budget (Type C)

There is not enough data available to provide an estimate of the basin's water budget.

Groundwater Quality

Characterization. Water quality is good in general, especially water derived from Recent alluvium deposits; however, locally the content of chemical constituents varies widely. Overall, water is moderately hard to hard bicarbonate. Based on limited data, calcium-bicarbonate groundwater occurs in the southern portion of the basin and magnesium-bicarbonate water occurs in the east-central portion of the basin (Cardwell 1965). Quality in the Recent formations is similar to Russian River water, with slightly higher TDS and chloride levels. Pliocene- and Pleistocene-age formations yield water with higher TDS and sodium than Recent-age formations. Water from springs ranges from highly mineralized to good in quality (Cardwell 1965). TDS values range from 108 to 401 mg/L and average 224 mg/L based on four wells (Cardwell 1965). Electrical conductivity ranges from 450 to 759 µmhos/cm and average 605 µmhos/cm based on two wells (Cardwell 1965). Based on analyses of 22 water supply wells in the Ukiah Valley, TDS ranges from 87 to 301 mg/L and averages about 166 mg/L.

Impairments. Wells with high boron concentrations are located in several areas along the Ukiah Valley edges and in the north end of the Redwood

Valley. Verbal reports indicate that (in general) poor quality water occurs on the west side of the basin. Flammable gas was reported in at least one well. Pressurized carbon dioxide gas was detected in two wells which probably penetrate bedrock (Cardwell 1965). Most poor quality water is believed to migrate into basin sediments from basement rock through fractures or faults.

Water Quality in Public Supply Wells

Constituent Group[1]	Number of wells sampled[2]	Number of wells with a concentration above an MCL[3]
Inorganics – Primary	23	0
Radiological	21	0
Nitrates	28	0
Pesticides	23	0
VOCs and SVOCs	22	0
Inorganics – Secondary	23	6

[1] A description of each member in the constituent groups and a generalized discussion of the relevance of these groups are included in *California's Groundwater – Bulletin 118* by DWR (2003).
[2] Represents distinct number of wells sampled as required under DHS Title 22 program from 1994 through 2000.
[3] Each well reported with a concentration above an MCL was confirmed with a second detection above an MCL. This information is intended as an indicator of the types of activities that cause contamination in a given basin. It represents the water quality at the sample location. It does not indicate the water quality delivered to the consumer. More detailed drinking water quality information can be obtained from the local water purveyor and its annual Consumer Confidence Report.

Well Characteristics

Well yields (gal/min)

Up to 1,200 gal/min from Recent Alluvium and less than 50 gal/min from undifferentiated older formations (DWR 1965)

Total depths (ft)

Domestic	Range: 15 - 600	Average: 220 (155 Well Completion Reports)
Municipal/Irrigation	Range: 36 - 115	Average: 115 (36 Well Completion Reports)

Active Monitoring Data

Agency	Parameter	Number of wells /measurement frequency
DWR	Groundwater levels	5 wells/semi-annually
Mendocino County Water Agency	Groundwater levels	23 well/annually
DWR	Mineral, nutrient, & minor element.	7 wells/ biennially
Department of Health Services	Coliform, nitrates, mineral, organic chemicals, and radiological.	25 wells as required in Title 22, Calif. Code of Regulations

Basin Management

Groundwater management:	No groundwater management plans were identified
Water agencies	
Public	Mendocino County Water Agency, Hopland PUD, Millview County WD, Redwood County WD, Willow County WD.
Private	

References Cited

California Department of Water Resources (DWR). 1965. Water Resources and Future Water Requirements – North Coastal Hydrographic Area, Volume 1: Southern Portion (Preliminary Edition) – Bulletin No. 142-1.

Cardwell, G.T. 1965. Geology and Ground Water in Russian River Valley Areas and in Round, Laytonville and Little Lake Valleys, Sonoma and Mendocino Counties, California. USGS Water Supply Paper 1548.

Farrar, C.D. 1986. Ground-Water Resources in Mendocino County, California. USGS Water-Resources Investigations Report 85-4258.

Errata

Changes made to the basin description will be noted here.

Appendix M: City of Ukiah 2025 Climate Action Plan

City of Ukiah 2025 Urban Water Management Plan



Ukiah Climate Action Plan

Public Draft Ukiah Climate Action Plan

prepared by

City of Ukiah
Community Development Department
300 Seminary Ave
Ukiah, California 95482
Contact: Blake Adams, Chief Resilience Officer

prepared with the assistance of

Rincon Consultants, Inc.
66 Franklin Street, Suite 300
Oakland, California 94607

March 3, 2025

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

Land Acknowledgement

We honor the Pomo tribes, including the Yokayo, Hopland, Pinoleville, and Guidiville Rancheria communities, who have acted as stewards of this land, its waters, and its natural resources with profound respect and wisdom for generations. We acknowledge the enduring resilience of the Pomo people in the face of colonization, displacement, and systemic oppression and whose descendants continue to maintain their political sovereignty, cultural traditions, and connection to the Ukiah Valley as vital members of our community. We are grateful to share this space and thank them for their long-term stewardship. As climate change increasingly threatens our region, its peoples, their livelihoods, and their cultural identities, we strive to learn from local wisdom and Traditional Ecological Knowledge so to foster greater harmony with our natural environment, preserve the health of our planet, and build a more climate resilient community.

May this acknowledgment remind us of our shared responsibility to care for this land and to uplift the voices, sovereignty, and leadership of Indigenous peoples. We commit to fostering relationships built on respect, reciprocity, and reconciliation, today and for generations to come.

A Special Thanks

This community-informed Climate Action Plan (CAP) places public input and equity at its core and aspires to foster collaborative community efforts that will help build a sustainable future for all residents in the City of Ukiah. The CAP is the result of a multi-year process developed by the City of Ukiah's Community Development Department (CDD) and Rincon Consultants Inc.. We wish to extend our sincere gratitude to the many people who helped shape the CAP, including the City of Ukiah City Council, City Manager's Office, and an inter-departmental project team comprised of City staff. The City of Ukiah also would like to acknowledge the County of Mendocino as well as the State of California for their ongoing support and collaboration. We particularly want to convey a special thanks to the residents of Ukiah who shared their voices throughout the public engagement process to create a plan that addresses Ukiah's existing needs and its future aspirations. This inaugural Climate Action Plan would not have been possible without the significant contributions in time, energy and thoughtful comments provided by Ukiah's diverse community members, environmental stakeholders, local businesses, community organizations, tribal groups, and advocacy groups.

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2025 Ukiah City Councilmembers:

Mayor – Douglas F. Crane
Vice Mayor - Susan Sher
Councilmember - Juan Orozco
Councilmember - Heather Criss
Councilmember - Mari Rodin
Allen Carter - City Treasurer
City Attorney - David Rapport
Asst. City Attorney – Darcy Vaughn

City Manager's Office:

City Manager - Sage Sangiacomo
Deputy City Manager - Shannon Riley
City Clerk – Kristine Lawler
Senior Analyst - Traci Boyl
Project & Grant Administrator - Maya Simerson
Administrative Analyst - Maria Ceja

City Department Heads & Managers:

Director, Community Development - Craig Schlatter
Director, Electric Utility - Cindy Sauers
Director, Public Works - Tim Eriksen
Director, Water Utilities - Sean White
Director, Community Services – Neil Davis
Director, Finance - Daniel Buffalo
Chief, Fire Department - Doug Hutchison
Chief, Police Department - Cedric Cook
Airport Manager - Greg Owen

Community Development Department Staff:

Chief Resilience Officer - Blake Adams
Chief Planning Manager - Jesse Davis
Planning Manager - Katherine Schaefers

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Glossary of Terms

Term	Definition
Active Transportation	Human-powered transportation, such as walking or biking.
Adaptation	Adjusting to actual or expected climate changes to minimize harm or take advantage of beneficial opportunities.
Area of Interest (AoI)	A geographic area designated for study, analysis, or project planning, commonly used in environmental and land-use assessments.
CALGreen	The California Green Building Standards Code, setting minimum sustainability requirements for residential and commercial construction projects, updated every three years.
CALGreen Tier 1 & 2	Voluntary sustainability standards exceeding CALGreen's mandatory requirements; Tier 1 adds additional measures, while Tier 2 includes even stricter requirements.
California Air Resources Board (CARB)	The lead agency overseeing climate change programs and air pollution control efforts in California to achieve and maintain health-based air quality standards.
California Environmental Quality Act (CEQA)	A statute requiring state and local agencies to identify and mitigate environmental impacts of development projects.
California Public Utilities Commission (CPUC)	A regulatory agency overseeing electricity, natural gas, water, and telecommunications services in California.
Carbon Dioxide (CO_2)	A naturally occurring greenhouse gas and by-product emitted from fossil fuel combustion, land-use changes, and industrial processes.
Carbon Dioxide Equivalents (CO_2e)	A metric that standardizes emissions from various greenhouse gases based on their global warming potential.
Carbon Neutrality	Achieving net-zero carbon emissions by balancing emitted carbon with carbon removal through sequestration.
Carbon-Free Energy	Energy generated without carbon emissions, such as wind or solar power.
Circular Economy	An economic system focused on eliminating waste and maximizing resource efficiency through reuse, repair, refurbishment, and recycling.
Climate Action Plan (CAP)	A strategic framework that outlines policies, programs, and actions to reduce greenhouse gas emissions and address climate change impacts at the local level.
Community Choice Aggregation (CCA)	A local energy program allowing cities and counties to procure electricity for residents and businesses, often prioritizing renewable sources.
Decarbonization	The process of replacing fossil fuel-based technologies with zero-carbon alternatives, such as renewable electricity.
Electrification	Transitioning from fossil fuel-based technologies to electricity-powered alternatives, particularly those sourced from renewables.
Environmental Justice (EJ)	Prioritizing fair treatment and meaningful participation of all communities in environmental policies, preventing disproportionate negative impacts on any group.
Fossil Fuel	A natural energy source formed from decomposed plants and animals, including coal, oil, and natural gas.
Greenhouse Gas (GHG)	Gases that trap heat in the atmosphere, contributing to climate change, including carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O).
Intergovernmental Panel on Climate Change (IPCC)	A United Nations body assessing scientific research on climate change, its impacts, and strategies for adaptation and mitigation.

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Term	Definition
Local Governments for Sustainability (ICLEI)	A global network of local and regional governments committed to sustainable urban development, using best practices for emissions assessments.
Low-Impact Development (LID)	Sustainable land-use practices that manage stormwater and promote water conservation through features like permeable pavements, rain gardens, and green roofs.
Mendocino Council of Governments (MCOG)	A regional agency coordinating transportation planning and funding in Mendocino County.
Mendocino Solid Waste Management Authority (MSWMA)	A joint powers authority overseeing solid waste disposal, recycling programs, and waste reduction efforts in Mendocino County.
Mendocino Transit Authority (MTA)	The public transportation agency providing bus services throughout Mendocino County.
Methane (CH_4)	A potent greenhouse gas emitted under anaerobic conditions (without oxygen) from sources such as landfills, livestock digestion, wastewater treatment, and fossil fuel extraction.
Microgrid	A localized energy system that can operate independently or in connection with the main power grid, often integrating renewable energy and battery storage.
Migration	Actions taken to reduce greenhouse gas emissions and mitigate climate change impacts, such as transitioning to renewable energy or increasing energy efficiency.
Mode Share	The proportion of travelers using different transportation modes, such as walking, biking, public transit, or private vehicles.
Model Water Efficient Landscape Ordinance (MWELO)	A California regulation establishing standards for water-efficient landscaping and irrigation practices.
Nitrous Oxide (N_2O)	A greenhouse gas with high global warming potential, primarily emitted from agricultural activities, fossil fuel combustion, and industrial processes.
Northern California Power Agency (NCPA)	A joint powers agency that provides energy generation and transmission services to its member communities in Northern California.
Renewable Energy	Energy sourced from naturally resources which replenish faster than they are consumed, such as solar, wind, hydropower, and geothermal.
Renewable Portfolio Standard (RPS)	A California policy requiring utilities to increase the percentage of renewable energy in their electricity supply over time.
Resilience	The ability of a system or community to anticipate, withstand, and adapt to climate-related disruptions.
Sequestration	The process of capturing and storing atmospheric carbon dioxide in natural systems such as forests, soil, and wetlands to reduce greenhouse gas concentrations.
Small Off-Road Engines (SORE)	Gasoline-powered engines under 25 horsepower, commonly found in lawn mowers, leaf blowers, and other small equipment.
Stakeholder	Stakeholders are defined as organized groups of people that could be affected by the implications of a decision and that can directly or indirectly influence the decision and its consequences through civic engagement and advocacy
Sustainable Land Use	Development and planning practices that balance environmental, social, and economic factors to create long-term, livable communities.
Traditional Ecological Knowledge (TEK)	Indigenous and local knowledge systems encompassing environmental beliefs, practices, and wisdom passed down through generations.
Urban Water Management Plan (UWMP)	A long-term planning document required for water suppliers in California to ensure a reliable water supply and promote water conservation.

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Term	Definition
Vehicle Miles Traveled (VMT)	A measure of the total miles driven by all vehicles in a defined area over a specific time period, often used to assess transportation impacts and emissions.
Zero-Emission Vehicle (ZEV)	A vehicle that produces no tailpipe emissions, such as electric or hydrogen fuel cell vehicles.

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Disclaimer

The City of Ukiah's CAP articulates broad policy and program objectives to achieve equitable climate action. This CAP does not directly approve, fund, or authorize implementation of any specific projects. Greenhouse gas (GHG) reduction *Measures* will be achieved through implementation of *Actions*, and corresponding *City Projects*. *City Projects* will be reviewed and approved and follow protocols and best practices for adoption, which may require additional public review, review by City decision-makers, and/or environmental review under the California Environmental Quality Act (CEQA). As a result of those reviews, there may be viable alternatives and/or mitigation measures that may be implemented as well. The CAP includes implementation monitoring of the CAP's progress toward achieving the identified targets. In 2030, the City of Ukiah will provide an update to its 2025 CAP and, at that time, will reassess all available strategies for climate action while also addressing any gaps or obstacles to progress.

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Ukiah's Trail to Carbon Neutrality

Introduction

The City of Ukiah faces the growing threat of an increasingly warming planet as a community set on the frontlines of climate change. The City of Ukiah exists as a rural, disadvantaged community with a population of 16,000 but provides critical services to more than 40,000 people. The City is situated along the Russian River, which flows through the Ukiah Valley, winding its way through agricultural lands bracketed on both sides by the heavily forested foothills of the Mendocino and Mayacamas ranges. 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). Ukiah, as the seat of the County of Mendocino, functions as a regional hub for commerce, recreation, medical and social services, and cultural events. Figure 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. The City of Ukiah's geography, physical terrain, land use, and Mediterranean climate[1] create conditions that put the City at severe risk for climate forces including extreme heat, extreme drought, extreme weather, wildfire, and flooding.

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The primary strategy to limit the worst impacts of climate change is to rapidly reduce GHG emissions, especially carbon dioxide and methane. The State of California has set clear statutory goals for municipal climate action calling for a 40% reduction in 1990 level GHG emissions by 2030 and 100% reduction in GHG emissions by 2045. In 2022, the City of Ukiah adopted a resolution endorsing the declaration of a climate emergency and a call to action to restore a safe climate [2]. The Ukiah 2040 General Plan[3] as well as the 2024 City Council Strategic Plan set the initial tone for climate action, sustainable development, and conservation of Ukiah's natural resources. The Ukiah 2040 General Plan established a local goal "to create a more resilient community that is prepared for, responsive to, and recoverable from hazards created or made worse by climate change" and calls for the adoption of a Community CAP. A communitywide GHG inventory was subsequently produced in 2023, in advance of the development of this CAP. Ukiah's GHG Inventory demonstrates that 97% of the City's emissions derive from two sectors: Building Energy and Transportation[4]. Since Ukiah does not possess a GHG emissions inventory for calendar year 1990, a 1990 baseline was developed based on State GHG emissions trends and Ukiah's 2022 GHG Inventory in order to measure performance. The geographic boundary used for the purposes of this planning document is the incorporated city limits of Ukiah, as defined in the planning year of 2022.

[1] A Mediterranean climate lies between 30° north to 45° south of the equator. It is characterized by a dry and hot summer and a cool and rainy winter. It supports a dense population and robust agricultural activity. Most areas of the Mediterranean climate zone experience mild winters and warm summers with the temperatures changing considerably between the different regions of the climatic zone. It is characterized by irregular rainfall with most of the rainfall occurring in winter.

[2] RESOLUTION 2022- 44 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ENDORSING THE DECLARATION OF A CLIMATE EMERGENCY AND A CALL TO ACTION TO RESTORE A SAFE CLIMATE found at: https://cityofukiah.com/wp-content/uploads/2022/10/2022-44-Climate-Resolution.pdf

[3] City of Ukiah 2040 General Plan found at: https://ukiah2040.com/

[4] See Appendix C - Final Greenhouse Gas Emissions Inventories Report for more information regarding the City's GHG emissions

This document has been carefully designed to ensure alignment with scientific findings and in support of goals outlined within the Intergovernmental Panel on Climate Change (IPCC) 6th Assessment Report[5], Indicators of Climate Change in California (Fourth Edition)[6], California's Fourth Climate Change Assessment[7], The State of California's Priority Climate Action Plan (PCAP)[8], California's Nature-Based Solutions Climate Targets[9], California's 2022 Scoping Plan for Achieving Carbon Neutrality[10], U.N. Sustainable Development Goals (SDGs)[11], and Executive Order N-82-20 (30x30 California)[12]. Measures were developed based on community input and established best practices for municipal climate action, taking inspiration from peer cities here in California and across the world. Actions were further informed by staff subject matter expertise, as well as *implementation programs* established within the City of Ukiah 2040 General Plan and its Environment & Sustainability Element[13]. The Ukiah CAP recognizes the urgent threat of climate change to both the local community and the world and establishes SMART[14] goals for GHG reduction.

Acknowledging the need to do our fair share, the City of Ukiah is committed to reducing our community's contribution to climate change and will take necessary actions to achieve the goals outlined in this document.

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[5] Intergovernmental Panel on Climate Change (IPCC) 6th Assessment, AR6 Synthesis Report: Climate Change (2023) found at: https://www.ipcc.ch/report/sixth-assessment-report-cycle/

[6] Indicators of Climate Change in California (Fourth Edition, 2022) found at: https://oehha.ca.gov/media/downloads/climate-change/document/2022caindicatorsreport.pdf

[7] California's Fourth Climate Change Assessment found at https://www.energy.ca.gov/data-reports/reports/californias-fourth-climate-change-assessment .

[8] State of California's Priority Action Plan found at https://documentcloud.adobe.com/spodintegration/index.html?locale=en-us .

[9] CALIFORNIA'S NATURE-BASED SOLUTIONS CLIMATE TARGETS found at https://documentcloud.adobe.com/spodintegration/index.html?locale=en-us .

[10] 2022 Scoping Plan for Achieving Carbon Neutrality found at https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp-es.pdf .

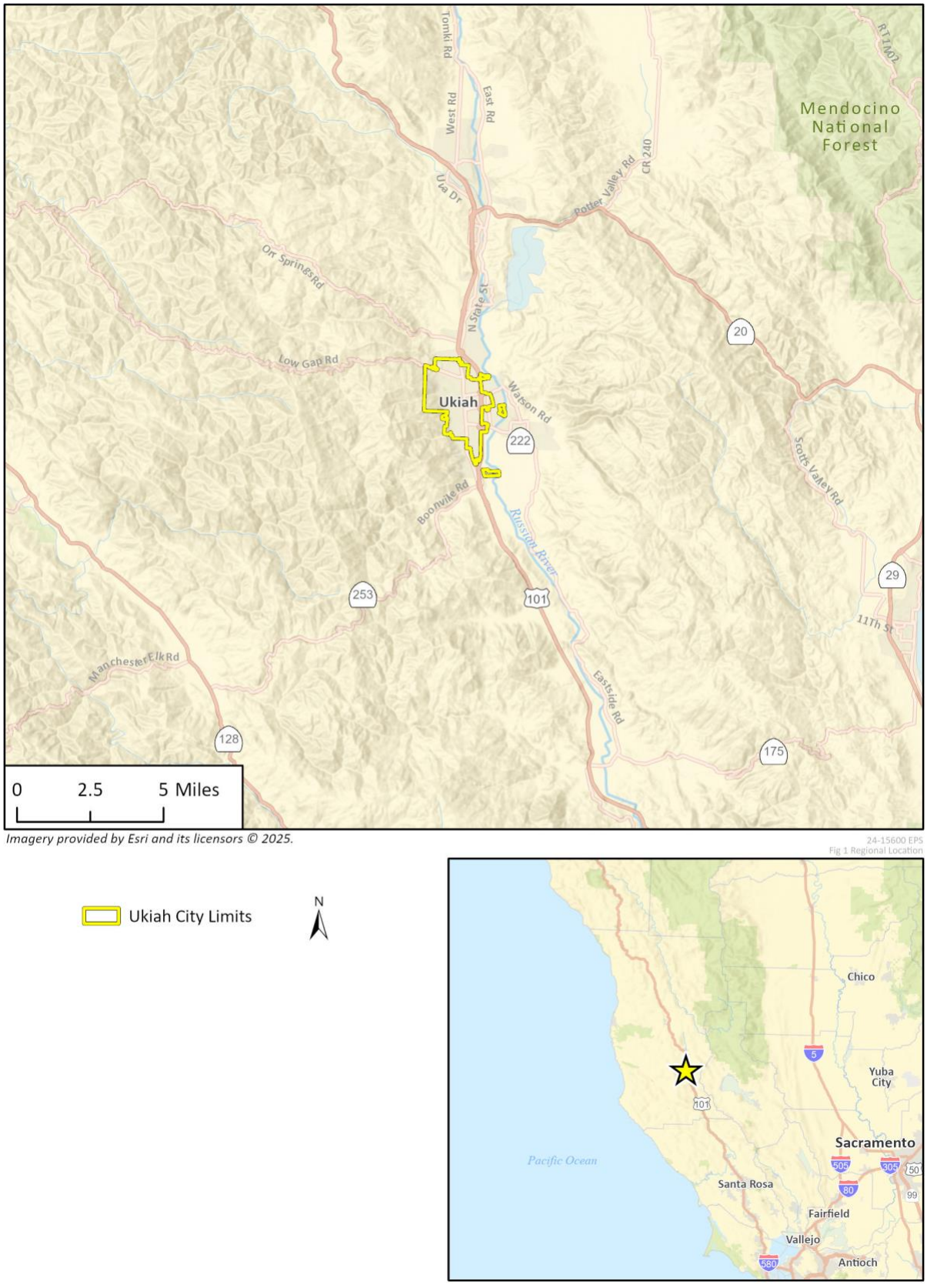
[11] U.N Sustainable Development Goals (SDGs) found at: https://sdgs.un.org/goals .

[12] California Executive Order N-82-20 (2020) established a state goal of conserving 30% of California's lands and coastal waters by 2030 found at https://www.gov.ca.gov/wp-content/uploads/2020/10/10.07.2020-EO-N-82-20-.pdf

[13] 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. Found at https://ukiah2040.com/images/UKGP_06_PRD_ENV%20Element_2023%2002%2027.pdf

[14] SMART goals are a goal-setting framework that help people plan and achieve their goals. SMART stands for specific, measurable, achievable, relevant, and time bound.

Figure 1 Map of Ukiah Community



Background

Ukiah will face unique challenges as well as intriguing opportunities to reduce GHG emissions. Notable challenges include local staffing and program funding limitations, as well as physical land constraints for new development projects such as utility-scale renewable energy installations. Ukiah's aging building stock currently relies heavily on natural gas usage for heating, cooling, and cooking. Ukiah's geography, namely its rural and dispersed setting, as well as its role as a regional economic hub and aspirations for growth further complicates mitigation efforts. Addressing the region's reliance on personal vehicles and fossil fuel use provides the City with sizeable opportunities for sustainable electrification.

Ukiah also has significant opportunities to enhance its urban sustainability standards, improve local public health and environmental quality, and achieve economic growth**.** For example, Ukiah's proximity to the Mendocino National Forest and annexed W*estern Hills*, as well as its rich agricultural heritage, offers intriguing opportunities for carbon sequestration initiatives. Ukiah can also leverage its municipal ownership over the community's electric utility to enhance regional energy resilience, renewable energy procurement, and local renewable energy generation. Ukiah's true strengths can be found in its history of progressive environmental stewardship, cultural diversity, its core values[15], and its close-knit community structure. Ukiah can tap into its robust network of local community organizations and non-profits, and regional partners to achieve success. This CAP underscores the importance of strategic partnerships to leverage opportunities that effectively address emissions across the transportation, energy distribution, water resources, and waste management sectors.

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California has long been a leader in environmental policy and stewardship, pioneering innovative approaches to address climate change, protect natural resources, and promote sustainable development. California's climate policy is anchored by the Global Warming Solutions Act of 2006, Assembly Bill (AB) 32. This landmark legislation established a statewide goal of reducing GHG emissions to 1990 levels by 2020 which under Senate Bill (SB) 32 (Pavley, 2016) extended the target to a 40% reduction below 1990 levels by 2030. The state's cap-and-trade program, established under AB 32, is a cornerstone of its climate strategy. The program sets a declining cap on GHG emissions and allows industrial businesses to buy and sell allowances. The program was extended through 2030 by AB 398 (Garcia, 2017). Revenues from the program fund projects through the Greenhouse Gas Reduction Fund (GGRF), supporting initiatives like clean transportation, affordable housing, and renewable energy. California participates in the Western Climate Initiative (WCI), a regional cap-and-trade market that includes Quebec. Private sector initiatives, such as voluntary carbon offset programs, also complement state efforts by enabling businesses to offset emissions through investments in reforestation, renewable energy, and other projects.

The California Environmental Quality Act (CEQA, Public Resources Code § 21000 et seq.) remains a critical tool for assessing the environmental impacts of development projects. Recent legislative efforts have sought to streamline CEQA to balance environmental protection with the need for affordable housing and clean energy infrastructure.

Key reforms include:

- SB 7 (Atkins, 2021): Known as the Environmental Leadership and Economic Development Act, this law expedites CEQA review for qualifying housing and clean energy projects.

[15] The City of Ukiah has 5 core values; Professionalism, Service, Teamwork, Innovation, & Safety, found at https://cityofukiah.com/wp-content/uploads/2023/09/Core-DEI-Statements.pdf

- SB 9 (Atkins, 2021): Allows for the development of duplexes and lot splits on single-family parcels, with exemptions from full CEQA review.
- AB 819 (Friedman, 2023): Streamlines CEQA compliance for renewable energy projects, supporting the state's goal of achieving 100% clean electricity by 2045.

California has also set ambitious targets for transitioning to a clean energy economy. Key policies include:

- SB 100 (De León, 2018): Mandates 100% clean electricity by 2045.
- AB 1279 (Muratsuchi, 2022): Establishes a statewide goal of achieving carbon neutrality by 2045.
- AB 1346 (Berman, 2021): Phases out the sale of new gas-powered small off-road engines, such as those used in lawn equipment.

In the transportation sector, California has adopted the Advanced Clean Cars II rule, requiring 100% of new car sales to be zero-emission vehicles (ZEVs) by 2035. The state also offers incentives for ZEV adoption through programs like the Clean Vehicle Rebate Project (CVRP) and the Clean Cars for All initiative.

Environmental justice has become a central focus of California's environmental policy agenda**.** The State has established the California Environmental Justice Advisory Committee (CEJAC) to ensure that disadvantaged communities benefit from climate investments. Key initiatives include:

- AB 617 (C. Garcia, 2017): Requires air quality monitoring and emissions reductions in communities disproportionately affected by pollution.
- SB 535 (De León, 2012): Directs at least 25% of cap-and-trade revenues to projects that benefit disadvantaged communities.

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California's environmental policies often align with federal initiatives, such as the Inflation Reduction Act (IRA) of 2022, which provided funding for clean energy, electric vehicles, and climate resilience. The state also collaborates with private sector partners through programs like the California Climate Investments initiative, which leverages cap-and-trade revenues to support community-based projects.

In November 2024, California voters approved Proposition 4, a $10 billion bond measure aimed at funding environmental and climate resilience projects. Proposition 4 reflects California's focus on addressing the dual challenges of climate change and environmental degradation through targeted investments. This bond measure is anticipated to be a game-changer for local climate action and will likely provide Ukiah with a tangible funding opportunity to catalyze City projects. By leveraging state and federal resources, fostering public-private partnerships, and maintaining strong public support, the City of Ukiah looks forward to building a collaborative framework across these stakeholder groups to ensure success.

The City of Ukiah plays a critical role in advancing climate action within its jurisdiction and beyond. The City's efforts are part of a broader ecosystem that includes local government agencies, residents, businesses, county-wide stakeholders, the County of Mendocino, the State of California, and the private sector, each with distinct yet interconnected roles.

Local Government Agencies

The City of Ukiah's municipal government will be a primary driver of local climate action, responsible for developing and implementing policies, programs, and infrastructure projects that reduce GHG emissions and enhance community resilience. This includes adopting CAPs and supporting ordinances, leading by example to promote energy efficiency across municipal operations, directly investing in renewable energy, improving public transportation and bike infrastructure, and leveraging the City's purchasing power for sustainable goods and services. The City also collaborates with Mendocino County and other local agencies to align regional efforts, such as wildfire prevention and water conservation, with state climate goals.

Residents of the City of Ukiah

Residents are essential partners in climate action, as individual behaviors and collective community efforts significantly impact emissions reduction and sustainability. Ukiah residents can contribute by adopting energy-efficient practices at home and in their places of business, reducing waste, opting to utilize active and public modes of transportation, conserving water and electricity, supporting local agriculture, shopping locally and "with a conscious", and by participating in City-led initiatives. Public engagement in climate planning processes ensures that policies reflect the community's needs and priorities, fostering a sense of ownership and accountability.

Ukiah's Small Business Community

Local businesses play a dual role in climate action: reducing their own carbon footprints and driving innovation in sustainable practices. Ukiah's business owners can adopt energy-efficient technologies, minimize waste, and source materials locally to support the circular economy. Additionally, businesses can serve as community leaders by educating customers and employees about sustainability practices and advocating for supportive policies at the local and state levels.

Residents and Travelers Across Mendocino County

As the county seat, the actions that Ukiah takes directly influences climate action across Mendocino County. Residents and travelers in the region can support Ukiah's efforts by supporting local business during this transition, using sustainable public transportation options, and participating in county-wide initiatives like forest conservation and eco-tourism. Collaboration between Ukiah and other county municipalities ensures a unified approach for the region to address shared challenges, such as wildfire risk, extreme heat, drought, extreme weather, natural resource scarcity, and energy security.

Government of the State of California

The State of California provides the regulatory framework, funding, and technical assistance that enables cities like Ukiah to pursue ambitious climate goals. State mandates, such as SB 32 and AB 32, set emissions reduction targets that guide local action, while grant programs support projects like renewable energy installations and resilience planning. Ukiah can leverage these resources to align its local efforts with statewide objectives, such as achieving carbon neutrality by 2045.

The Private Sector

The private sector can play a transformative role in advancing climate action here in Ukiah. Established companies can partner with the City of Ukiah to pilot innovative solutions, such as smart

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grid technologies or carbon capture systems, while emerging businesses could bring fresh ideas and agility to the table. By fostering strategic partnerships with the private sector and establishing physical space for *innovation districts* and/or *clean energy parks*, the City can attract new technology and expertise thereby accelerating its climate action and economic development goals.

Our Commitment to Equity

The City of Ukiah is committed to advancing a CAP that prioritizes equity, inclusivity, and environmental justice as foundational pillars of our socially just transition to a sustainable and resilient future. We recognize that the impacts of climate change disproportionately affect marginalized communities, including low-income households, Indigenous peoples, communities of color, and other vulnerable or at-risk populations. As such, we pledge to center social justice in every aspect of our climate strategies, ensuring that no one is left behind in our pursuit of a healthier, more equitable, and environmentally sustainable community. By centering equity in our climate actions, we can ensure a more livable and resilient Ukiah where everyone has access to clean air, affordable clean energy, sustainable transportation options, and preserved green space.

We commit to:

1. **Equitable Engagement and Representation**: Actively involving historically underserved and marginalized communities in the planning, decision-making, and implementation of climate actions. We will prioritize their voices, knowledge, and needs to ensure that solutions are inclusive and culturally responsive.
2. **Culturally Tailored Education and Outreach**: Develop educational materials and programs in multiple languages and formats (e.g., visual, audio, and digital) to ensure accessibility for diverse communities.
3. **Culturally Sensitive Enforcement:** Train enforcement staff in cultural competency and equitable practices to ensure fair and respectful interactions with all community members. Focus on education and assistance rather than punitive measures, helping residents understand and comply with climate-related regulations.
4. **Fair Distribution of Benefits and Burdens**: Ensuring that the benefits of climate action—such as clean energy, green jobs, and improved air quality—are accessible to all, while mitigating potential burdens that may arise from this multi-decade transition, such as displacement or economic hardship, will be critical to long-term success.
5. **Investment in Vulnerable Communities**: By designing resources, funding, and programs for communities most impacted by climate change and systemic inequities ensures a socially just transition can occur. This includes expanding access to affordable renewable energy and public transportation, bolstering rebates and subsidies for low-income home upgrades, and siting climate-resilient infrastructure.
6. **Green Job Creation and Workforce Development**: Identifying ways to create accessible pathways to high-quality, well-paying green jobs through targeted training, education, and apprenticeship programs, with a focus on empowering underrepresented groups, is a winning economic development strategy.
7. **Climate Resilience and Adaptation**: By prioritizing climate action projects that also enhance the resilience of vulnerable populations to climate impacts, such as extreme heat, wildfires, and flooding, while preserving cultural heritage and community values, Ukiah can both address the community's needs of today while preparing for future risk.

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8. **Transparency and Accountability**: The City will establish clear metrics and mechanisms to track progress toward our social equity and climate goals, to ensure accountability and foster public trust through open communications and reporting.

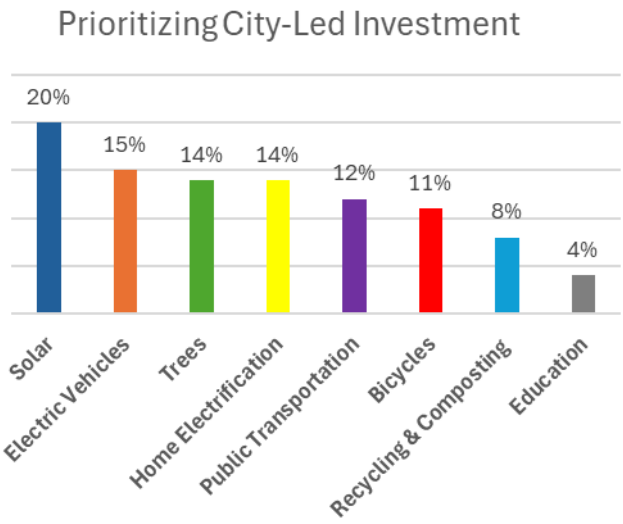
Engaging With Our Diverse Community

Taking the City's commitment to equity, inclusivity, and diversity to heart, the City's Climate Adaptation & Resilience Division implemented a bi-lingual public engagement campaign to solicit valued public input from a wide cross-section of Ukiah's population. An innovative "balancing act" community survey provided respondents with an opportunity to select between Moderate and High rates of action for key climate action strategies. Respondents could also provide direct public comment, and the survey was accessible online for a period of 30 days. When given a choice, survey respondents consistently opted to select the High impact measure options which demonstrates the community's eagerness to see transformative change. Respondents demonstrated the highest support towards actions like City procurement efforts to bolster the City's carbon-free energy mix, EV adoption rates for both commercial and passenger vehicles, and tree planting. Additional comments centered around leveraging the City's ownership of its electric grid as a means to quickly achieve goals. Specifically, residents and stakeholders expressed desire for the City to consider microgrids, battery storage, heat pumps, a green rate option and rebate access, and EV charging infrastructure. Altogether this represents a theme – residents and ratepayers wish to see rapid adoption of renewable energy and electrification here in Ukiah. In addition to the online survey, the engagement campaign featured social media posts, physical flyers, email notices, earned media, a community workshop, two online webinars, and two 30-day public comment periods. The City also upgraded its Climate Adaptation & Division website during this process, which can be found by visiting: https://cityofukiah.com/climate-resilience/.

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As part of the development of the CAP, the Community Development Department (CDD), on behalf of the City of Ukiah, hosted an in-person Climate Action Community Workshop on Thursday, September 26, 2024, at the Ukiah Valley Conference Center (UVCC) to solicit feedback from the community regarding their priorities for future city-led investment. The City provided Spanish language translation, food and beverage, and on-site childcare services. Members of the public and City staff were in attendance. This public engagement event involved a community activity where members of the public were given fictional dollars ($) and were asked to make "investments" in 7 different climate action strategies to help the City determine an appropriate level of prioritization. Participants were directed to spend their entire "capital budget" and select at least three different strategies. Figure 2 details the results of this exercise and is being shared to demonstrate the community's "willingness to pay" for climate solutions which can be used at a City leadership level to inform budget formulation and the City's capital improvement plan (CIP).

Figure 2 Community Investment Priorities



Climate action, and climate adaptation and resilience, are interconnected yet distinct approaches to addressing the challenges posed by climate change. *Climate action* refers to proactive measures aimed at reducing GHG emissions and slowing the pace of global warming. *Climate action* focuses on addressing the root causes of climate change by transitioning to cleaner energy sources, improving energy efficiency, promoting sustainable transportation, and protecting natural carbon sinks like forests and wetlands. In California, climate action is often codified in local CAPs, which outline strategies for cities and counties to meet state-mandated emissions reduction targets under laws like AB 32 and SB 32. Climate action is inherently forward-looking, emphasizing prevention and systemic change to avoid the worst impacts of climate change.

In contrast, *climate adaptation and resilience* focus on preparing for and responding to the unavoidable impacts of climate change. While *climate action* seeks to mitigate future risks, adaptation addresses the present and near-term consequences of a warming planet. Building resilience, a key component of the integrated climate planning model, refers to the ability of communities, ecosystems, and infrastructure to withstand, recover from, and adapt to climate-related disruptions. In California, *climate adaptation* efforts are critical due to the state's vulnerability to extreme weather, sea-level rise, extreme heat, wildfire, drought, flood, and broad-scale environmental shifts.

Local governments play a pivotal role in both climate action and adaptation and resilience. Local efforts by the City's Climate Adaptation & Resilience Division will reflect the understanding that *climate action* and *adaptation and resilience* are not mutually exclusive but rather complementary. Climate action (mitigation) measures lessen the severity of future impacts, while adaptation and resilience measures ensure communities can thrive in the face of current and projected changes. Together, these approaches form a two-pronged strategy that enables the City to tackle the climate crisis holistically, safeguarding both the environment and the well-being of its residents. Some jurisdictions have opted to develop a singular, integrated model for climate action, adaptation, and resilience within the same planning document. The City of Ukiah has opted to address climate action and adaptation and resilience separately, albeit still within an integrated model. As such, City staff have designed these climate action strategies to complement forthcoming adaptation and resilience measures currently being developed in tandem as part of a Climate Adaptation & Resilience Strategy (CARS). The City expects to release this strategy in 2026 as a complement to the 2025 CAP. Together, these two documents will represent the City of Ukiah's unified climate strategy.

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Prioritizing Actions That Maximize Community Impact

This section highlights key themes and implementation priorities to establish a visionary framework for climate action in Ukiah. To achieve carbon neutrality by 2045, the City of Ukiah will reduce our emissions as much as possible and offset irreducible emissions. Achieving carbon neutrality requires a paradigm shift away from fossil fuels. This also means generating and sourcing 100% clean power sources while maximizing energy and water efficiencies in buildings.

The implementation of activities detailed in the CAP would deliver additional co-benefits beyond GHG emissions reduction, providing longer-term positive outcomes for the community as a result of implementing the CAP. These co-benefits would support Ukiah in achieving the broader community goals. The co-benefits associated with each measure in the CAP include the following:



Improved Health and Safety

This co-benefit is connected to CAP measures that promote a healthier community by reducing respiratory illnesses through improved indoor and outdoor air quality, enhancing safety and property protection by strengthening adaptive capacity, and improving quality of life by expanding opportunities for physical activity, increasing access to green spaces, and maintaining thermal comfort.



Climate Change Resilience

This co-benefit is connected to CAP measures that enhance community capacity to prepare for, mitigate, and recover from climate hazards such as extreme heat, sea level rise, flooding, wildfires, landslides, and drought.



Environmental Quality & Ecosystem Services

This co-benefit is connected to CAP measures that restore and protect local ecosystems provide multiple public benefits, including reducing pollutants and runoff in creeks, supporting biodiversity through habitat creation, improving water and air quality, decreasing local flood risks, and offering recreational opportunities for community enjoyment.



Sustainable Land Use/Transportation Connection

This co-benefit is connected to CAP measures that prioritize human-centered economic corridors, such as transit-oriented development and promote intentional, sustainable development (i.e., smart growth) that supports Ukiah's climate goals.



Jobs Development

This co-benefit is connected to CAP measures that promote clean energy adoption and sustainable business practices that, in turn, are essential for creating lucrative, modern, and well-paying job opportunities and supporting Ukiah's long-term economic prosperity.

Prioritization is a means to describe how the City plans to pursue public supported activities that are also the most immediate, tangible, and cost-effective. Community priorities were identified during the engagement process and represent, from the City's perspective, "the middle way" for local climate action - where broad-scale community needs like public health and safety, affordability, economic development, and equity benefit from well-designed programs and activities. Section 1 outlines in greater technical detail and specificity regarding the specific Measures and Actions that the City of Ukiah will take to achieve its GHG reduction goals but the following section aims to highlight emerging implementation "themes" that will define successful implementation, thus representing a visionary framework for action:



Education, Outreach, & Enforcement

Human behavior, both on an individual and collective basis, is what ultimately drives local climate action. To promote more sustainable behaviors and foster broad community participation, the City will need to develop targeted education and outreach campaigns, host "hands-on" public workshops and trainings, develop youth education programs, and leverage tools like digital and social media. Taking these steps will ensure that engagement and enforcement efforts are meaningful, culturally sensitive, and equitable.

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Financial Assistance & Incentives

To achieve Ukiah's electrification and renewable power goals, the City will rely upon a combination of financial assistance and incentive programs tailored to meet the needs of its residents and businesses, particularly within disadvantaged communities. These financial support programs may include the provision of rebates/vouchers, mini-grants, low-interest loans, incentivized utility rate programs, and point-of-sale discounts designed. By combining these approaches, Ukiah can address financial barriers, build-out its local green economy and green workforce, and ensure that climate action benefits are equitably distributed across the community.

Walking, Biking, & Active Transportation

The City will continue to invest in Ukiah's public right-of-way to ensure all residents and visitors have equitable access to a safe network of protected bike lanes and walking/running paths that connect residents with green spaces and one another. By fully embracing active modes of transportation, the City can create healthy alternatives to personal vehicle use, empowering residents to advance local climate action and improve public health. The City can pilot bikeshare programs, test temporary bike lanes, pedestrian plazas, walking buses, and car-free pedestrian zones to demonstrate the benefits of active transportation and gather feedback from the community.

Local Renewable Power & Storage

The City of Ukiah is committed to expanding local renewable energy generation, such as solar and wind, to reduce emissions, lower energy costs, and enhance energy independence. To effectively increase local renewable energy generation at a local level, the City of Ukiah can invest in community solar projects and incentives to promote residential solar and battery storage systems that provide backup power during outages and reduce household energy costs over the long-term. The City can also look to underutilized urban space such as rooftops, parking lots, mobile home parks, and playgrounds as a means of increasing local renewable generation while also reducing the urban heat effect.

Affordable & Convenient Public Transportation

The City of Ukiah is committed to working with Mendocino Transit Authority (MTA) to identify strategies to expand affordable, reliable, and convenient public transportation options that reduce community emissions and enhance mobility. Investing in expanded service routes and schedules that connect residents to essential services, education, workforce development, and business corridors, can catalyze local economic growth. Installing bike racks at transit stops and on vehicles and co-locating bike share stations near transit hubs can encourage multimodal transportation.

Residential Electrification & Home Hardening

The City of Ukiah is committed to advancing residential home electrification and resilient home improvements to reduce emissions, lower energy costs, and enhance climate resilience. To support the community during this transition, the City can adopt innovative building codes and standards that phase-out fossil fuel energy and protect structures from extreme weather and wildfire, partner with trade schools and institutions of higher learning to develop a local workforce comprised of electricians, contractors, and skilled labor, and streamline permitting processes for electrification projects to reduce barriers and costs for homeowners.

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Circular Economy

Supporting local waste reduction, reuse, repair, and recycling initiatives can build a circular economy that strengthens community resilience. To realize this vision of enhanced materials circularity, the City will need to work with established haulers to expand education and outreach to increase awareness and improve participation rates, and by leveraging the City's purchasing power encourage the use of locally sourced, sustainable materials in new construction and manufacturing to reduce the carbon footprint of new development projects. Lastly, the City can establish a network of distributed composting infrastructure to recycle food waste into soil that supports urban agriculture and community gardens to enhance food security, especially in underserved areas.

Nature Based Solutions

Some of the best available tools for climate action are nature-based solutions, such as urban greening, regenerative agriculture, reforestation, afforestation, and wetland restoration. To enhance climate resilience, sequester carbon, and improve community health, the City can strengthen the local ecosystem through urban tree planting, enhancing wetland and riparian habitats, promote regenerative agriculture and carbon farming, support pollinators and the soil micro-biome, and manage healthy and fire-resilient landscapes. Leveraging Ukiah's vibrant and culturally valuable natural resources, particularly its open, wild, and working lands, presents intriguing opportunities for carbon sequestration as a strategy to offset unavoidable emissions.

Resource Conservation & Land Use

The Ukiah 2040 General Plan along with the Ukiah Valley Area Plan outline how the City plans to protect and conserve valuable natural and ecological resources, such as the *western hills* and the Ukiah Valley Basin Watershed, preserve the natural and aesthetic character of hillside areas, and permanently protect open spaces and agricultural lands. To achieve these aspirations of environmental stewardship while balancing sustainable growth, the City is working to adopt zoning regulations that prioritize the preservation of open spaces, green spaces, and agricultural lands, limiting urban sprawl and incompatible development. The City also recognizes that concrete, asphalt, and other low-albedo surfaces contribute directly to global warming and amplify the local urban heat effect and, therefore, should be minimized wherever possible.

Sustainable Development

To ensure the City's future growth aspirations are balanced with the goal of carbon neutrality by 2045, the City will look to align its land use policies, development strategy, and climate action efforts with the UN's 17 Sustainable Development Goals (SDGs)[16] and the U.S. Green Building Council's (USGBC) LEED rating system[17] along with emerging innovations in building codes and community development planning trends in California. By promoting density, infill development, and redevelopment of underutilized urban space, the City can achieve its inclusive economic growth and climate action goals.

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[16] The United Nations 17 Sustainable Development Goals are; 1) No Poverty, 2) Zero Hunger, 3) Good Health & Wellbeing, 4) Quality Education, 5) Gender Equality, 6) Clean Water & Sanitation, 7) Affordable & Clean Energy, 8) Decent Work & Economic Growth, 9) Industry, Innovation, & Infrastructure, 10) Reduced Inequalities, 11) Sustainable Cities & Communities, 12) Responsible Consumption & Production, 13) Climate Action, 14) Life Below Water, 15) Life on Land, 16) Peace, Justice, & Strong Institutions, and 17) Partnerships for the Goals. Found at https://sdgs.un.org/goals

[17] USGBC LEED Rating System found at https://www.usgbc.org/leed

Climate Resilient Infrastructure & Energy Systems

The City of Ukiah is committed to developing climate-resilient infrastructure and energy systems to withstand extreme weather, reduce emissions, and ensure reliable services. To model the way for the public to emulate, the City can integrate solar power with battery storage in all its critical facilities to improve operational resilience and reliability, especially during power outages. The City-owned and operated electric utility can both procure more renewable energy and identify ways to store intermittent power at scale, which supports Ukiah's energy security and resilience goals. Households and businesses can support the City during this transition by taking advantage of available and future incentives for household solar, wind, and battery storage systems.

Pilots & Demonstration Projects

Climate action demands urgent, bold, and relentless effort, but also flexibility as challenges and solutions emerge and evolve over time. For Ukiah, integrating pilot and demonstration projects as a strategy for implementation offers a practical way for the City and the public to test innovative approaches, refine strategies, and identify alternatives before scaling solutions. This pragmatic approach can inform how citywide infrastructure, operations, programs, and policies should be designed while also providing for an opportunity for the public to be educated on the efficacy of climate solutions.

Table 1 summarizes the CAP measures developed in accordance with the community's priorities and highlights how they align with other initiatives already occurring in Ukiah. For more information regarding the actions needed to implement these measures, see Sections 3-9.

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Table 1 CAP Implementation Alignment with City Initiatives

Measure/Action Number	Goal/Measure	City Plan Alignment[1]	Magnitude of GHG Reduction Potential[1]	Magnitude of Cost
Building Energy				
Measure BE-1	Procure 77% of electricity from renewable and zero-carbon sources by 2030 and 100% renewable and carbon-free no later than 2045	2040 GP HO-1b CCSP AI-15 CCSP AI-14 CCSP AI-30	High	High (City) Moderate (Com)
Measure BE-2	Decarbonize 15% of existing buildings by 2030 and 100% by 2045	2040 GP HO-1d 2040 GP HO-1e CCSP AI-1 CCSP AI-10	High	Moderate (Com)
Measure BE-3	Decarbonize 95% of new building construction by 2026	2040 GP HO-1d 2040 GP HO-1e CCSP AI-1 CCSP AI-10	Moderate	Low (Com)
Measure BE-4	Decarbonize 50% of municipal buildings by 2030 and 100% by 2045	2040 GP AG-M CCSP AI-12 CCSP AI-13	Low[2]	Moderate (City)
Transportation				
Measure T-1	Increase the total mode share of active transportation to 15% by 2030, and 30% by 2045	2040 GP LU-A 2040 GP ED-5 2040 GP MO-C CCSP AI-5 CCSP AI-34 CCSP AI-37	Low	High (City)

Measure/Action Number	Goal/Measure	City Plan Alignment[1]	Magnitude of GHG Reduction Potential[1]	Magnitude of Cost
Measure T-2	Increase total public transportation mode share to 5% by 2030, and 20% by 2045	2040 GP MO-F 2040 GP MO-J CCSP AI-36 CCSP AI-38	Low	High (City)
Measure T-3	Reduce local VMT from single passenger vehicles	2040 GP LU-A 2040 GP MO-D 2040 GP MO-E CCSP AI-30	Low[2]	Low (City)
Measure T-4	Achieve zero-emission vehicle (ZEV) adoption rates of 30% for passenger vehicles and 25% for commercial vehicles by 2030 and 100% for all vehicles by 2045	CCSP AI-30	High	Moderate (City)
Measure T-5	By 2030, electrify or otherwise decarbonize 12% of applicable SORE off-road equipment and replace 35% of fossil diesel consumption with renewable diesel in alignment with EO N-79-20	CCSP AI-30 CCSP AI-10	Low	Low (City)
Measure T-6	Decarbonize the municipal fleet in compliance with the California Advanced Clean Fleet Rule and EO N-79-20 off-road requirements	2040 GP AG-M 2040 GP ES-M CCSP AI-10	Low[2]	Moderate (City)
Water Resources				
Measure WR-1	Continue to implement wastewater recycling and water conservation projects and reduce per capita potable water consumption	2040 GP PI-A 2040 GP SF-W 2040 GP ES-J 2040 GP ES-B 2040 GP ES-K 2040 GP ES-L CCSP AI-23 CCSP AI-15	Low[2]	Low/Moderate (City)
Solid Waste				
Measure SW-1	Achieve and maintain SB 1383 requirements to reduce organic waste sent to landfills by 75% by 2030	2040 GP HO-1e 2040 GP PI-E CCSP AI-2 CCSP AI-21	Moderate	Moderate (City) Low (Com)
Measure SW-2	Achieve SB 1383 procurement requirements (0.08 tons recovered organic waste per person) by 2030	2040 GP AG-M 2040 GP AG-I	Low	Moderate (City) Low (Com)
Carbon Sequestration				
Measure CS-1	Preserve existing trees and plant at least 200 new trees per year or an equivalent amount of high-emissions reduction potential land cover throughout the community, beginning in 2025 and through 2045	2040 GP ES-B 2040 GP ES-A 2040 GP ES-E 2040 GP ES-C 2040 GP ES-F 2040 GP SF-U CCSP AI-4	Low	Low (City) Low (Com)

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Measure/Action Number	Goal/Measure	City Plan Alignment[1]	Magnitude of GHG Reduction Potential[1]	Magnitude of Cost
Measure CS-2	Pursue opportunities to support the City's sustainable economic development goals with an emphasis on circularity and creating green jobs within the region	CCSP AI-13 CCSP AI-11 CCSP AI-17 CCSP AI-30	Low	Low (City)

Notes:

1. See Appendix F *Climate Action Plan City Plans Alignment* for more information regarding City Plan Alignment.

The following sections outline, in full technical detail, the data supported GHG inventory, forecast, targets, and reduction measures and actions that will define climate action in the City of Ukiah and as required by CEQA guidelines (see Table 2). The following sections are designed to inform implementation by policy and decisionmakers, while providing interested parties such as the business community, environmental groups, regulatory bodies, and regional governments with the full, in-depth context for how the City of Ukiah will take action.

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1 Technical Overview

1.1 Purpose

This living document serves as an iterative roadmap to help Ukiah achieve GHG emissions reductions in line with state goals and science-based thresholds set by the Intergovernmental Panel on Climate Change (IPCC). The CAP primarily focuses on outlining the Ukiah's current and projected GHG emissions, while prioritizing and detailing key near-term measures and actions that will have the greatest impact on reducing emissions, safeguarding that they are community-driven, feasible, and equitable.

While the impacts of climate change will be felt by all, certain groups—such as older adults, young children, individuals with pre-existing health conditions, and those with lower socioeconomic status—are particularly vulnerable. Consistent with the values identified in the 2040 General Plan, it is a priority for the City of Ukiah that strategies and measures developed as part of this CAP prioritize equity, benefiting all community members while avoiding disproportionate burdens on those most vulnerable to climate risks.

1.2 CEQA GHG Emissions Analysis Streamlining

This CAP fulfills the requirements of California Environmental Quality Act (CEQA) Guidelines Section 15183.5(b) to be considered a "qualified" GHG reduction plan.[18] In compliance with CEQA and CEQA Guidelines, local agencies are required to evaluate the environmental impacts of discretionary projects or plans, including impacts related to GHG emissions associated with the construction and operation of projects or plans. The CEQA Guidelines provide guidance for proposed projects and plans to streamline CEQA GHG emissions analysis by conducting a consistency analysis with a qualified GHG reduction plan.

This CAP and the associated CEQA environmental assessment documentation are consistent with the criteria set forth in CEQA Guidelines Section 15183.5(b) as summarized in Table 2. Therefore, this CAP is considered a qualified GHG reduction plan.

Table 2 CEQA Guidelines Section 15183.5(b) Criteria Addressed in CAP

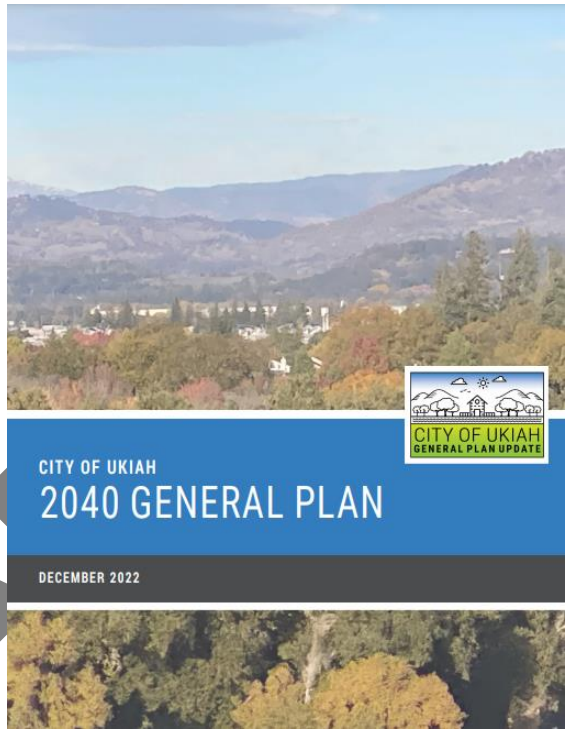
CEQA Criteria	CAP Chapter Addressing Criteria
1. Quantify existing and projected GHG emissions within the plan area	Chapter 2
2. Establish a reduction target consistent with State targets	Chapter 2
3. Identify and analyze sector specific GHG emissions from specific actions or categories of actions anticipated within the geographic area	Chapter 2; Appendix C
4. Specify measures and actions that substantial evidence demonstrates would collectively achieve the specified reduction target	Chapters 4, 5, 6, 7, 8; Appendix D
5. Establish a mechanism to monitor progress and amend the plan if it is not achieving specified emissions levels	Chapter 9
6. Adopt in a public process following environmental review	See associated CEQA environmental assessment documentation

[18] Governor's Office of Planning and Research (OPR), "General Plan Guidelines - Chapter 8: Climate Change," Available: https://opr.ca.gov/docs/OPR_C8_final.pdf .

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If future projects and plans are consistent with this CAP, future CEQA GHG emissions impact analyses can be streamlined according to the City's direction.

1.3 Ukiah General Plan EIR GHG Mitigation Requirement



Acknowledging the need for actionable strategies to address climate change, the City of Ukiah is required to develop and implement a community CAP as outlined in the 2040 Ukiah General Plan Environmental Impact Report (EIR) GHG emissions mitigation. The EIR established the necessity for a CAP to identify and implement measures that would enable Ukiah to meet GHG emissions reduction targets for 2030 and 2045, in alignment with State climate goals and the Ukiah climate emergency declaration (Resolution No. 2022-44).

This CAP is intended to serve as a key implementation tool for the 2040 Ukiah General Plan, providing a framework for measurable GHG emissions reduction while addressing local priorities such as economic resilience and community health. The planning process for this CAP has included strategies to achieve consistency with State climate policies, specifically SB 32 and AB 1279, that call for reduction of GHG emissions and carbon neutrality by 2030 and 2045, respectively.

For more details regarding the planning requirements and EIR GHG emissions mitigation measures tied to the CAP, please refer to the 2040 Ukiah General Plan and EIR.

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2 Current and Projected GHG Emissions

2.1 Ukiah GHG Emissions Inventory Summary

Community GHG inventories measure the GHG emissions generated by residents and businesses operating within the jurisdictional boundaries of a given community, in this case City of Ukiah limits. The process of creating a GHG inventory includes identifying activities that are major sources of GHG emissions and collecting data on those activities for a specific calendar year. GHG emission factors are used to convert the collected activity data into GHG emissions produced. Inventories measure GHG emissions in units of metric tons of carbon dioxide equivalent, or MT CO_2e.

GHG Inventory Protocols

Emissions estimates were calculated using the International Council for Local Environmental Initiatives (ICLEI) methodologies. Specifically, the United States Community Protocol for Accounting and Reporting Greenhouse Gas Emissions Version 1.2 (Community Protocol) is used for community-wide emission. The Community Protocol is an authoritative guide for best practices in calculating community-scale GHG inventories. The protocol separates a city's GHG-generating activities into categories known as emissions sectors. Large emissions sectors identified by the Protocol include the transportation sector (such as combustion emissions from cars and other vehicles operating within the city), the building sector (including emissions from electricity and natural gas usage), and the waste sector (capturing emissions from sending solid waste to the landfill).

Activities that cannot be controlled or influenced by City policies are excluded from community inventory. For example, irreducible emissions from vehicles traveling with origins and destinations that are both outside of city limits are excluded because a city has limited influence on pass-through travel activity.[19]

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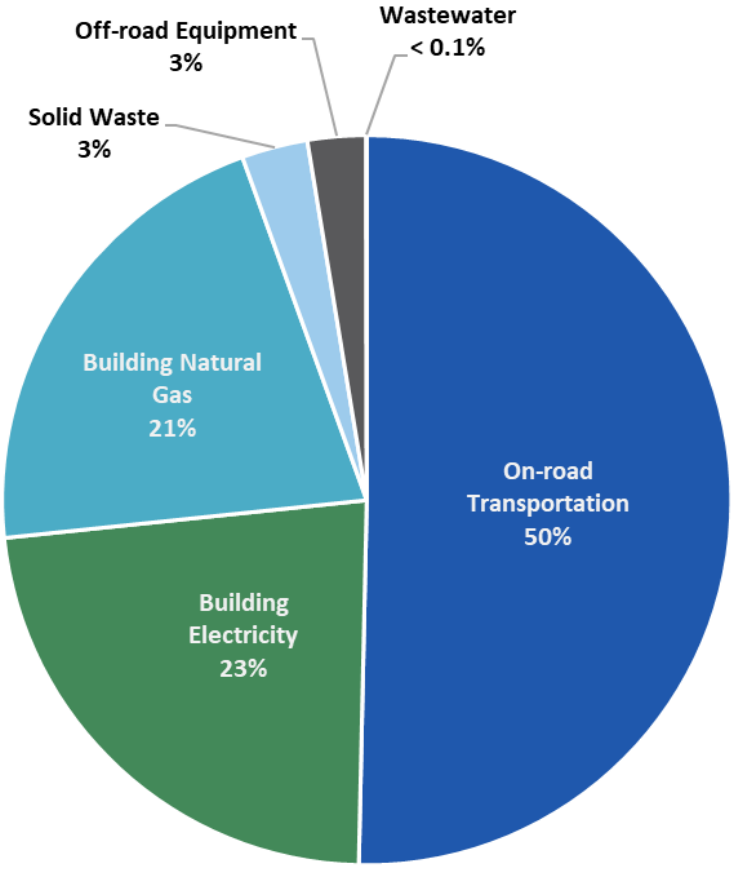
Ukiah 2022 Community GHG Inventory

The CAP includes a 2022 inventory of GHG emissions from Ukiah's community-wide activities. The inventory accounts for sources within Ukiah's jurisdictional control in alignment with established GHG accounting protocols and state guidance. In 2022, Ukiah's GHG emissions totaled 132,323 MT CO_2e (see Appendix C).

As shown in Figure 3 and Table 3, transportation emissions represented the largest share of community-wide emissions (70,050 MT CO_2e, or 53% of total emissions). Within the transportation sector, passenger on-road transportation was the largest contributor (44,190 MT CO_2e, 33%), followed by commercial on-road transportation (21,979 MT CO_2e, 17%). Building energy use, including electricity and natural gas consumption, was the second-largest source of emissions (58,368 MT CO_2e, 44% of total emissions). Residential energy use contributed 26,080 MT CO_2e (20%), while nonresidential energy use accounted for 32,288 MT CO_2e (24%). The remaining emissions were attributed to solid waste (3,873 MT CO_2e, 3%) and wastewater treatment (31 MT CO_2e, <1%).

[19] The Regional Targets Advisory Committee (RTAC) established under SB 375 recommends the following accounting of various trip types for VMT purposes23: Include 100% of internal-internal (I-I) trips Exclude external-external (X-X) trips Count 50% of internal-external (I-X) and external-internal (X-I) trips. Recommendations of the Regional Targets Advisory Committee (RTAC) Pursuant to Senate Bill 375. September 2009. http://www.arb.ca.gov/cc/sb375/rtac/report/092909/finalreport.pdf

Figure 3 Ukiah Greenhouse Gas Emissions by Sector, 2022



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Table 3 Ukiah 2022 GHG Emissions Inventory Summary

GHG Emissions Sector/Source	MT CO_2e	% of Total Emissions
Transportation	**70,050**	**53%**
On-Road Transportation - Passenger	44,190	33%
On-Road Transportation - Commercial	21,979	17%
On-Road Transportation - Bus	455	0%
Off Road - Diesel	1,742	1%
Off Road - Gasoline	1,684	1%
Off Road - Natural Gas	0	0%
Electricity	**30,436**	**23%**
Residential Electricity	10,265	8%
Nonresidential Electricity[1]	20,171	15%
Natural Gas	**27,932**	**21%**
Residential Natural Gas	15,815	12%
Nonresidential Natural Gas[1]	12,117	9%
Water Resources	**31**	**< 0.1%**
Wastewater	31	0%
Water[2]	0	0%
Solid Waste	**3,873**	**3%**
Solid Waste	3,873	3%
Total		
Total Emissions	132,323	100%

Notes: CO_2e = carbon dioxide equivalent; MT = metric tons

1. Nonresidential includes emissions from commercial and industrial building electricity consumption
2. Distribution of water to consumers is anticipated to be included under nonresidential electricity consumption, as the City is the sole supplier of water to the community. Thus, emissions associated with distribution are not included to avoid double counting.

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2.2 Ukiah GHG Emissions Forecasts Summary

GHG emissions forecasts estimate Ukiah's future GHG emissions and serve as a tool to track trends and measure progress. They help Ukiah determine the level of GHG emissions reduction needed to meet future GHG reduction targets. These forecasts, covering the years 2030, 2035, 2040, and 2045, were developed using data from the 2022 inventory.

To contextualize how GHG emissions are expected to change and guide GHG reduction efforts, the City developed two types of forecasts. The first is a business-as-usual (BAU) forecast, which is based on the 2022 inventory and projected changes in population, housing, and job growth. The second is an adjusted forecast, which incorporates the impact of State regulations aimed at reducing GHG emissions across California.

Business-as-Usual Forecast

The BAU forecast assumes that emission factors and activity levels remain constant over time, making population and job growth the primary drivers of GHG-emitting activities. This forecast serves as a baseline for comparison, operating under the assumption that there are no advancements in technology, shifts in behavior, or new legislation, while population and job growth follow projected trends.

To develop a GHG emissions forecast, growth metrics (e.g., population, housing, and employment projections) are multiplied by BAU growth indicators, which represent a baseline metric developed from the GHG emissions inventory (Table 4). Appendix C provides additional details on the growth metrics, demographics, and methodologies used to develop the BAU forecast.

Table 4 Growth Metrics for Ukiah BAU GHG Emissions Forecast

Growth Metric	2022	2030	2035	2040	2045
Population[1]	15,929	17,834	19,025	20,216	21,407
Households[2]	6,589	7,616	8,109	8,601	9,094
Employment[3]	6,800	9,632	11,402	13,172	14,942
Service Population[4]	22,729	27,466	30,427	33,388	36,349

Note:

1. Population growth for 2045 provided by GHD was developed based on Department of Finance and Ukiah 2040 General Plan population data. Interim years were linearly interpolated based on reported 2045 population.
2. Household growth was calculated by multiplying GHD population projections by the 2022 Department of Finance average people per household.
3. Employment growth for 2045 provided by GHD was developed based on State of California Employment Development Department and Ukiah 2040 General Plan data. Interim years were linearly interpolated based on reported 2045 employment.
4. Service Population = Population + Employment

This BAU approach enables the City to translate growth projections into GHG emissions estimates by applying the same emissions factors used in the 2022 GHG emissions inventory. This methodology is applied to sectors such as electricity, natural gas, water resources, and solid waste. Table 5 summarizes the BAU forecast for each forecast year.

Table 5 BAU Emissions Forecast (MT CO_2e)

GHG Emissions Source	2030	2035	2040	2045
On-Road Transportation - Passenger	54,037	59,851	65,452	70,855
On-Road Transportation - Commercial	22,894	24,626	27,090	30,237
On-Road Transportation - Buses	480	496	512	528
Off Road Transportation & Equipment	3,639	3,795	3,944	4,108
Electricity				
Residential Electricity	11,866	12,634	13,402	14,170
Nonresidential Electricity	28,572	33,822	39,073	44,323
Natural Gas				
Residential Natural Gas	15,815	18,281	19,463	20,646
Nonresidential Natural Gas	12,117	17,163	20,317	23,470
Water Resources				
Wastewater	37	41	45	49
Water[1]	0	0	0	0
Solid Waste				
Solid Waste	4,681	5,185	5,690	6,195
Total	**161,649**	**180,231**	**199,324**	**218,918**

Notes: All values are of the unit metric tons of carbon dioxide equivalent (MT CO_2e); Values in this table may not add up to totals due to rounding

1. Distribution of water to consumers is anticipated to be included under nonresidential electricity consumption as the City is the sole supplier of water to the community. Thus, emissions associated with distribution are not included to avoid double counting.

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Adjusted Forecast

The adjusted forecast refines the BAU forecast to incorporate the impact of state-level legislation, policies, and programs (e.g., SB 100, Title 24 Energy Efficiency Standards, Advanced Clean Truck Rule) expected to reduce GHG emissions. By accounting for the effects of enacted laws, this projection offers a more accurate representation of Ukiah's future emissions. Comparing the BAU and adjusted forecasts illustrates the anticipated reduction in Ukiah's GHG emissions resulting from State initiatives.

Numerous regulations and policies at the State level have been put into effect and are anticipated to lower Ukiah's future emissions. These pieces of legislation are incorporated into the adjusted forecast to provide a more accurate depiction of Ukiah's future emissions. The pertinent policies and initiatives are outlined below:

- **Advanced Clean Cars Program.** A comprehensive car emissions control program which regulates smog, soot-causing pollutants, and GHG emissions into a single coordinated package of requirements.[20]
- **Innovative Clean Transit.** A regulation focused on long-term goal of full transition of the heavy-duty transportation sector to zero-emission technologies. It requires all public transit agencies to gradually transition to a 100 percent zero-emission bus fleet and encourages them to provide innovative first and last-mile connectivity and improved mobility for transit riders.
- **Title 24 Building Energy Efficiency Standards.** Building standards that regulate new residential and commercial development in California by requiring increased efficiency related to space heating and cooling, lighting, and water heating.
- **California Renewable Portfolio Standard (RPS).** Requires investor-owned utilities, publicly owned utilities, electric service providers, and community choice aggregators to increase procurement from renewable energy resources. Adopted in 2018, SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 60 percent by 2030 and 100 percent by 2045. SB 1020 builds upon SB 100 by advancing the State trajectory to 100 percent clean energy procurement by 2045 by creating clean energy targets of 90 percent by 2035 and 95 percent by 2040.

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See Appendix B for more information on these and a suite of other programs and policies that are intended to reduce emissions, including SB 1383 and AB 341, that are not included in the adjusted forecast because they are emphasized in the CAPs GHG reduction measures.

[20] As of December 2024, the U.S. EPA granted California a waiver for its Advanced Clean Cars II (ACC II) regulations, allowing enforcement of 100% zero-emission vehicle sales by 2035. Additionally, a waiver was approved for the Heavy-Duty Omnibus Regulation, mandating stricter emissions standards for heavy-duty vehicles (https://www.epa.gov/newsreleases/epa-grants-waiver-californias-advanced-clean-cars-ii-regulations?utm_source=chatgpt.com). In January 2025, anticipating potential challenges from the incoming federal administration, the California Air Resources Board (CARB) withdrew a waiver request for the Advanced Clean Fleets rule, which sought to establish timelines for commercial truck operators to transition to zero-emission vehicles (https://www.reuters.com/business/environment/california-withdraws-clean-truck-epa-waiver-request-ahead-trump-inauguration-2025-01-15/?utm_source=chatgpt.com).

Table 6 Adjusted Forecast (MT CO_2e)

GHG Emissions Source	2030	2035	2040	2045
Transportation				
On-Road Transportation - Passenger	45,323	46,276	48,323	51,001
On-Road Transportation - Commercial	21,732	21,252	21,738	23,145
On-Road Transportation - Buses	412	347	296	227
Off Road Transportation & Equipment	3,639	3,795	3,944	4,108
Electricity				
Residential Electricity	5,963	1,541	796	0
Nonresidential Electricity	14,070	4,017	2,258	0
Natural Gas				
Residential Natural Gas	18,108	19,208	20,307	21,407
Nonresidential Natural Gas	17,163	20,317	23,470	26,624
Water Resources				
Water[1]	0	0	0	0
Wastewater[1]	37	41	45	49
Solid Waste				
Solid Waste	4,681	5,185	5,690	6,195
Total	**131,128**	**121,979**	**126,868**	**132,758**

Notes: All values are of the unit metric tons of carbon dioxide equivalent (MT CO_2e); Values in this table may not add up to totals due to rounding

1. Distribution of water to consumers is anticipated to be included under nonresidential electricity consumption as the City is the sole supplier of water to the community. Thus, emissions associated with distribution are not included to avoid double counting.

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Comparing Forecast Scenarios

The BAU forecast for Ukiah projects an increase in GHG emissions above the 2022 GHG emissions inventory from all GHG emissions sources through 2045 based on projected job and population growth. Ukiah's BAU GHG emissions are projected to increase to 218,918 MT CO_2e by 2045 (see Table 5).

The adjusted forecast projects significant GHG emissions reduction in the electricity sector, nearing zero by 2045 due to stringent renewable energy mandates under SB 100 and SB 1020. Natural gas emissions are projected to rise with housing and employment growth but are partially offset by Title 24 efficiency standards for new construction. Transportation emissions are expected to grow due to increasing VMT and the expiration of State regulations on vehicle emissions and efficiencies by 2030, resulting in slower emissions reduction as 2045 approaches. Wastewater and solid waste emissions are also projected to increase through 2045.[21] A detailed breakdown of projected emissions by sector and year can be found in Table 6. Refer to Appendix C for a more detailed discussion related to methodology modeling, and supportive evidence for Ukiah's GHG forecasts.

[21] Forecast of solid waste emissions excludes impact of meeting SB 1383 requirements.

2.3 Ukiah GHG Emissions Targets and Gap Summary

State GHG Emissions Targets Context

Over the past two decades, California has implemented a wide range of legislation, policies, and programs to reduce GHG emissions, solidifying the State's position as a global leader in climate action. Key legislation driving the State's current climate goals includes SB 32 and AB 1279. These regulations establish State-wide GHG reduction targets for 2030 and 2045 and outline a pathway toward achieving carbon neutrality in California by 2045, as detailed below. See Appendix B for a full list of relevant State-level legislation.

- **Senate Bill 32:** Requires a State-wide reduction in GHG emissions of 40 percent below 1990 levels by 2030. A respective California Climate Change Scoping Plan update detailing the State's plan to achieve this reduction was adopted in 2017.
- **Assembly Bill 1279:** Requires California to achieve carbon neutrality no later than 2045, including an 85 percent GHG emissions reduction below 1990 levels. A respective California Climate Change Scoping Plan update detailing the State's plan to achieve this reduction was adopted in 2022.

Ukiah GHG Emissions Targets

The 2022 California Climate Change Scoping Plan recommends that local agencies establish community-wide GHG reduction goals for local CAPs that will help California achieve the 2030 target and longer-term goal. The Scoping Plan notes that it is appropriate to derive evidence-based targets or goals from local GHG emissions sectors and population projections, consistent with the framework used to develop the Statewide targets. CARB also notes that GHG goals and targets should display a downward trend consistent with State-wide objectives.[22]

State climate legislation compares emissions reduction targets to a 1990 baseline. Ukiah's GHG targets were set based on the 2022 Community GHG emissions inventory which was used to back-cast to the 1990 GHG emissions level. This back-cast uses the State-wide change in GHG emissions from 1990 to 2021 for the same emission sectors that exist in Ukiah as a guide for estimating changes in Ukiah during the same period.[23] The estimated 1990 GHG emissions were then reduced by 40 percent to set the 2030 target and to zero for the 2045 target. These targets align with the State's GHG reduction goals for 2030 and 2045, as outlined below:

- Reduce GHG emissions to 40 percent below 1990 levels by 2030 (SB 32 target year)
- Make substantial progress towards carbon neutrality[24] by 2045 (AB 1279 target year)

These targets are further outlined and compared to the BAU and adjusted emissions forecasts from the 2022 baseline year through 2045 in the table below. The emissions "gap" is the difference between the adjusted emissions forecast and Ukiah's GHG targets. Gaps are presented for each year in the final row of Table 7 and represents the amount of GHG emissions reduction that the

[22] CARB. 2022 Scoping Plan for Achieving Carbon Neutrality. https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents
[23] At time of development, 2021 was the most recent State GHG inventory available and was therefore used as the best approximation of emissions reduction compared to the State's 1990 inventory.
[24] The State carbon neutrality goal established by Assembly Bill 1279 considers carbon neutrality to be at least an 85 percent reduction in GHG emissions with the remaining fraction achieved through removals such as carbon sequestration. However, targets are set on a net-zero pathways to reflect that community-scale strategies will need to be employed to achieve sufficient carbon sequestration by 2045 and achieve carbon neutrality.

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community must achieve to meet Ukiah's targets. Figure 4 provides a graphical representation of the forecasted emissions pathways.

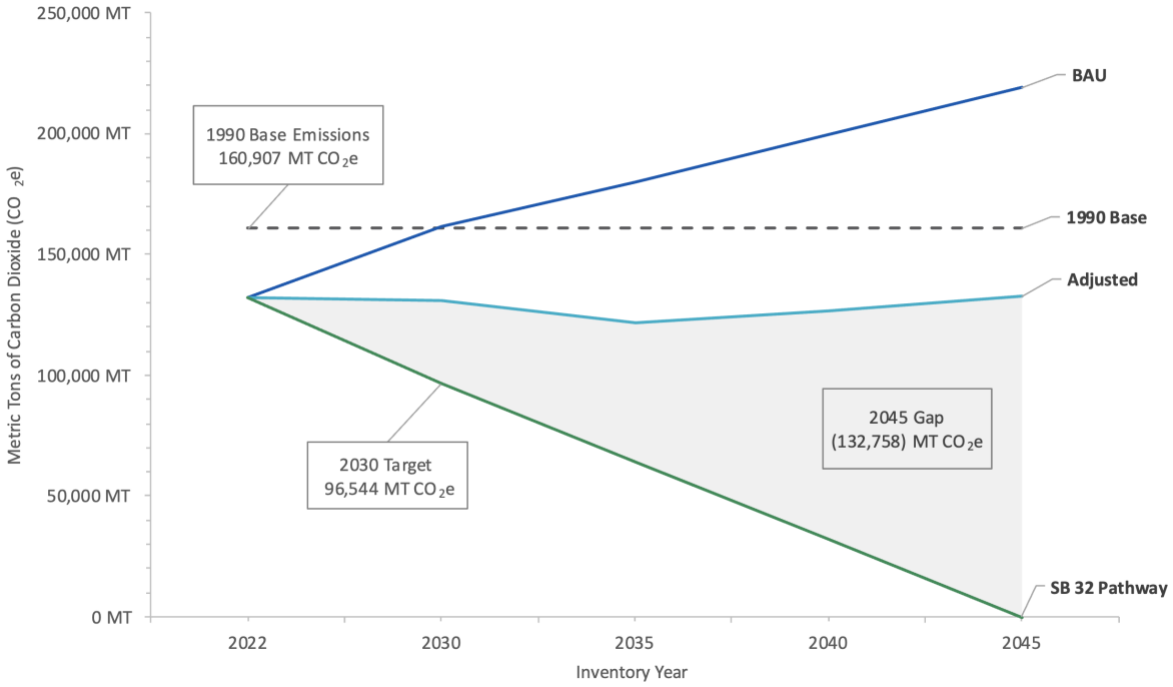
Table 7 GHG Reduction Target Pathway (MT CO_2e)

GHG Emissions Pathways	2022	2030	2035	2040	2045
BAU Forecast	132,323	161,649	180,231	199,324	218,918
Adjusted Forecast	132,323	131,128	121,979	126,868	132,758
Emissions Targets[1]	132,323	96,544	64,363	32,181	0
Emissions "Gap"	0	34,583	57,616	94,686	132,758

Notes: All values are of the unit metric tons of carbon dioxide equivalent (MT CO_2e)

1. The State carbon neutrality goal established by Assembly Bill 1279 considers carbon neutrality to be at least an 85 percent reduction in GHG emissions with the remaining fraction achieved through removals such as carbon sequestration. However, targets are set on a net-zero pathways to reflect that community-scale strategies will need to be employed to achieve sufficient carbon sequestration by 2045 and achieve carbon neutrality.

Figure 4 GHG Emissions Forecast and Targets Pathway (MT CO_2e)



Meeting the GHG Emissions Targets

While State regulations and programs will contribute to reducing state-wide GHG emissions, Ukiah must implement local GHG reduction measures to take on a fair share of GHG emissions reduction and meet the 2030 emissions target and make significant progress toward the 2045 target. To align with these goals, Ukiah needs to reduce emissions by 34,583 MT CO_2e by 2030 and 132,758 MT CO_2e by 2045.

Local policies and programs referred to as Measures and Actions, are key to achieving GHG reduction. The GHG reduction associated with these measures, as outlined in the CAP, are sufficient to meet the 2030 target set by SB 32 and substantially advance progress toward the 2045 carbon

neutrality goal aligned with AB 1279. Further details on measures and actions are provided in Sections 3 through 8. Table 8 summarizes Ukiah's emissions targets and the reduction expected from implementing the identified measures, showing that the 2030 target will be achieved and significant progress made toward the 2045 goal. Figure 5 illustrates how Ukiah's measures align with the climate action targets, demonstrating Ukiah's strong commitment to reducing GHG emissions.

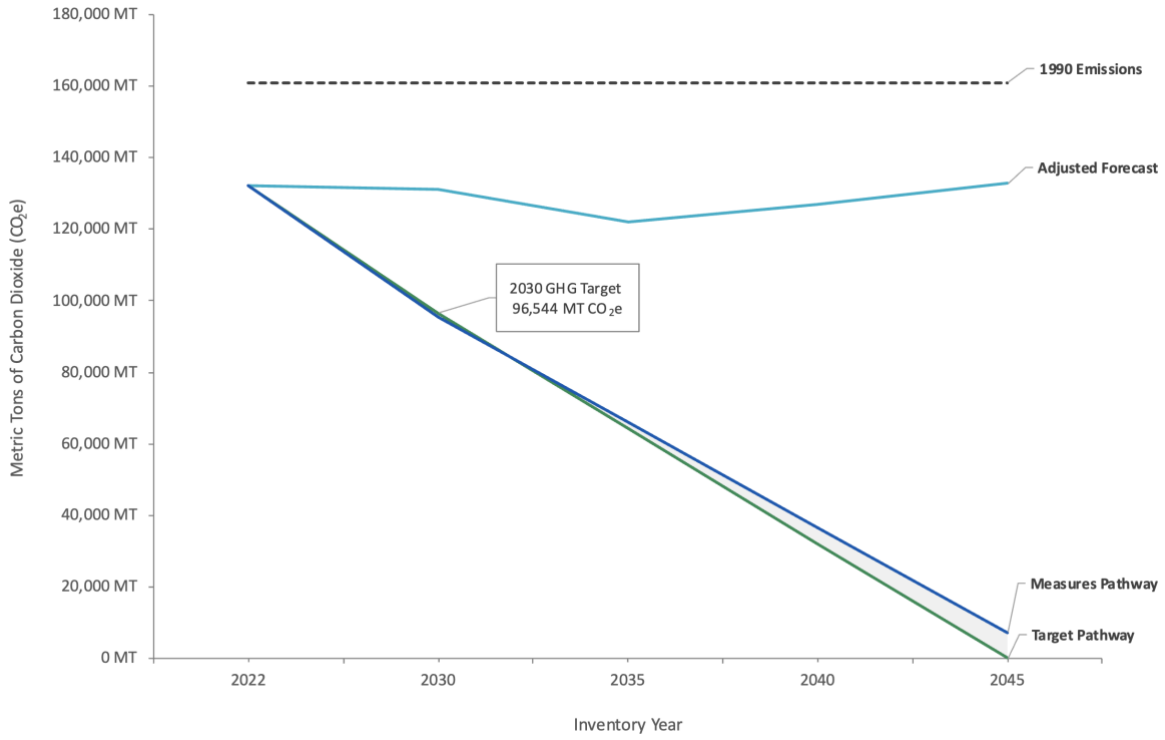
Table 8 Targets and GHG Reduction (MT CO_2e)

Target/Forecast	2030 GHG Emissions	2045 GHG Emissions
Adjusted Forecast	131,128	132,758
Climate Action Targets	96,544	0
Total GHG Reduction from CAP Measures	35,606	125,726
GHG Emissions after Measure Reduction[1]	95,522	7,032
Target Anticipated to be Met?	Yes	Substantial progress demonstrated

Notes: All values are of the unit metric tons of carbon dioxide equivalent (MT CO_2e)

1. Calculated by subtracting Total GHG Reduction from CAP Measures from the Adjusted Forecast emissions.

Figure 5 Measures Emissions Reduction and Ukiah Targets (MT CO_2e)



3 GHG Reduction Measures Framework

3.1 Structure of GHG Reduction Measures

As part of the CAP development process, the City led interdepartmental staff interviews, conducted an engagement campaign for the public, and leveraged the expertise of its consultant team to design a comprehensive framework of measures aimed at reducing community-wide GHG emissions and achieving the climate action targets. Each measure is supported by a series of actions that provide measurable GHG emissions reduction backed by substantial evidence. Additionally, the City has established measures and actions to offset irreducible GHG emissions through carbon sequestration, organized under a sector titled "Carbon Sequestration."

The measures and actions are structured according to the following hierarchy:

1. **Sectors.** Sectors represent the GHG emissions categories where reduction will occur, including Building Energy, Transportation, Solid Waste, Water Resources, and Carbon Sequestration.
2. **Measures.** Measures outline specific goals (e.g., activity data targets for 2030 and 2045) to reduce GHG emissions within each sector.
3. **Actions.** Actions define the programs, policies, and other commitments the City will undertake to achieve each measure. A set of actions is included within each measure, collectively designed to meet the city's specific measure.

3.2 Type of GHG Reduction Measures

Measures and actions can be either quantitative or supportive, depending on whether they directly result in GHG emissions reduction or support other direct reduction:

- **Quantitative.** Quantitative measures and actions lead to GHG emissions reduction that can be measured and aggregated, demonstrating how Ukiah will progress toward and achieve the climate action targets. The reduction anticipated from implementation of these measures and actions are backed by substantial evidence, such as peer-reviewed research, that confirms their effectiveness in reducing GHG emissions.
- **Supportive.** Supportive measures and actions play a vital role in the overall success of a CAP by enabling the effective implementation of quantitative measures. While supportive measures may also be quantifiable and supported by evidence, they are not formally quantified due to factors such as minimal GHG reduction impact, indirect emissions benefits, or the risk of double-counting. As a result, they do not directly contribute to the calculated GHG reduction targets but support specific measure or overall CAP implementation.

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4 Building Energy Sector Measures

CAP measures in the building energy sector prioritize increasing procurement of renewable and carbon-free energy sources, as well as decarbonizing buildings. When all-electric buildings are powered by carbon-free electricity, their operational energy footprint is carbon-free.

Renewable Energy and Carbon-Free Electricity

The City of Ukiah owns and operates the community's electric utility, providing electricity to residents through the City's Electric Department. Ukiah's grid mix is currently powered by hydroelectric energy from City of Ukiah owned facilities, complemented by geothermal and natural gas energy provided through the Northern California Power Agency (NCPA). To meet the climate action goals established in the CAP, Ukiah is committed to increasing the share of renewable and carbon-free electricity to 77% by 2030.



Building Electrification

Electrification of buildings offers a cost-effective and equitable way to reduce GHG emissions, lower energy bills, and improve public health. All-electric buildings can be more efficient and may offer long-term savings, especially as natural gas prices are expected to rise.[25,26] Furthermore, replacing natural gas appliances, such as stoves, helps reduce harmful indoor pollutants linked to respiratory illnesses.[27] Electrification becomes even more beneficial as the electrical grid becomes increasingly renewable and ultimately carbon-free, amplifying the climate benefits of transitioning away from fossil fuels.

In this CAP, decarbonization and electrification of buildings are achieved through setting building energy performance standards and air emissions thresholds. These efforts are supported by incentive programs, expanding microgrid capacity, increasing the local green workforce, and streamlining permitting processes. Together, these measures and actions help promote a smooth and socially just transition to a cleaner, more modern and efficient building stock, driving long-term reduction in emissions and fostering a healthier community.

[25] Kenney et al., (California Energy Commission (CEC). "California Building Decarbonization Assessment". 2021. Available: https://www.energy.ca.gov/publications/2021/california-building-decarbonization-assessment
[26] Aas et. al., CEC. "The Challenge of Retail Gas in California's Low-Carbon Future - Technology Options, Customer Costs, and Public Health Benefits of Reducing Natural Gas Use".https://www.energy.ca.gov/publications/2019/challenge-retail-gas-californias-low-carbon-future-technology-options-customer
[27] RMI. "Gas Stoves: Health and Air Quality Impacts and Solutions." 2020. Available: https://rmi.org/insight/gas-stoves-pollution-health/

4.1 Measures and Actions Detail

Measure BE-1: Procure 77% of electricity from renewable and zero-carbon sources by 2030 and 100% renewable and carbon-free no later than 2045.

Table 9 Measure BE-1 Actions

Action ID	Action Description
BE-1a	Evaluate options for utility-scale battery storage to accommodate future renewable electricity supply to build energy resilience.
BE-1b	Work to increase local renewable energy supply by pursuing funding opportunities to incentivize community adoption of renewable energy solutions such as residential solar, wind, and battery storage. Prioritize subsidies for disadvantaged and low-income households and small businesses. Target underutilized urban spaces, such as parking lots and rooftops, as an opportunity to develop the city's solar canopy.
BE-1c	Develop a long-range community-wide electric energy and demand forecast to: 1. Estimate future usage and peak demands due to adoption rates of building and transportation electrification and grid capacity, as well as future annexation and economic development plans. 2. Formalize a pathway (resource-plan) to meet the City's energy needs and list of potential renewable resources through 2030 and 2045. Long-range planning of generation resources should take into consideration opportunities to implement carbon sequestration and utilization opportunities in alignment with State and City goals. 3. Develop a decarbonization priority list and implementation schedule for all municipal buildings. 4. Pending results of the forecast, the City shall develop and implement renewable energy procurement schedule for 2030 and 2045 and will track progress towards goals.
GHG Emissions Reduction (2030): 10,971 MT CO_2e	
GHG Emissions Reduction (2045): 0 MT CO_2e	
Co-benefits: Improved Public Health & Safety, Climate Change Resilience	
Performance Standard: Change in Ukiah electric emissions factor (%)	

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Measure BE-2: Decarbonize 15% of existing buildings by 2030 and 100% by 2045.

Table 10 Measure BE-2 Actions

Action ID	Action Description
BE-2a	Adopt a zero NOx threshold by 2026 to require replacement of water heaters and HVAC appliances in residential and commercial buildings upon burnout.
BE-2b	Incentivize energy and water efficiency measures to improve building performance and reduce utility costs. Reduce energy use in residential and commercial buildings by promoting and incentivizing energy efficient solutions including heat pumps (air-source and geothermal), "cool" building strategies, trees, green roofs, and other nature-based solutions.
BE-2c	Outline and prioritize a pathway to carbon-free emergency and back-up power across the City's critical asset portfolio with an emphasis on developing community-scale microgrids and/or clean energy districts.
BE-2d	Expand the local building decarbonization workforce, with targeted supports designed for disadvantaged workers.
BE-2e	Eliminate fossil fuel use in buildings by 2045 by tailoring electrification solutions to different building ownership, systems, and use types. Work with PG&E to develop a strategy for the equitable

Action ID	Action Description
	decommissioning of the City's natural gas system by 2045. Incentivize electrification across all building types.
GHG Emissions Reduction (2030): 4,258 MT CO_2e	
GHG Emissions Reduction (2045): 27,920 MT CO_2e	
Co-benefits: Improved Public Health & Safety, Climate Change Resilience, Jobs Development	
Performance Standard: Natural gas reduced by existing buildings (therms)	

Measure BE-3: Decarbonize 95% of new building construction by 2026.

Table 11 Measure BE-3 Actions

Action ID	Action Description
BE-3a	Adopt a single margin hourly source energy threshold (EDR1) performance standard for new construction by 2026.
BE-3b	Incorporate additional climate resilient design requirements as part of any future updates to the City's building code or zoning code.
BE-3c	Continue to remove procedural barriers and establish a more streamlined permitting process for all new construction by 2027.
GHG Emissions Reduction (2030): 2,704 MT CO_2e	
GHG Emissions Reduction (2045): 15,608 MT CO_2e	
Co-benefits: Improved Public Health & Safety, Climate Change Resilience	
Performance Standard: Share of new construction electrified (%)	

Measure BE-4: Decarbonize 50% of municipal buildings by 2030 and 100% by 2045.

Table 12 Measure BE-4 Actions

Action ID	Action Description
BE-4a	Adopt policy that requires the City to decarbonize 50% of municipal buildings and facilities by 2030 and 100% by 2045 while prioritizing critical and public access facilities.
BE-4b	Pursue grant funding and rebates to electrify municipal buildings.
GHG Emissions Reduction (2030): Supportive	
GHG Emissions Reduction (2045): Supportive	
Co-benefits: Improved Public Health & Safety, Climate Change Resilience	
Performance Standard: Change in municipal natural gas consumption (%)	

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5 Transportation Sector Measures

The City of Ukiah is dedicated to fostering a transportation network that enhances health, mobility, and overall quality of life for all community members. By creating a robust, safe, and accessible system, the City aims to empower residents to make more sustainable and healthy transportation choices.

Reducing Vehicle Miles Travelled



The primary strategies for reducing transportation-related GHG emissions focus on decreasing vehicle miles traveled (VMT) and replacing fossil fuel-powered internal combustion engines with zero-emission vehicles (ZEVs). These measures prioritize improving active and public transportation options to reduce VMT first, followed by transitioning the remaining VMT to ZEVs.

Full vehicle decarbonization in Ukiah could theoretically achieve zero emissions in the transportation sector. However, reducing VMT remains critical because it lowers energy demand associated with vehicle production, road construction, and maintenance—activities that carry significant embodied GHG emissions. Additionally, as the community transitions to ZEV vehicles, investing in infrastructure that supports alternative transportation options beyond single-occupancy vehicles can reduce strain on the electric grid, promoting energy resilience. Beyond GHG reduction, reducing VMT also delivers co-benefits such as alleviating traffic congestion, minimizing space needed for roads and parking, supporting local economic revitalization, and enhancing overall quality of life.

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This CAP includes strategies aimed at reducing VMT and promote an interconnected transportation network, such as updating the Ukiah Bicycle and Pedestrian Master Plan to create a connected, accessible network of low-stress bikeways and walkways across neighborhoods. Working with local agencies like Mendocino Council of Governments (MCOG) and Mendocino Transit Authority (MTA), the City will implement a transportation system plan to encourage public transit use and shift travel behavior away from single-occupancy vehicles. Furthermore, the City will promote infill development and increased residential density in the downtown core, transit corridors, and areas suitable for sustainable growth, supporting pedestrian-friendly, mixed-use, and transit-oriented development.

Zero Emission Vehicles

While the City cannot mandate that residents or businesses purchase ZEVs, it is committed to creating the supporting infrastructure and incentives needed to overcome current barriers to passenger and commercial ZEV adoption. This CAP recognizes that while all-electric vehicles are a key component of decarbonizing transportation, they are not the only option. A complete reliance on electric vehicles presents challenges due to limitations in battery technology and energy resilience concerns in areas that experience extended power grid shutdowns. Therefore, this CAP

includes a diversified approach to ZEV conversion, incorporating renewable fuels, such as bio-diesel generated from organic and renewable sources, as an alternative. To support this transition, the City will increase the adoption of ZEVs within the municipal fleet in alignment with the State of California's ZEV goals. Additionally, the City aims to increasingly decarbonize off-road equipment through electrification and procurement of renewable diesel drop-in fuels, further contributing to overall GHG emissions reduction.

5.1 Measures and Actions Detail

Measure T-1: Increase the total mode share of active transportation to 15% by 2030, and 30% by 2045.

Table 13 Measure T-1 Actions

Action ID	Action Description
T-1a	Update the Ukiah Bicycle and Pedestrian Master Plan (2015) to reflect current conditions and projects[28] to outline where new lanes are needed to construct a comprehensive, connected network of safe and accessible (low-stress) bikeways and walkways, on- and off- street, and within and across neighborhoods. Develop and pilot a program that provides communitywide access to bicycles.
T-1b	Establish affordable public transportation options for low-income residents while prioritizing bicycles and other micro-mobility options. Re-explore and expand available rebates with a focus on supporting low-income families and qualified residents.
T-1c	Develop a priority list of active transportation projects for MCOG's 2023/2024 Regional Transportation Plan and proposed update to the Ukiah Bicycle and Pedestrian Master Plan. Prioritized projects should be selected on level of impact, expansion of inter-jurisdictional connectivity, and access considerations for historically disadvantaged communities. Identify and pursue available resources in order to implement the top 5 priority projects by 2028.
T-1d	Further develop safe bike lane transportation corridors by 2027 to be implemented with State and federal funding through available grant programs.
GHG Emissions Reduction (2030): 373 MT CO_2e	
GHG Emissions Reduction (2045): 2,164 MT CO_2e	
Co-benefits: Improved Public Health & Safety, Sustainable Land Use Planning	
Performance Standard: Miles of bike and pedestrian lane developed (miles)	

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[28] Projects include the Urban Core Rehabilitation Project (UCRT), construction of Phases 1-3 of the GRT-Ukiah, as well as well as the Downtown Streetscape (Phases 1 & 2).

Measure T-2: Increase total public transportation mode share to 5% by 2030, and 20% by 2045.

Table 14 Measure T-2 Actions

Action ID	Action Description
T-2a	Collaborate with Mendocino Council of Governments and Mendocino Transit Authority (MTA) to implement a transportation system plan to shift travel behavior away from single-occupancy vehicles and encourage use of public and multi-modal transportation options. The plan may include the following considerations: 1. Increasing MTA ridership through improved routes and modifying schedules to increase efficiency and align with rider needs. 2. Prioritizing transportation access and improvements in low-income areas, active aging neighborhoods, schools, infill development areas, and at major destinations. 3. Identification of design improvements of seating and shading at bus stops and along active transportation routes. 4. Increasing micro-transit access to improved public transit network facilities to promote last-mile commute access to alternative transportation methods. 5. Developing a local electric trolley or bus system that operates year-round.
T-2b	Identify high-trafficked areas of the City to: eliminate parking minimums, develop parking maximums, and require parking management and transportation demand management plans based on available transportation options, travel patterns, and land use.
T-2c	Collaborate with Mendocino Council of Governments and Mendocino Transit Authority (MTA), Mendocino College, and other key institutional partners to establish free or subsidized local public transit programs that service local residential and commercial areas.
GHG Emissions Reduction (2030): 997 MT CO_2e	
GHG Emissions Reduction (2045): 5,319 MT CO_2e	
Co-benefits: Sustainable Land Use Planning, Jobs Development	
Performance Standard: Change in rate of ridership (%)	

Measure T-3: Reduce local VMT from single passenger vehicles.

Table 15 Measure T-3 Actions

Action ID	Action Description
T-3a	Require developers to meet Reach Code requirements to include EV charging infrastructure and local active and public transit facilities in new multi-family construction. Promote development that increases walkability and is bikeable in neighborhoods.
T-3b	Reduce VMT by promoting and prioritizing infill development and/or increased density of residential development in the downtown core, along transit corridors, and within future planned development areas that are compact, mixed use, pedestrian friendly, and transit-oriented where applicable. Continue to evaluate surplus or annexed land potential opportunities to promote infill development and sustainable growth management.
T-3c	Pursue and implement policies by 2027 that support accessible, walkable neighborhoods and connected bike networks as part of infill development projects. Infrastructure requirements may include: 1. Interconnected bike lanes and sidewalks connecting to City's trail network. 2. Bike locks/stations or other micro-mobility hubs outside of mixed use or commercial development. 3. Increase public bike parking capacity outside of public and commercial development. 4. Establish parking policies that encourage the use of public transit and active transportation.
GHG Emissions Reduction (2030): Supportive	
GHG Emissions Reduction (2045): Supportive	
Co-benefits: Improved Public Health & Safety, Sustainable Land Use Planning, Jobs Development	
Performance Standard: Change in community mode share (%)	

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Measure T-4: Achieve zero-emission vehicle (ZEV) adoption rates of 30% for passenger vehicles and 25% for commercial vehicles by 2030 and 100% for all vehicles by 2045.

Table 16 Measure T-4 Actions

Action ID	Action Description
T-4a	Complete an inventory of existing public EV infrastructure and locations. Additionally, identify key locations to add new public EV chargers (Level 2+) to facilitate the transition to EVs. The analysis shall include the following: **Passenger Fleets** 1. Survey existing publicly accessible electric vehicle chargers and locations and identify a prioritized list of new electric vehicle charging stations or lots for increased chargers. 2. Identify and quantify opportunities to increase public access to curbside charging, with guidance for appropriate types and charging scenarios. 3. Identify funding opportunities for the installation of public EV chargers and residential home EV charging systems by 2030. **Commercial Vehicles subject to Advanced Clean Fleet requirements** 1. Identifies opportunities for accelerated fleet ZEV adoption and establish a strategy to promote ZEV/EV adoption within business fleets, with consideration for vehicle exceptions. 2. For high priority fleets, conduct a utility grid planning analysis to identify necessary infrastructure upgrades to support a fully built-out fleet. 3. Identifies the responsible party to submit construction permits early and submit utility interconnection applications early.
T-4b	By 2026, develop a reach code requiring electric vehicle capable charging spaces to promote EV chargers in new development and existing parking spaces, to require: 1. Single Family – CalGreen Tier 2 provisions 2. Multifamily – CalGreen Tier 2 provisions 3. Non-residential – CalGreen Tier 2 provisions 4. Expand the designation of EV charging parking spaces to 30% of parking spaces within multi-family residential buildings by 2030 5. Require larger residential rental building owners (more than 20 tenants) to install working electric vehicle chargers in 30% of parking spaces for new and existing buildings at time of renovation if projects are valued at $250,000 or greater 6. Expediate EV charger permits 7. Additionally, continue to install and provide EV charger access at City-owned facilities
GHG Emissions Reduction (2030): 11,847 MT CO_2e	
GHG Emissions Reduction (2045): 66,664 MT CO_2e	
Co-benefits: Improved Public Health & Safety, Jobs Development	
Performance Standard: Number of EV chargers installed and registered ZEVs	

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Measure T-5: By 2030, electrify or otherwise decarbonize 12% of applicable SORE off-road equipment and replace 35% of fossil diesel consumption with renewable diesel in alignment with EO N-79-20.

Table 17 Measure T-5 Actions

Action ID	Action Description
T-5a	Identify potential users of fossil fuel-based equipment and target education and incentives for replacement with SORE zero emissions alternatives.
T-5b	Implement and promote CARB's Small-Off Road Engines (SORE) regulations, requiring most newly manufactured small off-road engines (e.g., leaf blowers, lawn mowers) to be zero emission starting in Model Year 2024, with Phase 2 targeting zero emissions for generators and large pressure washers by Model Year 2028.
T-5c	Coordinate with regulatory agencies to notify affected fleets and establish a compliance tracking system, and partner with regional fuel suppliers to support and promote the increased procurement of renewable diesel. Identify pathways to ensure community compliance with the requirement for diesel vehicles over 25 horsepower to use R99 or R100 renewable diesel.
GHG Emissions Reduction (2030): 606 MT CO_2e	
GHG Emissions Reduction (2045): 1,541 MT CO_2e	
Co-benefits: Improved Public Health & Safety, Environmental Quality & Ecosystem	
Performance Standard: Number of participants in incentive programs	

Measure T-6: Decarbonize the municipal fleet in compliance with the California Advanced Clean Fleet Rule and EO N-79-20 off-road requirements.

Table 18 Measure T-6 Actions

Action ID	Action Description
T-6a	Align the City's Sustainable Purchasing Policy by 2025 to require all new and replacement municipal fleet vehicle purchases to be EVs or ZEVs, where commercially viable. Implement a schedule to comply with the California Advanced Clean Fleet rule, mandating that 50% of medium and heavy-duty vehicle purchases be zero-emission beginning in 2024, and 100% by 2027, where commercially viable.
T-6b	Evaluate opportunities for procuring renewable diesel for all applicable jurisdiction-owned equipment while replacing end-of-life off-road equipment with zero-emission alternatives, where feasible.
T-6c	Obtain the necessary resources to install additional ZEV chargers and renewable fueling stations in municipal parking lots for use by the fleet, employees, and the public.
GHG Emissions Reduction (2030): Supportive	
GHG Emissions Reduction (2045): Supportive	
Co-benefits: Improved Public Health & Safety	
Performance Standard: Fuel use of municipal fleet (gallons)	

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6 Solid Waste Sector Measures

Sustainable solid waste management is an essential component for reducing GHG emissions and fostering an inclusive circular economy. The CAP measures in the solid waste sector focus on implementing strategies to meet the State's SB 1383 requirements.

Waste Prevention and Diversion



Minimizing organic waste sent to landfills is essential for the City to meet their climate targets, as methane emissions from landfilled organic waste are a primary source of waste-related GHG emissions. Under SB 1383, the State mandates that 75% of community-generated organic waste be diverted from landfills. The City's CAP outlines strategies to meet this requirement, including expanding organics collection by adding bins in public areas, promoting curbside collection services through partnerships with the City's franchise solid waste collector and hauler, C&S Waste Solutions, and the Mendocino Solid Waste Management Authority (MSWMA), and organizing free food scrap collection pail giveaways.

The City also plans to enhance multi-lingual bin signage in both commercial and residential areas to ensure proper source separation of refuse, and recyclables and compostable materials. Additionally, the City will explore opportunities for community compost hubs and partner with local community gardens to increase access to composting. Long-term solutions will be explored for wastewater bio-solids reuse. These waste diversion efforts will also deliver co-benefits to the community such as improving environmental quality, conserving resources, and fostering local sustainability initiatives. These actions, along with securing necessary resources and staffing, will help the City achieve SB 1383 goals and reduce waste-related emissions by 2027.

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Organics Procurement

SB 1383 also mandates that cities procure a minimum amount of recovered organic waste products, specifically 0.08 tons per person annually. The City is committed to aligning with these organics procurement requirements as part of the CAP strategy. To meet these requirements, the City will promote compliance with SB 1383 by establishing a minimum annual level of compost or mulch application on appropriate land throughout the community to support urban greening activities. The City's strategy also includes expanding and creating community composting programs, paired with community gardens, to increase local access to compost and support the sustainable reuse of organic materials. These efforts, alongside strengthened procurement practices, will help the City meet SB 1383 procurement targets and promote the continued diversion and beneficial reuse of organic waste.

The City acknowledges that meeting SB 1383 requirements solely through compost and mulch procurement may be challenging due to land use limitations in an urban setting. As a result, the City

also plans to establish procurement policies for alternative organic waste products that are well-suited to the Ukiah community while still meeting SB 1383 requirements.

6.1 Measures and Actions Detail

Measure SW-1: Achieve and maintain SB 1383 requirements to reduce organic waste sent to landfills by 75% by 2030.

Table 19 Measure SW-1 Actions

Action ID	Action Description
SW-1a	Meet the requirements of SB 1383 to reduce organics in the waste stream by 75% below 2014 levels by 2030 and achieve through activities such as: 1. Implement enforcement and fee for incorrectly sorted materials with sensitivity to shared collection. Utilize funding to implement programs and efforts to increase communitywide organic waste diversion. 2. Assure adequate bin signage across commercial and residential areas of acceptable landfill, recyclable, and compostable materials. 3. Identify public areas for adding organics collection and recycling bins where needed. 4. Work with C&S Waste Solutions5 and Mendocino Solid Waste Management Authority (MSWMA) to conduct free food scrap collection pail giveaways and promote curbside organics collection service offered in applicable communities. 5. Evaluate opportunities to have community compost hubs that are easily accessible for community members. Partner with regional community gardens to increase community wide access to local compost bins. 6. Identify long-term and alternate solutions for the community's wastewater bio-solids and develop local, beneficial reuse. Facilitate meeting SB 1383 requirements by identifying and obtaining the resources necessary for implementation of solid waste diversion projects by 2027, such as increased funding and/or MSWMA staffing and capacity.
GHG Emissions Reduction (2030): 3,511 MT CO_2e	
GHG Emissions Reduction (2045): 4,646 MT CO_2e	
Co-benefits: Environmental Quality & Ecosystem Services	
Performance Standard: Change in diversion rates (%)	

Measure SW-2: Achieve SB 1383 procurement requirements (0.08 tons recovered organic waste per person) by 2030.

Table 20 Measure SW-2 Actions

Action ID	Action Description
SW-2a	Establish and execute an implementation plan for meeting procurement requirements. This may include: 1. Enforcing compliance with SB 1383, aiming to exceed baseline requirements by establishing a minimum annual level of compost or mulch application on appropriate land throughout the region. 2. Maintaining procurement policies to purchase recovered organic waste products in accordance with SB 1383 requirements. 3. Expansion/creation of community composting programs paired with community gardens.
GHG Emissions Reduction (2030): 190 MT CO_2e	
GHG Emissions Reduction (2045): 228 MT CO_2e	
Co-benefits: Environmental Quality & Ecosystem Services	
Performance Standard: Amount of organic waste procured (tons)	

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7 Water Resources Measures



Water and wastewater infrastructure requires energy for transportation and treatment, which contributes to the community's GHG emissions. Residential and commercial buildings use water for various indoor and outdoor activities, such as cooking, cleaning, bathing, irrigation, and maintaining pools and fountains. Water efficiency measures not only decrease water use but also reduce the energy required for conveying, treating, and distributing water. Additionally, since water consumption and wastewater generation are interconnected, water conservation efforts help reduce wastewater generation, easing the demand on wastewater treatment systems. These efforts also support California's resilience by reducing pressure on water resources during drought conditions.

To increase Ukiah's water and wastewater efficiency, the City will focus efforts to best align with the California Water Code requirements, updating the Ukiah Urban Water Management Plan (UWMP) every five years, and implement demand reduction actions. These updates may include developing water shortage contingency plans, collaborating with large water users to create On-Site Water Reuse Plans, revisiting the Model Water Efficient Landscape Ordinance (MWELO) in partnership with the Community Development Department, and continuing to require the use of low-impact development (LID) strategies as specified by the Ukiah LID Technical Manual for new construction.[29] Additionally, the City will work to engage the community, especially low-to-moderate income residents, to promote water-saving incentives and revise water and wastewater rates as needed to ensure cost-effective service while meeting conservation goals. These wastewater and water efforts will also deliver co-benefits to the community such as increasing Ukiah's climate change resilience, environmental quality, and sustainable land use planning.

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[29] Low Impact Development (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat (https://www.epa.gov/nps/nonpoint-source-urban-areas)

7.1 Measures and Actions Detail

Measure WW-1: Continue to implement wastewater recycling and water conservation projects and reduce per capita potable water consumption.

Table 21 Measure WR-1 Actions

Action ID	Action Description
WR-1a	The City of Ukiah's water utility department will update the Ukiah Urban Water Management Plan every 5 years, as required by the State, and implement the identified demand reduction actions to ensure compliance with the State's Making Water Conservation a Way of Life regulations. Include new actions in the UWMPs as needed to achieve State regulations, which may include: 1. Develop or amend Water Shortage Contingency Plans in the region to develop water waste restrictions for households, businesses, industries, and public infrastructure. 2. Work with large water users, and other interested parties to develop an On-Site Water Reuse Plan to maximize utilization of local water supplies. 3. In conjunction with the Community Development Department, revisit and update the Model Water Efficient Landscape Ordinance (MWELO), as needed. Engage, through regional partnerships, with builders and developers to provide information on the requirements for development projects. 4. Develop an ordinance allowing the installation of dual-plumbing water systems that utilize greywater or recycled water for irrigation at new residential and commercial construction. 5. Increase engagement with the community, specifically low-to-moderate income residents, to understand available incentives or rebates, options, and programs to reduce per capita water use. 6. Revise water and wastewater rates as necessary to ensure that the cost of service is covered.
WR-1b	Continue to require the use of low-impact-development (LID) strategies as specified by the Ukiah LID Technical Manual for new construction and development.
GHG Emissions Reduction (2030): Supportive	
GHG Emissions Reduction (2045): Supportive	
Co-benefits: Climate Change Resilience, Environmental Quality & Ecosystem Services, Sustainable Land Use Planning	
Performance Standard: Completion of UWMP updates	

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8 Carbon Sequestration Measures



To achieve carbon neutrality by 2045, the State of California aims to reduce GHG emissions across all sectors, with 15% of these reductions coming from carbon sequestration strategies. Emissions reductions refer to efforts that directly decrease GHG emissions at the source, such as transitioning to renewable energy or improving energy efficiency, whereas carbon sequestration involves capturing and storing carbon from the atmosphere to offset remaining emissions. Ukiah aims to significantly reduce GHG emissions across all sectors, however, due to current technological limitations and the time required for widespread adoption of low-carbon behaviors, some irreducible or residual emissions will remain under the City's jurisdiction. As a result, carbon sequestration strategies will play a crucial role in offsetting these emissions.

This CAP's strategies to increase carbon sequestration include preserving and planting trees, improving land and water management, and supporting nature-based climate solutions. As part of their climate commitment, Ukiah will plant at least 200 new trees per year starting in 2025, aiming for long-term carbon sequestration and urban shading to reduce the heat island effect. The City will also prepare an Urban Forest Master Plan, update Tree Management Guidelines, and create a Tree Protection Plan to promote public tree health and enhance environmental co-benefits. Additionally, Ukiah will foster regenerative land management practices, advance ongoing conservation and wildfire prevention efforts, and conduct carbon sequestration farming pilot projects. As emissions from other sectors are reduced, these sequestration efforts will be vital in achieving carbon neutrality. To support sustainable economic development, Ukiah will explore opportunities such as forest biomass-to-energy strategies, circular economy initiatives, and sustainable purchasing policies. These efforts will contribute to creating green jobs, enhancing resilience, and fostering a local, self-sufficient, and sustainable agriculture-based economy.

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8.1 Measures and Actions Detail

Measure CS-1: Preserve existing trees and plant at least 200 new trees per year or an equivalent amount of high-emissions reduction potential land cover throughout the community, beginning in 2025 and through 2045.

Table 22 Measure CS-1 Actions

Action ID	Action Description
CS-1a	Prepare an Urban Forest Master Plan, update the Tree Management Guidelines and create a Tree Protection Plan to promote public tree health, enhancing resiliency, and increasing the environmental benefits and co-benefits of street trees and shading. The City will continue to conduct an urban tree canopy study every 5-8 years to track progress and identify new priority areas.
CS-1b	Optimize natural carbon sequestration through regenerative land and water management. Advance nature-based climate solutions that sequester carbon, restore ecosystems, and conserve biodiversity. Enhance ongoing conservation and wildfire prevention efforts in the western hills and in forested areas within the City's Area of Interest (AoI).
CS-1c	Conduct carbon sequestration farming pilot projects within the community and across the City's area of interest (AoI).
GHG Emissions Reduction (2030): 149 MT CO_2e	
GHG Emissions Reduction (2045): 1,635 MT CO_2e	
Co-benefits: Climate Change Resilience, Environmental Quality & Ecosystem Services, Sustainable Land Use Planning	
Performance Standard: Change in urban tree stock (trees)	

Measure CS-2: Pursue opportunities to support the City's sustainable economic development goals with an emphasis on circularity and creating green jobs within the region.

Table 23 Measure CS-2 Actions

Action ID	Action Description
CS-2a	Integrate climate action strategies into the City's long-term economic development goals to grow a more local, resilient, self-sufficient, and circular economy.
CS-2b	Conduct a feasibility study to identify the potential of converting organic materials such as food and yard waste, woody biomass, and wastewater sludge to energy.. In addition to identifying technology opportunities, the feasibility study will include research on regional land-use management opportunities and potential financing pathways.
CS-2c	Develop and adopt a sustainable purchasing policy for municipal operations that emphasize localism. Work with businesses, community organizations, and surrounding jurisdictions to implement reuse, refill, and repair programs to repurpose materials and capture value before disposal.
GHG Emissions Reduction (2030): Supportive	
GHG Emissions Reduction (2045): Supportive	
Co-benefits: Climate Change Resilience, Environmental Quality & Ecosystem Services, Job Development	
Performance Standard: Completion of feasibility study and purchasing policy	

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9 CAP Implementation

9.1 Tracking, Monitoring, and Reporting

This CAP provides a strategic roadmap for Ukiah to implement actions that achieve the 2030 GHG emissions reduction target and advance progress toward achieving carbon neutrality by 2045. The assumptions and data underlying this plan—such as adoption rates of actions, advancements in technology, changes in costs, legislative updates, and associated co-benefits—will evolve over time. As such, this CAP is designed to be a dynamic framework that will undergo regular evaluation and adjustment.

The City remains committed to the sustained, incremental, and comprehensive effort required to meet the CAP's long-term climate goals. The City will actively engage the community, share progress updates, and create ongoing opportunities to gather and integrate community input as policies, programs, and infrastructure are developed. Progress on high-impact GHG reduction strategies will be publicly reported at least every two years.

Ongoing monitoring and assessment of Ukiah's progress will play a critical role in achieving community-wide GHG reduction. To this end, the City will conduct routine GHG emissions inventories in alignment with established protocols and climate commitments,[30] with updates occurring every two years. The CAP will be amended if the plan is not on track to achieve the identified targets. However, if the 2027 GHG emissions monitoring demonstrates that the City is on track to meet the 2030 targets, further adjustments to CAP strategies may not be necessary.

Table 24 provides an overview of the implementation timeline for each CAP action, along with the City department(s) designated to lead related implementation and monitoring efforts, performance standards, and target 2030 performance metrics. The implementation timeline is divided into three phases to promote structured and efficient progress. Phase 1 (1–2 years) focuses on foundational actions, such as planning, engagement, and establishing key programs or policies. Phase 2 (2–3 years) emphasizes scaling up initiatives, building capacity, and achieving early measurable outcomes. Phase 3 (3–5 years) consolidates efforts, refines strategies through evaluation and adjustments, and begins building toward long-term goals.

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[30] Global Covenant of Mayors current guidance is to conduct GHG inventory updates every two years: globalcovenantofmayors.org

Table 24 CAP Implementation and Monitoring

Action ID	Action	Lead City Department	Timeframe
Measure BE-1 Procure 77% of electricity from renewable and zero-carbon sources by 2030 and 100% renewable and carbon-free no later than 2045			
Performance Standard:	*Change in Ukiah electric emissions factor*		
Performance Metric:	*0.086 MT CO_2e per MWh*		
BE-1a	Evaluate options for utility-scale battery storage to accommodate future renewable electricity supply to build energy resilience.	Electric Utility	Phase 1
BE-1b	Work to increase local renewable energy supply by pursuing funding opportunities to incentivize community adoption of renewable energy solutions such as residential solar, wind, and battery storage. Prioritize subsidies for disadvantaged and low-income households and small businesses. Target underutilized urban spaces, such as parking lots and rooftops, as an opportunity to develop the city's solar canopy.	Electric Utility	Phase 2
BE-1c	Develop a long-range community-wide electric energy and demand forecast to: 1. Estimate future usage and peak demands due to adoption rates of building and transportation electrification and grid capacity, as well as future annexation and economic development plans. 2. Formalize a pathway (resource-plan) to meet the City's energy needs and list of potential renewable resources through 2030 and 2045. Long-range planning of generation resources should take into consideration opportunities to implement carbon sequestration and utilization opportunities in alignment with State and City goals. 3. Develop a decarbonization priority list and implementation schedule for all municipal buildings. 4. Pending results of the forecast, the City shall develop and implement renewable energy procurement schedule for 2030 and 2045 and will track progress towards goals.	Electric Utility	Phase 1
Measure BE -2 Decarbonize 15% of existing buildings by 2030 and 100% by 2045.			
Performance Standard:	*Natural gas reduced by existing buildings*		
Performance Metric:	*861,010 therms*		
BE-2a	Adopt a zero NOx threshold by 2026 to require replacement of water heaters and HVAC appliances in residential and commercial buildings upon burnout.	City Manager's Office Community Development	Phase 1
BE-2b	Incentivize energy and water efficiency measures to improve building performance and reduce utility costs. Reduce energy use in residential and commercial buildings by promoting and incentivizing energy efficient solutions including heat pumps (air-source and geothermal), "cool" building strategies, trees, green roofs, and other nature-based solutions.	Electric Utility Community Development	Phase 1
BE-2c	Outline and prioritize a pathway to carbon-free emergency and back-up power across the City's critical asset portfolio with an emphasis on developing community-scale microgrids and/or clean energy districts.	Electric Utility	Phase 2
BE-2d	Expand the local building decarbonization workforce, with targeted supports designed for disadvantaged workers.	Community Services	Phase 3
BE-2e	Eliminate fossil fuel use in buildings by 2045 by tailoring electrification solutions to different building ownership, systems, and use types. Work with PG&E to develop a strategy for the equitable decommissioning of the City's natural gas system by 2045. Incentivize electrification across all building types.	Electric Utility	Phase 3

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Action ID	Action	Lead City Department	Timeframe
Measure BE-3 Decarbonize 95% of new building construction by 2026.			
Performance Standard:	*Share of new construction electrified*		
Performance Metric:	*95% of new building permits are decarbonized construction*		
BE-3a	Adopt a single margin hourly source energy threshold (EDR1) performance standard for new construction by 2026.	City Manager's Office Community Development	Phase 1
BE-3b	Incorporate additional climate resilient design requirements as part of any future updates to the City's building code or zoning code.	City Manager's Office Community Development	Phase 1
BE-3c	Continue to remove procedural barriers and establish a more streamlined permitting process for all new construction by 2027.	Community Development	Phase 2
Measure BE-4: Decarbonize 50% of municipal buildings by 2030 and 100% by 2045.			
Performance Standard:	*Change in municipal natural gas consumption*		
Performance Metric:	*50% natural gas reduction*		
BE-4a	Adopt policy that requires the City to decarbonize 50% of municipal buildings and facilities by 2030 and 100% by 2045 while prioritizing critical and public access facilities.	City Manager's Office	Phase 1
BE-4b	Pursue grant funding and rebates to electrify municipal buildings.	Community Development	Phase 2
Measure T-1 Increase the total mode share of active transportation to 15% by 2030, and 30% by 2045.			
Performance Standard:	*Miles of bike and pedestrian lane developed*		
Performance Metric:	*12 miles added*		
T-1a	Update the Ukiah Bicycle and Pedestrian Master Plan (2015) to reflect current conditions and projects to outline where new lanes are needed to construct a comprehensive, connected network of safe and accessible (low-stress) bikeways and walkways, on- and off- street, and within and across neighborhoods. Develop and pilot a program that provides communitywide access to bicycles.	Community Development Public Works	Phase 1
T-1b	Establish affordable public transportation options for low-income residents while prioritizing bicycles and other micro-mobility options. Re-explore and expand available rebates with a focus on supporting low-income families and qualified residents.	Community Development Public Works	Phase 1
T-1c	Develop a priority list of active transportation projects for MCOG's 2023/2024 Regional Transportation Plan and proposed update to the Ukiah Bicycle and Pedestrian Master Plan. Prioritized projects should be selected on level of impact, expansion of inter-jurisdictional connectivity, and access considerations for historically disadvantaged communities. Identify and pursue available resources in order to implement the top 5 priority projects by 2028.	Community Development Public Works	Phase 2
T-1d	Further develop safe bike lane transportation corridors by 2027 to be implemented with State and federal funding through available grant programs.	Community Development Public Works	Phase 2

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Action ID	Action	Lead City Department	Timeframe
Measure T-2 Increase total public transportation mode share to 5% by 2030, and 20% by 2045.			
Performance Standard:	*Change in rate of ridership*		
Performance Metric:	*To be developed with MTA*		
T-2a	Collaborate with Mendocino Council of Governments and Mendocino Transit Authority (MTA) to implement a transportation system plan to shift travel behavior away from single-occupancy vehicles and encourage use of public and multi-modal transportation options. The plan may include the following considerations: 1. Increasing MTA ridership through improved routes and modifying schedules to increase efficiency and align with rider needs. 2. Prioritizing transportation access and improvements in low-income areas, active aging neighborhoods, schools, infill development areas, and at major destinations. 3. Identification of design improvements of seating and shading at bus stops and along active transportation routes. 4. Increasing micro-transit access to improved public transit network facilities to promote last-mile commute access to alternative transportation methods. 5. Developing a local electric trolley or bus system that operates year-round.	Public Works	Phase 1
T-2b	Identify high-trafficked areas of the City to: eliminate parking minimums, develop parking maximums, and require parking management and transportation demand management plans based on available transportation options, travel patterns, and land use.	Public Works	Phase 1
T-2c	Collaborate with Mendocino Council of Governments and Mendocino Transit Authority (MTA), Mendocino College, and other key institutional partners to establish free or subsidized local public transit programs that service local residential and commercial areas.	Public Works	Phase 2
Measure T-3 Reduce local VMT from single passenger vehicles.			
Performance Standard:	*Change in community mode share*		
Performance Metric:	*15% active, 5% public transit*		
T-3a	Require developers to meet Reach Code requirements to include EV charging infrastructure and local active and public transit facilities in new multi-family construction. Promote development that increases walkability and is bikeable in neighborhoods.	Community Development Public Works	Phase 1
T-3b	Reduce VMT by promoting and prioritizing infill development and/or increased density of residential development in the downtown core, along transit corridors, and within future planned development areas that are compact, mixed use, pedestrian friendly, and transit-oriented where applicable. Continue to evaluate surplus or annexed land potential opportunities to promote infill development and sustainable growth management.	Community Development Public Works	Phase 1
T-3c	Pursue and implement policies by 2027 that support accessible, walkable neighborhoods and connected bike networks as part of infill development projects. Infrastructure requirements may include: 1. Interconnected bike lanes and sidewalks connecting to City's trail network. 2. Bike locks/stations or other micro-mobility hubs outside of mixed use or commercial development. 3. Increase public bike parking capacity outside of public and commercial development. 4. Establish parking policies that encourage the use of public transit and active transportation.	Community Development Public Works	Phase 2

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Action ID	Action	Lead City Department	Timeframe
Measure T-4 Achieve zero-emission vehicle (ZEV) adoption rates of 30% for passenger vehicles and 25% for commercial vehicles by 2030 and 100% for all vehicles by 2045.			
Performance Standard:	*Number of EV chargers installed and registered ZEVs*		
Performance Metric:	*223 public EV chargers*		
T-4a	Complete an inventory of existing public EV infrastructure and locations. Additionally, identify key locations to add new public EV chargers (Level 2+) to facilitate the transition to EVs. The analysis shall include the following: **Passenger Fleets** 1. Survey existing publicly accessible electric vehicle chargers and locations and identify a prioritized list of new electric vehicle charging stations or lots for increased chargers. 2. Identify and quantify opportunities to increase public access to curbside charging, with guidance for appropriate types and charging scenarios. 3. Identify funding opportunities for the installation of public EV chargers and residential home EV charging systems by 2030. **Commercial Vehicles subject to Advanced Clean Fleet requirements** 1. Identifies opportunities for accelerated fleet ZEV adoption and establish a strategy to promote ZEV/EV adoption within business fleets, with consideration for vehicle exceptions. 2. For high priority fleets, conduct a utility grid planning analysis to identify necessary infrastructure upgrades to support a fully built-out fleet. 3. Identifies the responsible party to submit construction permits early and submit utility interconnection applications early.	Community Development City Manager's Office Public Works	Phase 1
T-4b	By 2026, develop a reach code requiring electric vehicle capable charging spaces to promote EV chargers in new development and existing parking spaces, to require at a minimum: 1. Single Family – CalGreen Tier 2 provisions 2. Multifamily – CalGreen Tier 2 provisions 3. Non-residential – CalGreen Tier 2 provisions 4. Expand the designation of EV charging parking spaces to 30% of parking spaces within multi-family residential buildings by 2030 5. Require larger residential rental building owners (more than 20 tenants) to install working electric vehicle chargers in 30% of parking spaces for new and existing buildings at time of renovation if projects are valued at $250,000 or greater 6. Expediate EV charger permits 7. Additionally, continue to install and provide EV charger access at City-owned facilities	Community Development City Manager's Office Public Works	Phase 1

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Action ID	Action	Lead City Department	Timeframe
Measure T-5 By 2030, electrify or otherwise decarbonize 12% of applicable SORE off-road equipment and replace 35% of fossil diesel consumption with renewable diesel in alignment with EO N-79-20.			
Performance Standard:	*Number of participants in incentive programs*		
Performance Metric:	*Program dependent*		
T-5a	Identify potential users of fossil fuel-based equipment and target education and incentives for replacement with SORE zero emissions alternatives.	Community Development Public Works	Phase 1
T-5b	Implement and promote CARB's Small-Off Road Engines (SORE) regulations, requiring most newly manufactured small off-road engines (e.g., leaf blowers, lawn mowers) to be zero emission starting in Model Year 2024, with Phase 2 targeting zero emissions for generators and large pressure washers by Model Year 2028.	Public Works	Phase 1
T-5c	Develop an outreach strategy to notify affected fleets, establish a compliance tracking system, and partner with regional fuel suppliers to support and promote the increased procurement of renewable diesel. Identify pathways to enforce and track, such as through reporting requirements, compliance with the requirement for diesel vehicles over 25 horsepower to use R99 or R100 renewable diesel.	Community Development Public Works	Phase 2
Measure T-6 Decarbonize the municipal fleet in compliance with the California Advanced Clean Fleet Rule and EO N-79-20 off-road requirements.			
Performance Standard:	*Fuel use of municipal fleet*		
Performance Metric:	*100% municipal fleet decarbonized*		
T-6a	Align the City's Sustainable Purchasing Policy by 2025 to require all new and replacement municipal fleet vehicle purchases to be EVs or ZEVs, where commercially viable. Implement a schedule to comply with the California Advanced Clean Fleet rule, mandating that 50% of medium and heavy-duty vehicle purchases be zero-emission beginning in 2024, and 100% by 2027, where commercially viable.	Public Works	Phase 1
T-6b	Evaluate opportunities for procuring renewable diesel for all applicable jurisdiction-owned equipment while replacing end-of-life off-road equipment with zero-emission alternatives, where feasible.	Public Works	Phase 1
T-6c	Obtain the necessary resources to install additional ZEV chargers and renewable fueling stations in municipal parking lots for use by the fleet, employees, and the public.	Public Works	Phase 2
Measure SW-1 Achieve and maintain SB 1383 requirements to reduce organic waste sent to landfills by 75% by 2030.			
Performance Standard:	*Change in diversion rates*		
Performance Metric:	*75% diversion*		
SW-1a	Meet the requirements of SB 1383 to reduce organics in the waste stream by 75% below 2014 levels by 2030 and achieve through activities such as: 1. Implement enforcement and fee for incorrectly sorted materials with sensitivity to shared collection. Utilize funding to implement programs and efforts to increase communitywide organic waste diversion. 2. Assure adequate bin signage across commercial and residential areas of acceptable landfill, recyclable, and compostable materials. 3. Identify public areas for adding organics collection and recycling bins where needed.	Community Development Public Works	Phase 3

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Action ID	Action	Lead City Department	Timeframe
	4. Work with C&S Waste Solutions5 and Mendocino Solid Waste Management Authority (MSWMA) to conduct free food scrap collection pail giveaways and promote curbside organics collection service offered in applicable communities. 5. Evaluate opportunities to have community compost hubs that are easily accessible for community members. Partner with regional community gardens to increase community wide access to local compost bins. 6. Identify long-term and alternate solutions for the community's wastewater bio-solids and develop local, beneficial reuse. Facilitate meeting SB 1383 requirements by identifying and obtaining the resources necessary for implementation of solid waste diversion projects by 2027, such as increased funding and/or MSWMA staffing and capacity.		
Measure SW-2 Achieve SB 1383 procurement requirements (0.08 tons recovered organic waste per person) by 2030.			
Performance Standard:	*Amount of organic waste procured*		
Performance Metric:	*828 tons of compost*		
SW-2a	Establish and execute an implementation plan for meeting procurement requirements. This may include: 1. Enforcing compliance with SB 1383, aiming to exceed baseline requirements by establishing a minimum annual level of compost or mulch application on appropriate land throughout the region. 2. Maintaining procurement policies to purchase recovered organic waste products in accordance with SB 1383 requirements. 3. Expansion/creation of community composting programs paired with community gardens.	Community Development Public Works	Phase 3
Measure WR-1. Continue to implement wastewater recycling and water conservation projects and reduce per capita potable water consumption.			
Performance Standard:	*Completion of UWMP updates*		
Performance Metric:	*Completion of 2025 UWMP*		
WR-1a	The City of Ukiah's water utility department will update the Ukiah Urban Water Management Plan every 5 years, as required by the State, and implement the identified demand reduction actions to ensure compliance with the State's Making Water Conservation a Way of Life regulations. Include new actions in the UWMPs as needed to achieve State regulations, which may include: 1. Develop or amend Water Shortage Contingency Plans in the region to develop water waste restrictions for households, businesses, industries, and public infrastructure. 2. Work with large water users, and other interested parties to develop an On-Site Water Reuse Plan to maximize utilization of local water supplies. 3. In conjunction with the Community Development Department, revisit and update the Model Water Efficient Landscape Ordinance (MWELO), as needed. Engage, through regional partnerships, with builders and developers to provide information on the requirements for development projects. 4. Develop an ordinance for installation of dual-plumbing water systems that utilize greywater or recycled water for irrigation at new residential and commercial construction. 5. Increase engagement with the community, specifically low-to-moderate income residents, to understand available incentives or rebates, options, and programs to reduce per capita water use. 6. Revise water and wastewater rates as necessary to ensure the cost of service is covered.	Public Works Water Resources	Phase 1

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Action ID	Action	Lead City Department	Timeframe
WR-1b	Continue to require the use of low-impact-development (LID) strategies as specified by the Ukiah LID Technical Manual for new construction and development.	Public Works Water Resources	Ongoing
Measure CS-1 Preserve existing trees and plant at least 200 new trees per year or an equivalent amount of high-emissions reduction potential land cover throughout the community, beginning in 2025 and through 2045.			
Performance Standard:	*Change in urban tree stock*		
Performance Metric:	*1,200 trees*		
CS-1a	Prepare an Urban Forest Master Plan, update the Tree Management Guidelines and create a Tree Protection Plan to promote public tree health, enhancing resiliency, and increasing the environmental benefits and co-benefits of street trees and shading. The City will continue to conduct an urban tree canopy study every 5-8 years to track progress and identify new priority areas.	Community Development Community Services	Phase 1
CS-1b	Optimize natural carbon sequestration through regenerative land and water management. Advance nature-based climate solutions that sequester carbon, restore ecosystems, and conserve biodiversity. Enhance ongoing conservation and wildfire prevention efforts in the western hills and in forested areas within the City's Area of Interest (AoI).	Community Development Community Services	Phase 2
CS-1c	Conduct carbon sequestration farming pilot projects within the community and across the City's area of interest (AoI).	Community Development Community Services	Phase 3
Measure CS-2 Pursue opportunities to support the City's sustainable economic development goals with an emphasis on circularity and creating green jobs within the region.			
Performance Standard:	*Completion of feasibility study and purchasing policy*		
Performance Metric:	*Complete study by 2026*		
CS-2a	Integrate climate action strategies into the City's long-term economic development goals to grow a more local, resilient, self-sufficient, and circular economy.	Community Development City Manager's Office Finance	Phase 1
CS-2b	Conduct a feasibility study to identify the potential of converting organic materials such as food and yard waste, woody biomass, and wastewater sludge to energy. In addition to identifying technology opportunities, the feasibility study will include research on regional land-use management opportunities and potential financing pathways.	Community Development Community Services Fire (UVFA)	Phase 1
CS-2c	Develop and adopt a sustainable purchasing policy for municipal operations that emphasize localism. Work with businesses, community organizations, and surrounding jurisdictions to implement reuse, refill, and repair programs to repurpose materials and capture value before disposal.	Community Development City Manager's Office Public Works	Phase 2

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9.2 Looking Forward

If the City of Ukiah does not make measurable and sufficient progress toward its GHG emissions reduction targets by the next GHG emissions inventory, the City may need to revise this CAP to incorporate new or more ambitious measures and associated actions. This potential future revision would aim to further enhance reduction efforts and maintain the CAP's status as a CEQA-qualified GHG emissions reduction plan (see *CEQA GHG Emissions Analysis Streamlining* section above). The updated CAP may require scaling up of the implementation of existing actions and/or introducing new measures, such as transitioning incentive-based or educational programs into mandatory requirements.

Regardless, by 2029, the City is expected to initiate a comprehensive CAP update to re-address GHG emissions reduction targets beyond 2030 and prepare for achieving the 2045 carbon neutrality goal. This process will involve developing or strengthening of this CAP's measures and actions to align with the 2045 target while also leveraging advancements in technology and new State regulations. To support this effort, the City will continue to implement and monitor the CAP's GHG reduction measures, providing progress updates to the City Council every two years beginning in 2027.

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10 Conclusion

The City of Ukiah's CAP envisions a vibrant future for Ukiah that is not only sustainable but also equitable, inclusive, safe, and resilient. The challenges posed by climate change are significant, but so too are the opportunities to build a community that exists in harmony with its environment. By embracing these ambitious yet achievable goals, we commit to reducing GHG emissions, enhancing natural ecosystems, and fostering a culture of sustainability that benefits all residents.

Our path forward is guided by a steadfast commitment to equity and environmental justice. We recognize that the impacts of climate change are not felt equally, and we are dedicated to ensuring that our most vulnerable populations—low-income families, communities of color, and Indigenous peoples—are at the forefront of our efforts. Through inclusive engagement and collaborative decision-making, we will implement solutions over the long-term that reflect the diversity of Ukiah and uplift every voice.

Cost-effectiveness and timely implementation are central to our approach. By leveraging innovative technologies, strategic partnerships, and community-driven initiatives, we will maximize the impact of every dollar spent. Together, we will build a city that is not only prepared for the challenges of a changing climate but also a model for climate action, adaptation and resilience, and sustainability for Mendocino County.

Ukiah's future is bright, and our collective actions today will shape a tomorrow defined by hope, opportunity, and shared prosperity. Let us move forward with confidence, knowing that our commitment to each other and to the planet will ensure a thriving, inclusive, and sustainable community for all.

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Appendix A

List of Ukiah General Plan Implementation Measures

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Appendix B

Climate Legislation and Executive Orders

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Appendix C

GHG Inventory, Forecast, and Targets Methodology and Modeling

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Appendix D

GHG Reduction Measures Methodology, Modeling, and Evidence

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Appendix E

Climate Change Scientific Context

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Appendix F

Climate Action Plan City Plans Alignment

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Appendix N: City of Ukiah Planning Partner Annex (2026 Mendocino County Hazard Mitigation Plan)

City of Ukiah 2025 Urban Water Management Plan

The City of Ukiah

PLANNING PARTNER ANNEX

HAZARD MITIGATION PLAN

2026







City of Ukiah

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Professional planning services for this plan update were provided by:

SYNERGY DISASTER RECOVERY

1 Introduction

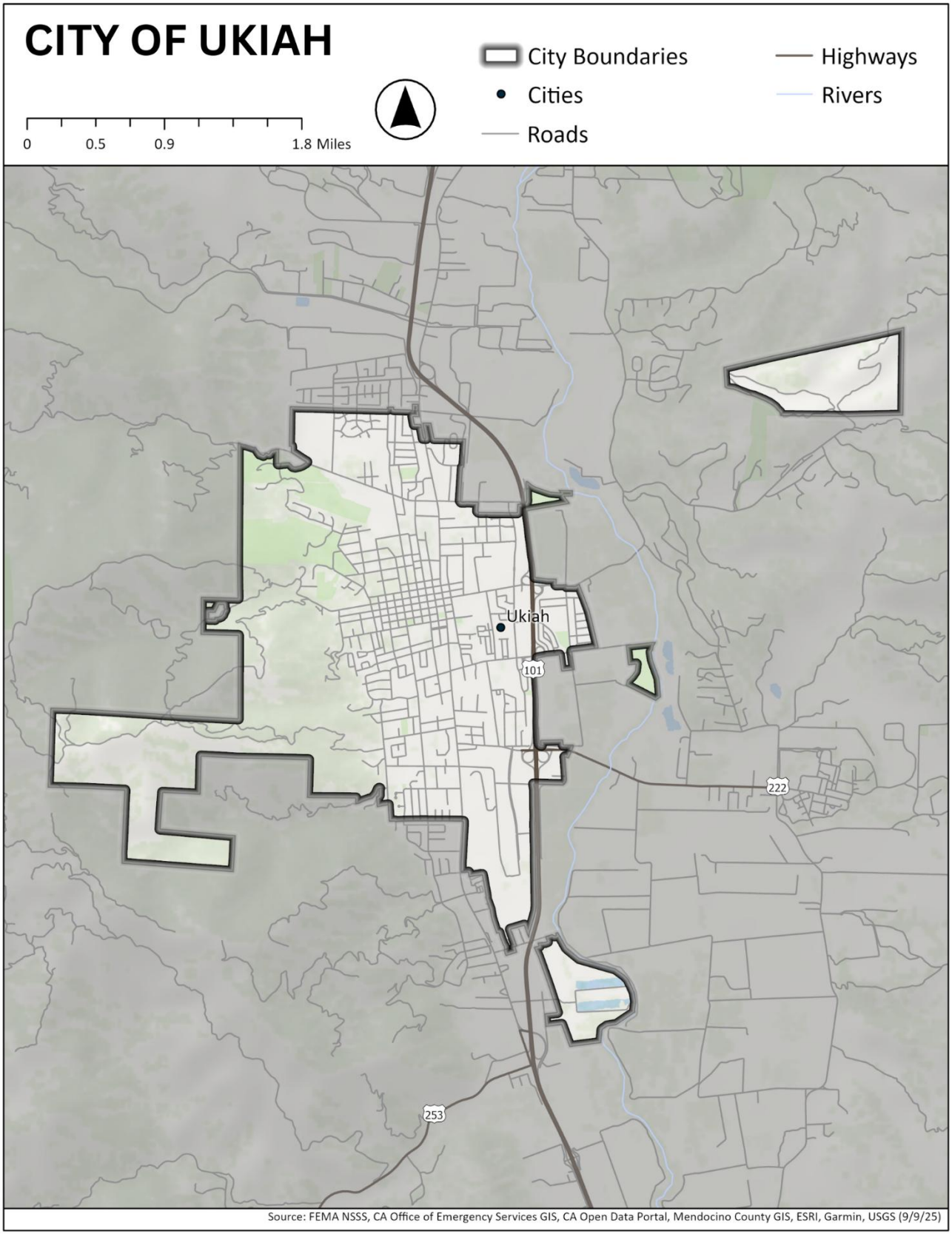
FIGURE 1 shows the City of Ukiah boundaries. The following city staff members participated in the HMP planning process and provided input to inform this Annex.

- Emergency Manager
- Chief Resiliency Officer
- Director of Community Development
- Water Resources Director
- Public Works Department Analyst II
- Deputy City Manager

In addition to the public engagement outlined in the Base Plan, the City of Ukiah supported efforts through social media, engagement with city staff, and press releases in the local newspaper, The Ukiah Daily Journal, about the public survey. Additionally, the city engaged many of the non-profits and community-based organization stakeholders listed in Section 2 of the Base Plan through the stakeholder survey. Of the stakeholders who responded to the survey, the Ukiah Senior Center and the West Business Development Center, which serves all incorporated municipalities in the county, have an office in Ukiah. The Ukiah Senior Center serves seniors and adults with disabilities within city limits. The Senior Center noted past impacts on these vulnerable populations from the COVID-19 pandemic and extreme heat events and is very concerned about future impacts from extreme heat events. They also noted being somewhat concerned about future impacts of extreme cold or freeze, severe storms, and wildfire events on these populations.

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Figure 1 City of Ukiah Boundaries



2 Mitigation Strategy

The mitigation strategy is a central component of the hazard mitigation plan (HMP) and the primary outcome of the planning process. This strategy serves as a long-term framework for reducing vulnerabilities to hazards. While this document begins by focusing on the mitigation strategy, it is important to acknowledge the various components that informed the planning process. These inputs included decisions and information from the Planning Partners, Core Planning Team (CPT), and general public, in addition to the results of the risk and vulnerability assessment. All of this information is captured in detail across the County of Mendocino Base Plan and this City of Ukiah Annex.

2.1 Mitigation Goals

The City of Ukiah has adopted the hazard mitigation goals and objectives developed by the Core Planning Team and described in Section 1.1 of the Base Plan.

2.2 2021 Mitigation Actions

The following list provides details on the progress made toward implementation of the 2021 mitigation actions for the City of Ukiah. Additional details about the status of implementation can be found in the Base Plan HMP Appendix B.

- Complete
  - (ma-DR-UK-64) Develop a climate action plan and/or drought contingency plan.
- On-Going
  - (ma-AH-UK-70) Create a GIS-based pre-application review for hazard areas.
  - (ma-EQ-UK-277) Encourage seismic evaluation of private critical facilities.
  - (ma-FL-UK-75) Retrofit wastewater and potable water facilities.
  - (ma-FL-UK-78) Reinforce city and local ramps, bridges, and roads.
  - (ma-WF-UK-60) Implement fuel modification program.
  - (ma-WF-UK-74) Create a vegetation management program for vulnerable residents.
  - (ma-WF-UK-289) Implement CWPP projects.
  - (ma-WF-UK-296) Develop cost-share program for fireproofing.
  - (ma-EQ-UK-280) Develop an outreach and education program for unreinforced masonry buildings.
  - (ma-WF-UK-285) Coordinate with County on wildfire shelters outside of city limits.
- In Progress
  - (ma-AH-UK-276) Construct backup generators at critical facilities.

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    - (ma-CC-UK-297) Continue the installation of purple pipe.
    - (ma-EQ-UK-77) Seismically retrofit or replace public works facilities.
- No Progress – Continue Action
    - (ma-FL-UK-62) Manage vegetation near rights-of-way and critical facilities.
- No Progress – No Longer a Mitigation Priority
    - (ma-DF-UK-73) Develop public outreach on voluntary flood insurance.
    - (ma-EQ-UK-278) Install seismic gas shut-off valves.
    - (ma-FL-UK-76) Acquire/relocate/elevate RL properties.
    - (ma-PN-UK-281) Assess and institute necessary upgrades to critical facilities for use during pandemics.
    - (ma-PN-UK-282) Institute necessary structural improvements to evacuation centers and sheltering locations to meet pandemic requirements.
    - (ma-PN-UK-283) Develop alternative sheltering/evacuation locations for social distancing.

2.2.1 Mitigation Successes

The city has identified several mitigation successes since the last HMP update, including:

- "Ready Together" public hazard seminars
- Improved partnerships across water and fire districts
- Achievements realized by the City's Fuels Crew
- The undergrounding of utility lines
- Drone power line inspections and fuels reduction efforts
- Finalization of the 2025 City Climate Action Plan
- Development of a recycled water system (the first three of 4 phases are now complete)
- The creation of the Heat Watching campaign to assess community risk
- Storm drain installations along main transportation corridors, including portions of Perkins, Gobbi, Low Gap, Dora, and Main Streets.
- Reduced intrusion and infiltration of the city's stormwater system
- City Parks gap analysis
- City rehabbed wells and preventative maintenance

2.3 2026 Mitigation Actions

The City of Ukiah identified and prioritized the following mitigation actions based on the results of the risk assessment, mitigation capability assessment, and public survey input. Refer to the HMP Base Plan – Appendix C for complete details of each of the mitigation actions listed below.

2.3.1 Coastal Hazards

No known hazard areas within the local government's boundaries. No perceived risk, therefore, not a mitigation priority.

2.3.2 Dam and Levee Incident

- **Low Priority**
  - (UK1) Dam Incident Coordination & Planning. Coordinate with County OES and dam operators to improve public education, alert, and warning procedures, and emergency response planning for potential dam-failure events affecting downstream communities.

2.3.3 Drought

- **High Priority**
  - (UK2) Intertie Water Systems. Physically intertie disconnected neighboring water systems.
- **Low Priority**
  - (UK3) Managed Aquifer Recharge Program. Assess implementation of a Flood-MAR (Managed Aquifer Recharge) program.
  - (UK17) Expanding Recycled Water. Continue the installation of purple pipes throughout the city to create a more diversified and drought-resilient water supply. (past action ma-CC-UK-297)

2.3.4 Earthquake

- **High Priority**
  - (UK18) Critical Facility Seismic Retrofits. Seismically retrofit or replace public works and/or emergency response facilities that are necessary during and/or immediately after a disaster or emergency. (past action ma-EQ-UK-77)
  - (UK19) Private Critical Facility Seismic Assessments. 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. (past action ma-EQ-UK-277)
- **Medium Priority**
  - (UK4) Unreinforced Masonry Building Educational Campaign. Develop 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. This annual campaign will occur in the fall, coinciding with Great ShakeOut activities. (past action ma-EQ-UK-280)

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2.3.5 Extreme Cold or Freeze

- **Low Priority**
  - (UK5) Warming Center Educational Campaign. Develop an educational campaign to inform at-risk populations annually during the Winter about warming center resources. Efforts will include coordination with warming centers run by area non-profits and religious organizations.

2.3.6 Extreme Heat

- **High Priority**
  - (UK6) Tree Canopy Expansion. Implement tree canopy increases as identified in the 2025 Climate Action Plan.

2.3.7 Flood (Inland)

- **Medium Priority**
  - (UK7) Waterway Flood Mitigation. Vegetation removal and channel maintenance along city waterways.
  - (UK20) Water System Retrofits. Retrofit wastewater and potable water facilities that are subject to flooding. Retrofitting activities may include elevating vulnerable equipment, electrical controls, and other equipment, fastening and sealing manhole covers to prevent floodwater infiltration, and protecting wells and other potable water from infiltration and flood damage by raising controls and well pipes. (past action ma-FL-UK-75)
  - (UK21) Reinforce Transportation Infrastructure. Reinforce city and local ramps, bridges, and roads from flooding through protection activities, including elevating the road and installing culverts beneath the road or building a higher bridge across the area that experiences regular flooding. (past action ma-FL-UK-78)

2.3.8 Mass Earth Movements

- **Low Priority**
  - (UK8) Localized Landslide Risk Assessment. Develop improved, localized landslide risk data to guide future mitigation efforts.

2.3.9 Severe Storms

- **High Priority**
  - (UK9) Right of Way / Lifeline Vegetation Management. Manage vegetation in areas within and adjacent to rights-of-way and in close proximity to critical facilities and power lines in order to reduce the risk of tree failure and property damage. Efforts will also help to avoid the creation of wind acceleration corridors within vegetated areas. (past action ma-FL-UK-62)

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2.3.10 Tsunami

No known hazard areas within the local government's boundaries. No perceived risk, therefore, not a mitigation priority.

2.3.11 Wildfire

- **High Priority**
  - (UK13) Home Wildfire Mitigation Educational Campaign. Develop an annual public education campaign focused on encouraging structural hardening and defensible space to be broadcast from the Spring through Fall.
  - (UK22) Fuels Reduction Program. Implement a fuel modification program and code requirements. (past action ma-WF-UK-60)
  - (UK24) CWPP Implementation. Implement CWPP projects in partnership with County, Fire Safe Council, and CAL FIRE. (past action ma-WF-UK-289)
- **Medium Priority**
  - (UK11) City Building Wildfire Assessment Program. Develop a regular inspection program of city buildings to recommend and implement structural hardening and defensible space activities.
  - (UK12) Evacuation Center Coordination. Coordinate with the county on identifying designated evacuation shelters outside of the city limits in the event of a wildfire. (past action ma-WF-UK-285)
  - (UK23) Under-resourced Resident Vegetation Management. Create a vegetation management program that provides vegetation management services to elderly, disabled, or low-income property owners who lack the resources to remove flammable vegetation from around their homes. (past action ma-WF-UK-74)
  - (UK25) Home Hardening & Defensible Space Grants. Develop a cost share program for residential mitigation and retrofits to be more fireproof. (past action ma-WF-UK-296)
- **Low Priority**
  - (UK14) Mobile Dispatch / Command Center. Acquire a mobile dispatch/command center.
  - (UK15) Hazard Area Pre-application Review. Create a GIS-based pre-application review for new construction and major remodels of residential and/or non-residential structures in hazard areas, such as high and/or very high wildfire areas. (past action ma-AH-UK-70)

2.3.12 Multi-Hazard

- **High Priority**

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- (UK16) Critical Facility Generators. Construct backup generators at critical facilities (fire stations) to respond to hazard events in loss of power. (ma-AH-UK-276)
- (UK 26) Development of a Climate Adaptation & Resilience Strategy (CARS). This plan will address drought, wildfire, flooding, extreme heat, and other associated natural hazards.

2.4 Mitigation Capabilities

Planning and regulatory, administrative and technical, financial, and education and outreach capabilities are powerful tools for implementing hazard mitigation. The city currently utilizes or has implemented many of these capabilities, as shown in the lists below.

2.4.1 Planning and Regulatory Capabilities

- Building Codes
  - 2022 California Building Code
- Zoning Ordinance
  - Ord. 1244 Adds Div. 9, Ch. 2, Arts. 5.3 and 5.4; amends §§ 9016, 9031, 9046, 9061, 9081 and 9096, accessory dwelling units (9-2) [Effective Oct 4, 2024]
  - Ord. 1248 Amends zoning map (Special) [Effective Nov 15, 2024]
  - Ord. Amends §§ 6093(A), 6094, Div. 9, Ch. 2, Arts. 10, 13, 15.7, §§ 9254, 9261 and 9278, agricultural uses and cannabis businesses (7-1, 9-2) [Effective Apr 4, 2025]
- Subdivision Ordinance
  - Ord. 1249, §2, adopted 2024; facilitates subdivisions via Senate Bill 9
- Hazard-Specific Ordinance – Yes
  - 1256 Designates fire hazard severity zones (Special) [Effective Jul 18, 2025]
  - Ord. 238 Amends Div. 6, Ch. 3, Art. 1, §§ 5216, 5218 and 5223, fire prevention code (6-3) [Effective Apr 5, 2024]
- Site Plan Review Requirements
  - Review required for all new developments by the Planning Services Division and cooperating agencies.
- Capital Improvement Program or Plan (CIP)
  - City of Ukiah Five Year CIP Plan
- Erosion / Sediment Control Program
  - Ord. 1116, §1, adopted 2009
- Stormwater Program, Plan, or Ordinance
- Seismic Safety Program (Non-Structural)
  - Seldom used or limited presence.
- Earthquake Modernization Plan (Building Safety)

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    - Seldom used or limited presence.
- General Plan Safety Element
    - Resolution No. 2022-79
    - Resolution No. 2022-78 (adopted 12/7/2022)
- Community Wildfire Protection Plan (CWPP)
- Local Emergency Operations Plan (EOP)
- National Flood Insurance Program (NFIP) Participant
    - Entry Date: 7/19/1982
    - 9.17.26 Adopted Updated FEMA Maps
- Floodplain Ordinance
    - Adopted New Ordinance 2025
- Flood Insurance Rate Map / DFIRM
    - Current Effective Map: 9/19/2025
    - Initial FIRM Identified: 7/19/82
- Flood Insurance Study
    - 9/1/2022
- Other
    - Climate Action Plan adopted on May 21, 2025
    - Continuity of Operations (COOP) Plan

2.4.2 Administrative and Technical Capabilities

- Planner/Engineer (Land Development)
    - Community Development Department, Planning Services
- Engineer/Professional (Construction)
    - Department of Public Works
- Floodplain Administrator
    - Department of Public Works
- Public Information Officer
- GIS Specialist and Capability
    - GIS Analyst Hired in 2025
- Emergency Manager
    - Office of Emergency Management
- Building Official
    - Building and Code Enforcement Services
- Grant Writing / Management
    - Additional Staff Hired in 2023 - 2026
- Warning Systems / Services
    - MendoAlert and Nixle Alerts
- Mutual Aid

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- Both Police and Fire utilize Mutual Aid to assist with public safety response. Additionally, the city entered into an MOU to provide mutual aid with the neighboring jurisdictions (City of Fort Bragg, City of Willits, City of Point Arena, City of Clearlake, City of Lakeport, County of Mendocino) The Agreement # 2023-097, states, " for use during an emergency to maximize the utilization of available supplies, distribution facilities, equipment, and personnel to prevent and combat the effects of disasters".

2.4.3 Financial Capabilities

- Levy for Specific Purposes with Voter Approval
  - The October 2021 annexation of the City of Ukiah into the Ukiah Valley Fire Protection District, extending the District's voter-approved parcel taxes to city parcels, creating a dedicated funding source for fire protection and hazard mitigation.
- Utilities Fees
- System Development / Impact Development Fee
- General Obligation Bonds to Incur Debt
- Special Tax Bonds to Incur Debt
- Withheld Spending in Hazard-Prone Areas
- Stormwater Service Fees
- Capital Improvement Project Funding
  - City of Ukiah Five Year CIP Plan.

2.4.4 Education and Outreach Capabilities

- Website Dedicated to Hazard Topics
- Social Media
- Public Hazard Education / Outreach Program/Hazard awareness campaigns (ie. Firewise, Storm Ready, Severe Weather Awareness Week, school programs, public events)
- Community Newsletter
- Fire Safe Councils
  - The Western Hills Fire Safe Council successfully applied to become a Fire Wise Community in 2025. The community consists of 2000 homes in the western part of the valley, primarily consisting of wildfire urban interface areas.
- Local Citizen Groups That Communicate Hazard Risks
  - The Western Hills Fire Safe Community and Council which encompass a large portion of the city and some of the most vulnerable neighborhoods in regards to wildland fire provide regular ongoing communication/education to the public and their members.

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- Other Relevant Programs or Organizations
    - The Mendocino County Resource Conservation District has implemented a wide range of programs across the County.

2.4.5 Capability Enhancements

The city plans to expand several specific capabilities over the next five years, as outlined in the 2026 Mitigation Actions section, which also details initiatives that strengthen these mitigation efforts. One priority is developing a wildfire assessment program for city buildings.

2.5 Compliance with Floodplain Requirements

The following list provides details on the city's NFIP participation and current policy coverage.

- Date of Entry: 7/19/1982
- Initial FHBM Identified: 8/9/1974
- Initial FIRM Identified: 7/19/1982
- Policies in Force: 186
- Total Coverage: $46,679,000

As of July 31, 2025, 31 policy claims had been made and paid, totaling $544,099 in payments, including building and content values since 1980. The city has one repetitive loss property and no severe loss properties.

The city's NFIP compliance is implemented through the City of Ukiah Director of Public Works as the appointed Floodplain Administrator to implement and enforce the provisions of Division 9, Chapter 6 Floodplain Management Ordinance of the City Code and other appropriate Sections of 44 CFR (National Flood Insurance Program regulations) pertaining to floodplain management.

Details on compliance with floodplain requirements and substantial damage/substantial improvement rules are provided in the Base Plan, section 1.5, Compliance with Floodplain Requirements.

2.6 Planning Integration

Integrating the HMP into other planning mechanisms is crucial for effectively implementing the mitigation strategy. This also benefits communities by preventing conflicts among planning documents. The city incorporated the 2021 HMP into several relevant plans, including their General Plan Update, Safety Element Update, Fire Authority Strategic Plan, and Municipal Service Review.

The City of Ukiah plans to integrate the 2026 HMP into several efforts, including the Safety Element Update planned for June 2027, the annual Capital Improvement Plan updates, updates to the EOP and COOP, and future mitigation grant applications.

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2.6.1 Incorporation of Existing Plans and Information

All HMP-relevant existing plans, studies, reports, data, and technical information were reviewed during the planning process. The following list provides an overview of how City of Ukiah resources were incorporated into the 2026 HMP. Refer to the Base Plan for a complete list of existing plans and information that was incorporated into this HMP.

- These plans helped to inform the hazard profiles
    - City of Ukiah General Plan/Safety Element
    - 2020 Urban Water Management Plan
    - 2021 Ukiah Valley Basin Groundwater Sustainability Plan
    - 2025 City of Ukiah Climate Action Plan (Also helped to inform the mitigation strategy)

2.7 Continuing Public Engagement

The city plans to continue public hazard and mitigation engagement through the following tools:

- Hazard education and booth materials at trainings and public events over the course of the year
- The newly developed Emergency Management Newsletter (only to city staff)
- Through regular inserts in the city utility bills
- Through regular social media posts from the Office of Emergency Management
- The planned public web map viewer that will present all updated hazard layers developed over the past year

2.8 Changes in Community Priorities

Since the previous plan, the city has noticed increased public attention following the release of updated wildfire risk and floodplain maps. Impacts on home insurance prices and availability are also driving increased attention towards hazards and their mitigation.

2.8.1 Development Trends

The City of Ukiah has not experienced any development changes in the past five years that have increased its vulnerability. In terms of future development, the city does not expect increased vulnerability to drought or severe storms, but there will be greater exposure to both hazards if growth occurs. All future developments will raise exposure to ember-driven wildfires, though installing adequate defensible space and home hardening can help reduce this risk. In comparison, future development is not expected to increase earthquake vulnerability, as it will adhere to the latest building codes. The city does not foresee future development increasing exposure to dam inundation zones, flooding, or mass earth movement. Additionally, future

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growth and development are unlikely to heighten vulnerability to extreme cold, freezing events, or extreme heat events.

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3 Hazard Identification and Risk Assessment

3.1 Hazard Risk Ranking

TABLE 1 shows the rankings for the City of Ukiah. Due to the city's inland location away from the coast and lack of past event impacts it was determined that coastal hazards and tsunamis are not a mitigation priority.

Table 1 City of Ukiah Hazard Risk Ranking

Hazard	Risk Rank
Coastal Hazards (Flood, Sea-level rise, Erosion)	Not Applicable
Dam & Levee Incidents	Low
Drought	High
Earthquake	High
Extreme Cold or Freeze	Low
Extreme Heat	High
Flood (Inland)	Moderate
Mass Earth Movements (landslides, rock falls, debris flows)	Moderate
Severe Storms	Low
Tsunami	Not Applicable
Wildfire	High

3.2 Exposure Analysis

A lifeline and structure analysis was conducted to identify and assess key assets located within designated hazard risk areas across the city. The results of this analysis support the identification of vulnerabilities within essential systems, thereby informing more targeted and effective mitigation and emergency response strategies.

3.2.1 Lifelines

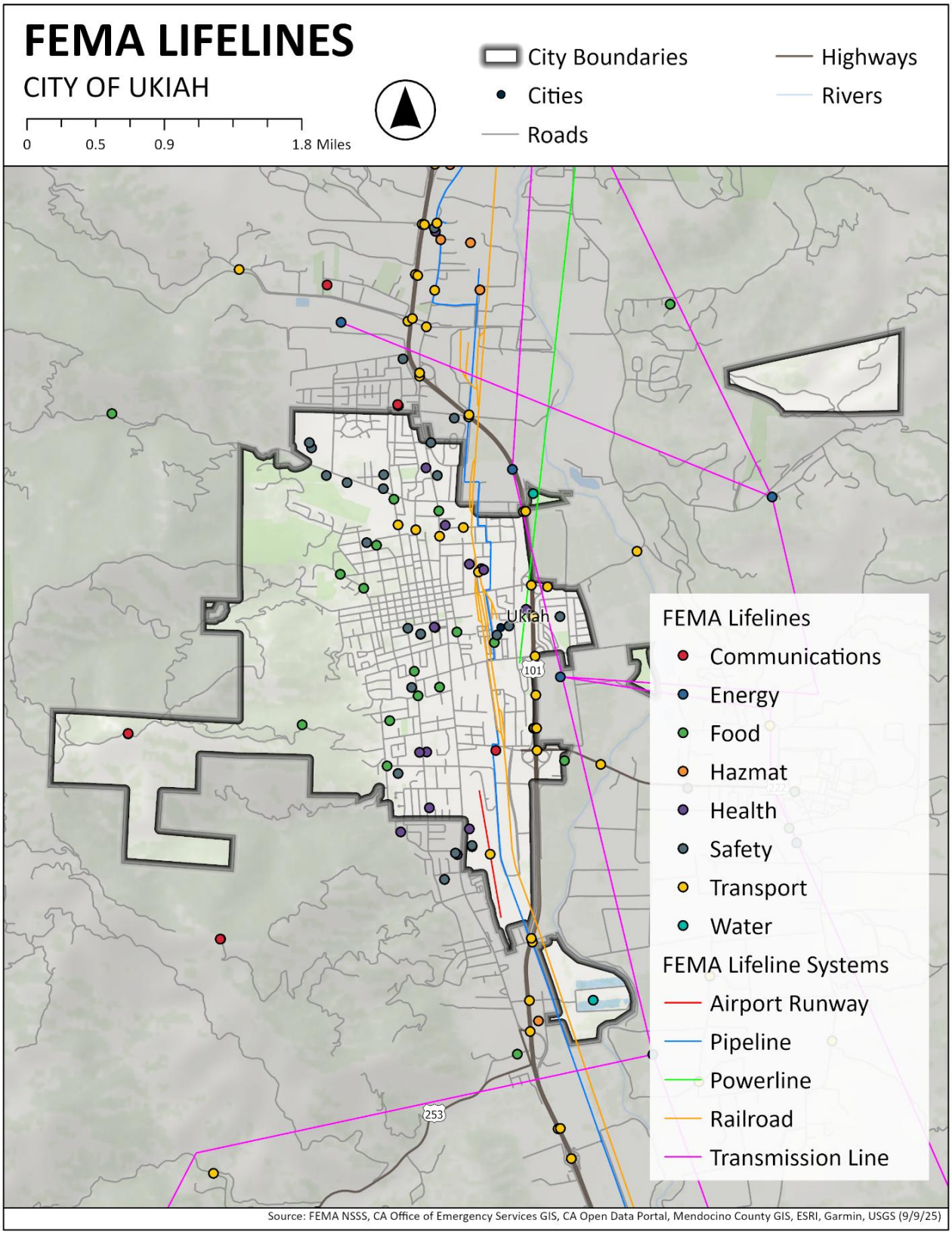
The lifeline analysis for the City of Ukiah identified 71 total structures within city boundaries, as summarized below and shown in **FIGURE 2**. "Footprint" hazards, those with clearly defined boundaries, were evaluated to determine the total number and types of community lifelines exposed within these areas. Additionally, narratives from the Ukiah Steering Committee

highlight critical facility assets that were not captured in the quantitative analysis, providing important context for understanding local vulnerabilities.

- **Safety and Security: 19 locations**
- **Food, Hydration, Shelter: 15 locations**
- **Health and Medical: 11 locations**
- Energy: 0 locations
- **Communications: 6 locations**
- **Transportation: 18 locations**
- Hazardous Materials: 0 locations
- **Water Systems: 2 locations**

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Figure 2 FEMA Lifelines in the City of Ukiah



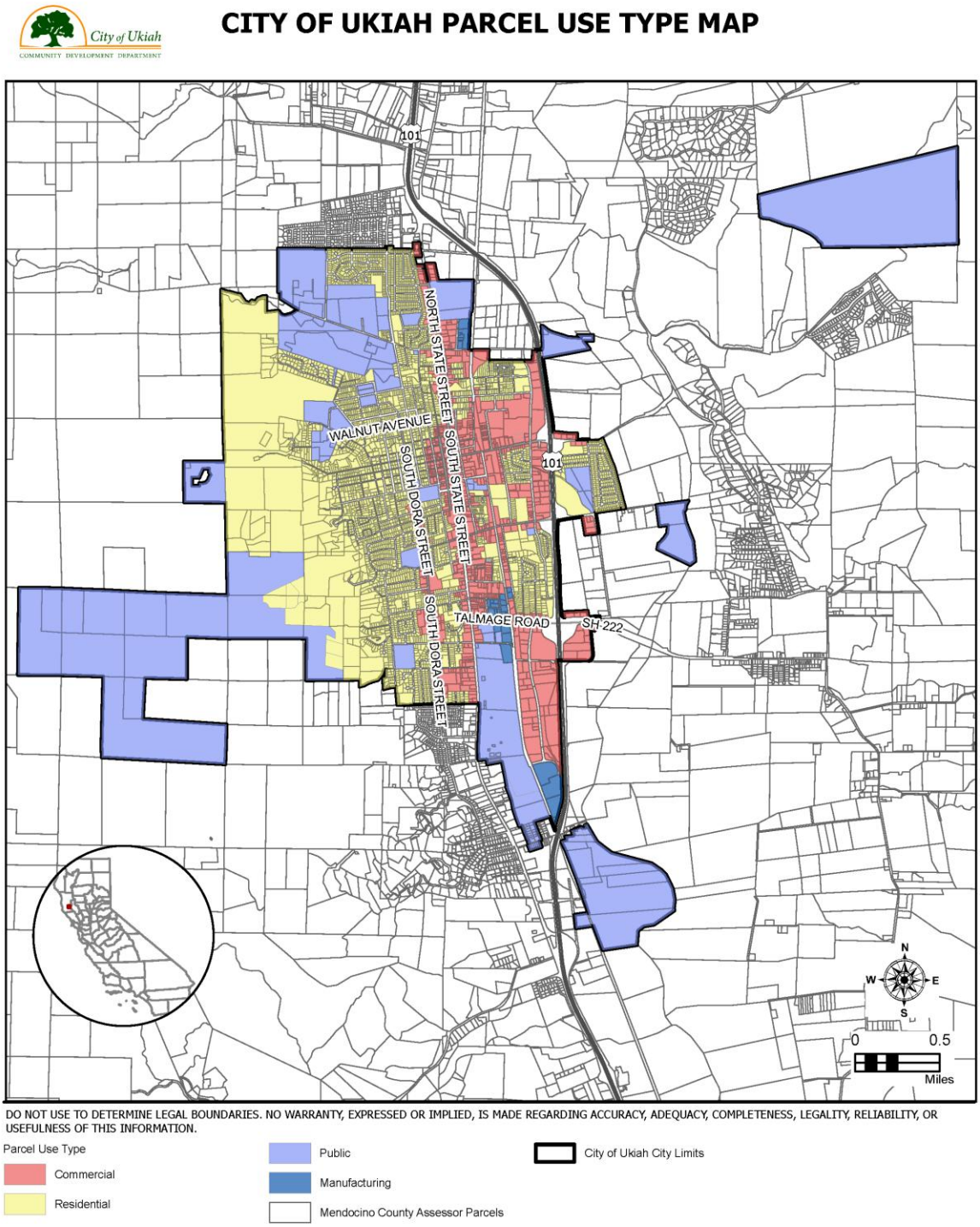
3.2.2 Parcel Inventory

A countywide analysis was also conducted on parcels exposed to various footprint hazards affecting the City of Ukiah. Because this analysis was performed at the parcel level, any parcel with even a portion intersecting a hazard area is considered at risk. Consequently, structures located on these parcels may not be directly within the hazard zone. A summary of the total parcel inventory for the City of Ukiah is illustrated in **FIGURE 3**. There are 5,280 parcels identified by the county in the city, with land and improved values of $586 million and $1.2 billion, respectively[1].

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[1] Source: The County of Mendocino Assessor's Office and GIS Department

Figure 3 Parcels in the City of Ukiah



3.3 Dam & Levee Failure

3.3.1 Past Events

There have been no reported dam or levee failures that have impacted the City of Ukiah in the past.

3.3.2 Location

FIGURE 4 shows the inundation areas of the dams near the City of Ukiah. The Coyote Valley Dam, which forms Lake Mendocino, is a High Hazard Potential dam that lies upstream (north) of the city on the East Fork of the Russian River. The inundation areas flowing from east of the city are along Mill Creek and stem from two upstream dams, Mendocino 3 Upper and Mendocino Middle.

FIGURE 5 shows the areas north of the city that are protected by levees.

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Figure 4 Dam Inundation Areas in the City of Ukiah

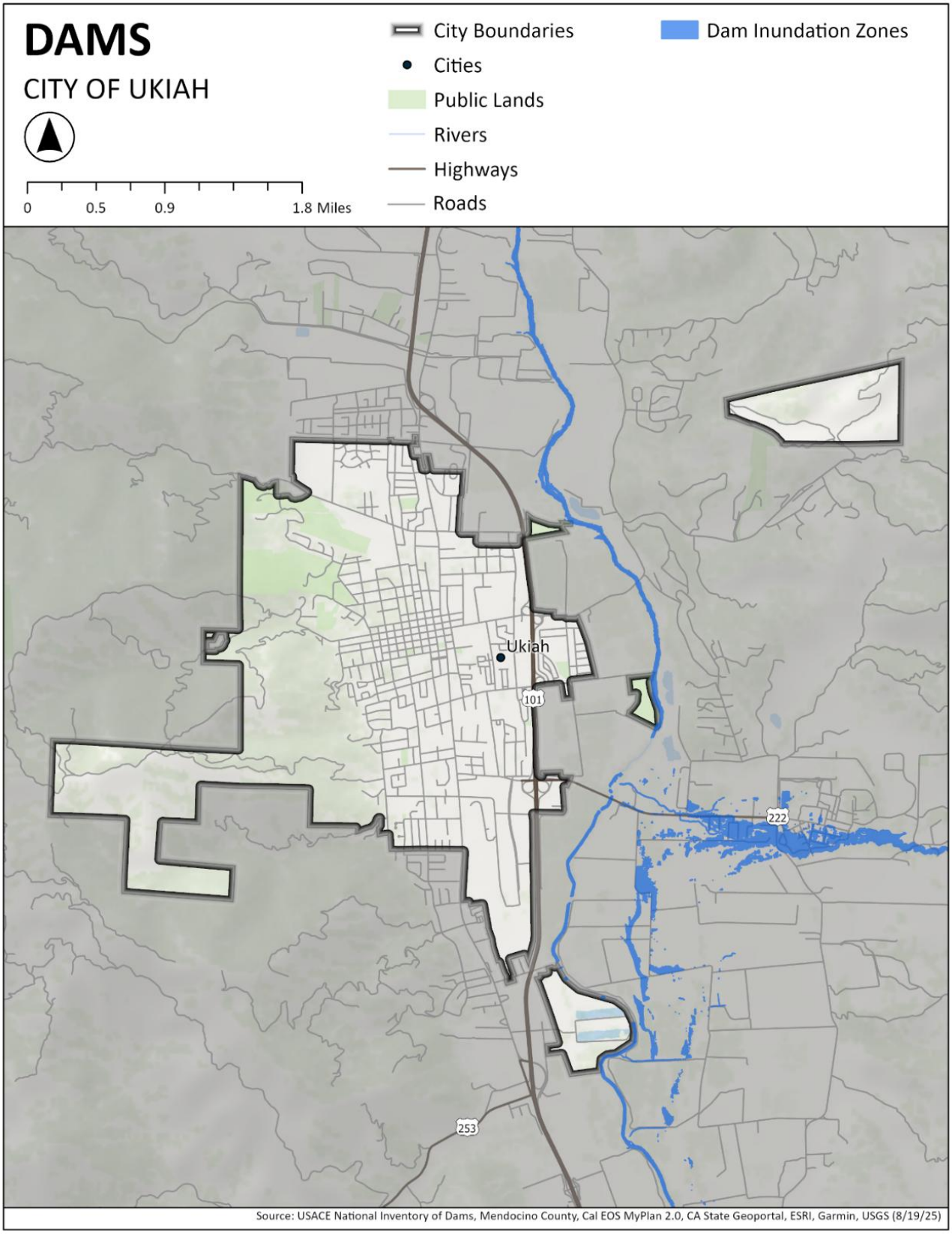
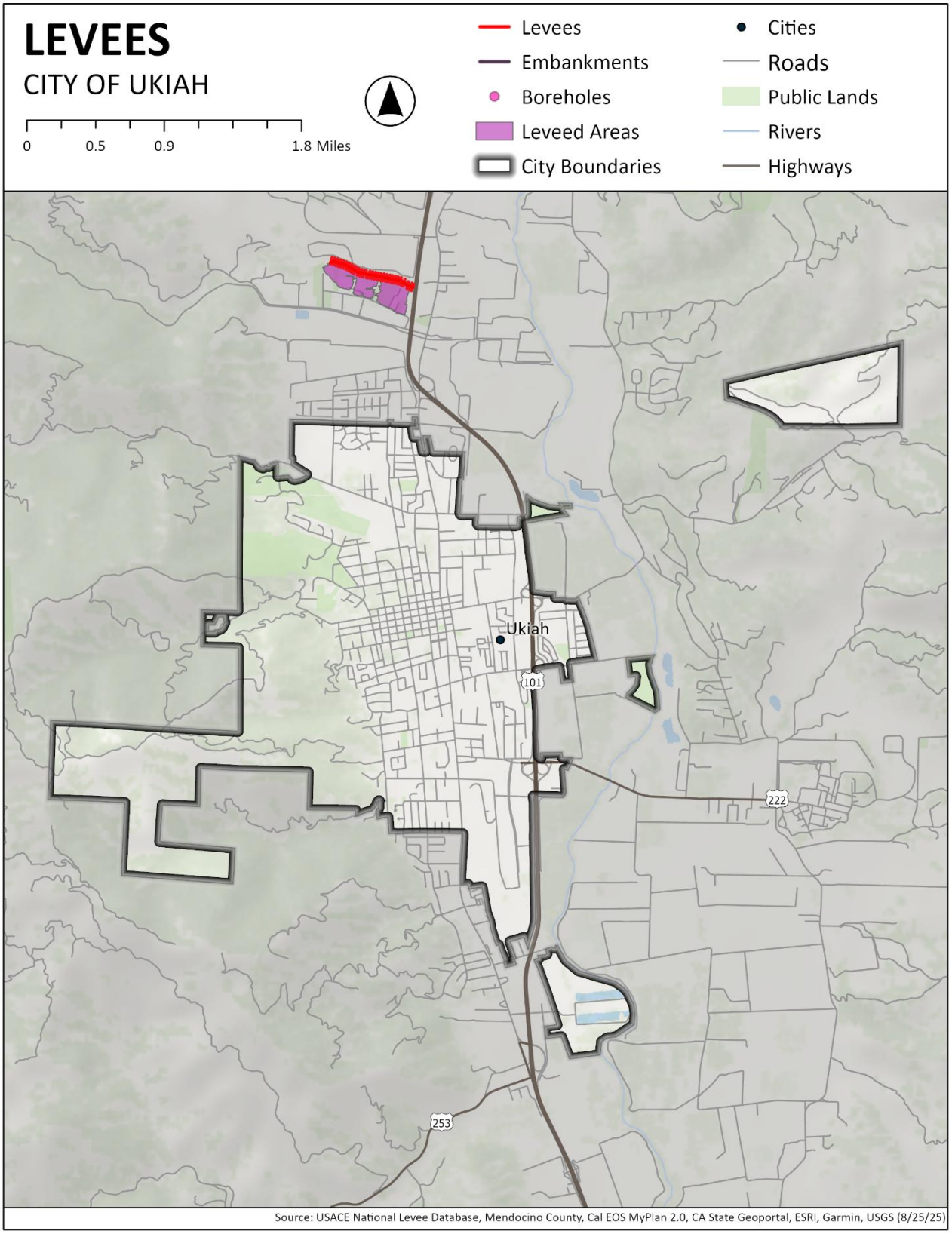


Figure 5 Leveed Areas near City of Ukiah



3.3.3 Local Exposure and Vulnerability

3.3.3.1 Community Lifelines

The exposure analysis determined that no lifeline structures are located within the dam inundation areas in the City of Ukiah. However, the Ukiah Steering Committee provided a narrative that the PG&E substation, along with several water and wastewater treatment systems essential to the city's operations, are situated within these areas of concern.

3.3.3.2 Parcels

A total of 25 parcels that lie partially within the City of Ukiah boundary are in dam inundation areas. Although the dam inundation zones do not extend fully into city limits, they are directly adjacent, resulting in some parcels being partially exposed. Because these parcels span both inside and outside the city boundary, only portions of them are likely to experience impacts from a potential dam incident. There are 25 parcels exposed to inundation mapping, with land and improved values of $4.1 million and $870 thousand, respectively[2].

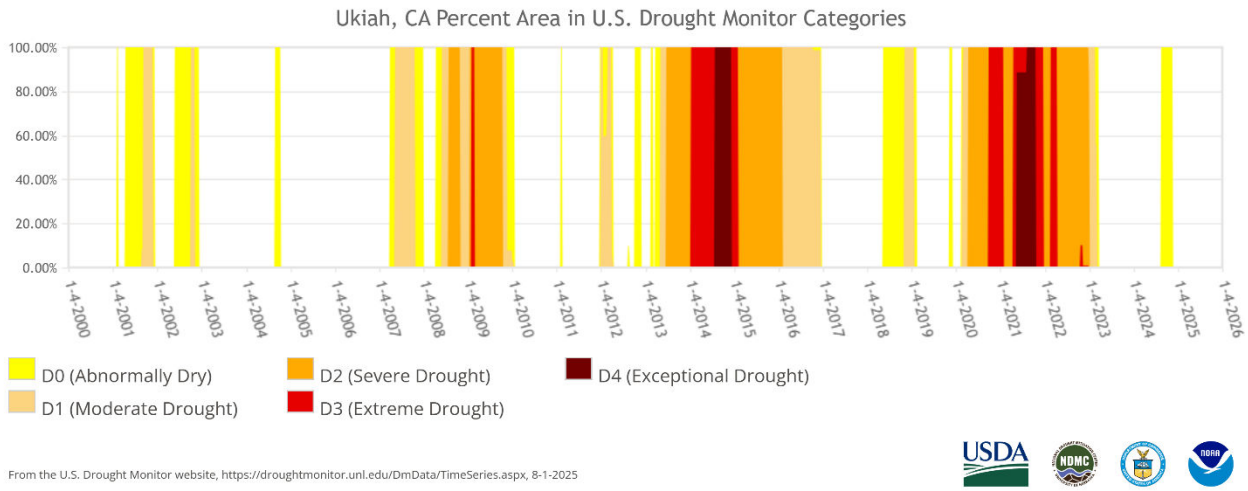
3.4 Drought

3.4.1 Past Events

According to records from the U.S. Drought Monitor, during the 1,305-week period from January 1, 2000, through January 1, 2025, the City of Ukiah spent 671 weeks (51% of the time period) in some level of drought, defined as Abnormally Dry (D0) or worse conditions. This period includes 333 weeks of Severe Drought (D2), 132 weeks of Extreme Drought (D3), and 43 weeks of Exceptional Drought (D4). **FIGURE 6** illustrates these periods of extreme and exceptional drought, including the duration of these occurrences and the range of affected county percentages.

[2] Source: The County of Mendocino Assessor's Office and GIS Department

Figure 6 Periods of Drought in the City of Ukiah, January 2000 – January 2025



According to the CPT during the 2021 Drought event the City of Ukiah sent water to the City of Fort Bragg and other coastal communities due to the lack of water availability.

Figure 7 Governor Newsom at Lake Mendocino during the 2021 Drought



Source: The Press Democrat

3.4.2 Location

The entire City of Ukiah is vulnerable to the impacts of drought.

3.4.3 Local Exposure and Vulnerability

The Ukiah Steering Committee developed the following problem statements to identify local vulnerability to drought events.

- City parks and golf courses currently use treated drinking water for irrigation
- Loss of hydroelectric power during drought (hydro = 35% of City's supply). Additional energy storage and local electric production could mitigate this power loss.
- The Division of Water Resources classifies the Ukiah Valley Groundwater Basin as a medium-priority subject to the Sustainable Groundwater Management Act. The Ukiah Valley Groundwater Basin underlies the Ukiah Valley and the Redwood Valley, and the Russian River runs the entire length of the Basin.

3.5 Earthquake

3.5.1 Past Events

The Ukiah General Plan reports a magnitude 5.6 earthquake in the area in 1869. Several earthquakes in the 4-range, with the strongest at M 4.9, occurred in 1977-78. Since 2004, Ukiah has experienced 5.0 and 5.1 magnitude earthquakes in 2016. The August 2016 quake caused minimal home damage. The region between Healdsburg and Ukiah typically sees an earthquake roughly every 15 years. The December 2016 quake had its epicenter only 24 miles from Ukiah. Refer to Section 4.8 Earthquake of the Base Plan for a list of past earthquake events that have impacted Mendocino County and the City of Ukiah.

3.5.2 Location

The Northern section of Maacama fault is closest to the City of Ukiah. Refer to Section 4.8 of the Base Plan for the location of fault lines in the county that could cause earthquake events in the city.

3.5.3 Local Exposure and Vulnerability

The Ukiah Steering Committee developed the following problem statements that identify local vulnerability to earthquakes.

- Critical facilities in the violent shake zone for Maacama/Garberville include water and wastewater treatment plants, the state fairgrounds, and the fire stations. May not be properly retrofitted or with inside bracing.
- At least 3 groundwater pumping wells may not function post-earthquake.
- Fire Stations do not meet seismic requirements for emergency/ essential facilities. Talmage Fire Station is at high risk and is a converted warehouse/ commercial facility that does not likely have any earthquake bracing or retrofitting
- Downtown Ukiah has many unreinforced masonry (URM) buildings

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- Residential renters in upstairs apartments in older URM buildings may not be aware of earthquake vulnerability
- Many residential and commercial buildings in Ukiah are likely soft floor construction.
- Loss of power from a second hazard event (flood, wildfire, earthquake), hospitals and critical elderly care facilities need back up generators.
- Only 1 fire station (Central) has backup power.

3.6 Extreme Cold or Freeze

3.6.1 Past Events

The City of Ukiah has an average minimum temperature of 45°F annually. While these temperatures are generally above freezing at 32°F, the city hit a low of 18°F on December 9, 2013. According to the California Fourth Climate Change Assessment, North Coast Region Report, Ukiah experienced over 20 frost protection events in 2008. That year, many vineyards using surface water stored in small ponds for sprinkler frost protection were affected.

3.6.2 Location

The entire City of Ukiah is vulnerable to the impacts of extreme cold or freeze.

3.6.3 Local Exposure and Vulnerability

The Ukiah Steering Committee developed the following problem statement, which identifies local vulnerability to extreme cold or freeze events.

- Under-resourced or socially vulnerable populations would benefit from formalized warming centers.

3.7 Extreme Heat

3.7.1 Past Events

The City of Ukiah's average maximum temperature during the summer months (June, July, August) is 92°F. According to temperatures recorded at the Ukiah Municipal Airport, the longest heat wave was 58 consecutive days with a maximum temperature above 90°F recorded between June 24, 2021, and August 20, 2021. Ukiah's daily extreme high temperature was 117°F on July 6, 2024.

The stakeholder, Ukiah Senior Center, Inc., which serves seniors and adults with disabilities in the Ukiah area, indicated that excessive heat has previously affected these populations and is very concerned about the impacts of extreme heat on them in the future.

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3.7.2 Location

The entire City of Ukiah is vulnerable to the impacts of extreme heat.

3.7.3 Local Exposure and Vulnerability

The Ukiah Steering Committee developed the following problem statement, which identify local vulnerability to extreme heat events.

- Under-resourced or socially vulnerable populations would benefit from formalized cooling centers.

3.8 Flood (Inland)

3.8.1 Past Events

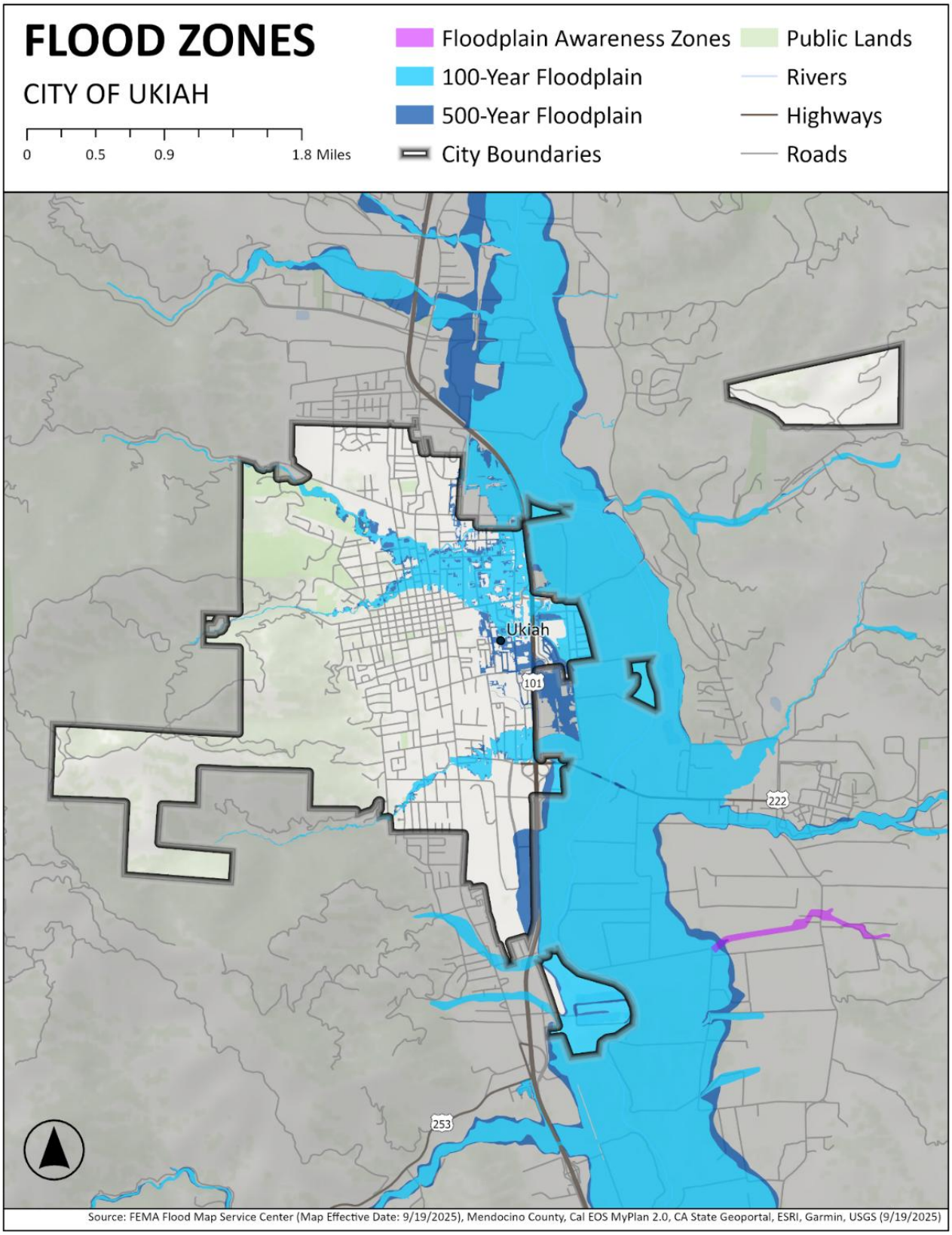
The Ukiah Safety element of the city's General Plan notes that the Russin River on the eastern portion of the city has been a repeated source of flooding and the primary risk for the city. Significant flood events on the Russian River were recorded in 1964 and 1974. Other past flood problems for the city have been experienced on Orr Creek, Doolin Creek, and Gibson Creek but are less documented. Refer to Section 4.11 Flood of the Base Plan for a list of past flood events that have impacted Mendocino County and the City of Ukiah.

3.8.2 Location

A map of the FEMA flood zones and the Floodplain Awareness Zones in the City of Ukiah is shown in **FIGURE 8**.

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Figure 8 Flood Zones in City of Ukiah



3.8.3 Local Exposure and Vulnerability

3.8.3.1 Community Lifelines

The community lifeline analysis identified lifelines within the 100-year and 500-year floodplains, with no lifeline structures located directly in flood-risk zones. Transportation lifeline structures were identified as the most at-risk structure type in the City of Ukiah. A summary of the analysis by lifeline type is provided below.

- Safety and Security: 0 locations in the 100-year floodplain, 0 locations in the 500-year floodplain
- **Food, Hydration, Shelter: 1 location in the 100-year floodplain, 1 location in the 500-year floodplain**
- **Health and Medical: 1 location in the 100-year floodplain, 2 locations in the 500-year floodplain**
- Energy: 0 locations in the 100-year floodplain, 0 locations in the 500-year floodplain
- Communications: 0 locations in the 100-year floodplain, 0 locations in the 500-year floodplain
- **Transportation: 12 locations in the 100-year floodplain, 14 locations in the 500-year floodplain**
- Hazardous Materials: 0 locations in the 100-year floodplain, 0 locations in the 500-year floodplain
- **Water Systems: 1 location in the 100-year floodplain, 2 locations in the 500-year floodplain**

The Ukiah Steering Committee identified several key community narratives highlighting flood-related vulnerabilities. During significant flood events, access to neighborhoods, particularly Vichy Springs and Talmage, can be restricted, limiting emergency response and isolating residents. Critical infrastructure is also at risk, as a PG&E substation located within the floodplain near the Oak Manor neighborhood faces threats of inundation. Communities in the Oak Manor area already experience repetitive flood-related damages and frequent power interruptions, while residents along tributaries to the Russian River on the west side of town regularly lose electricity when transformers are inundated and must be powered down for safety.

3.8.3.2 Parcels

There are 1,253 parcels exposed to the 100-year floodplain, with land and improved values of $143 million and $318 million, respectively. Within the larger 500-year floodplain, 2,123 parcels are exposed, with land and improved values of $272 million and $634 million, respectively[3]. The City of Ukiah has no designated flood awareness zones.

[3] Source: The County of Mendocino Assessor's Office and GIS Department

3.9 Mass Earth Movements: Landslide, Rock Falls, & Debris Flows

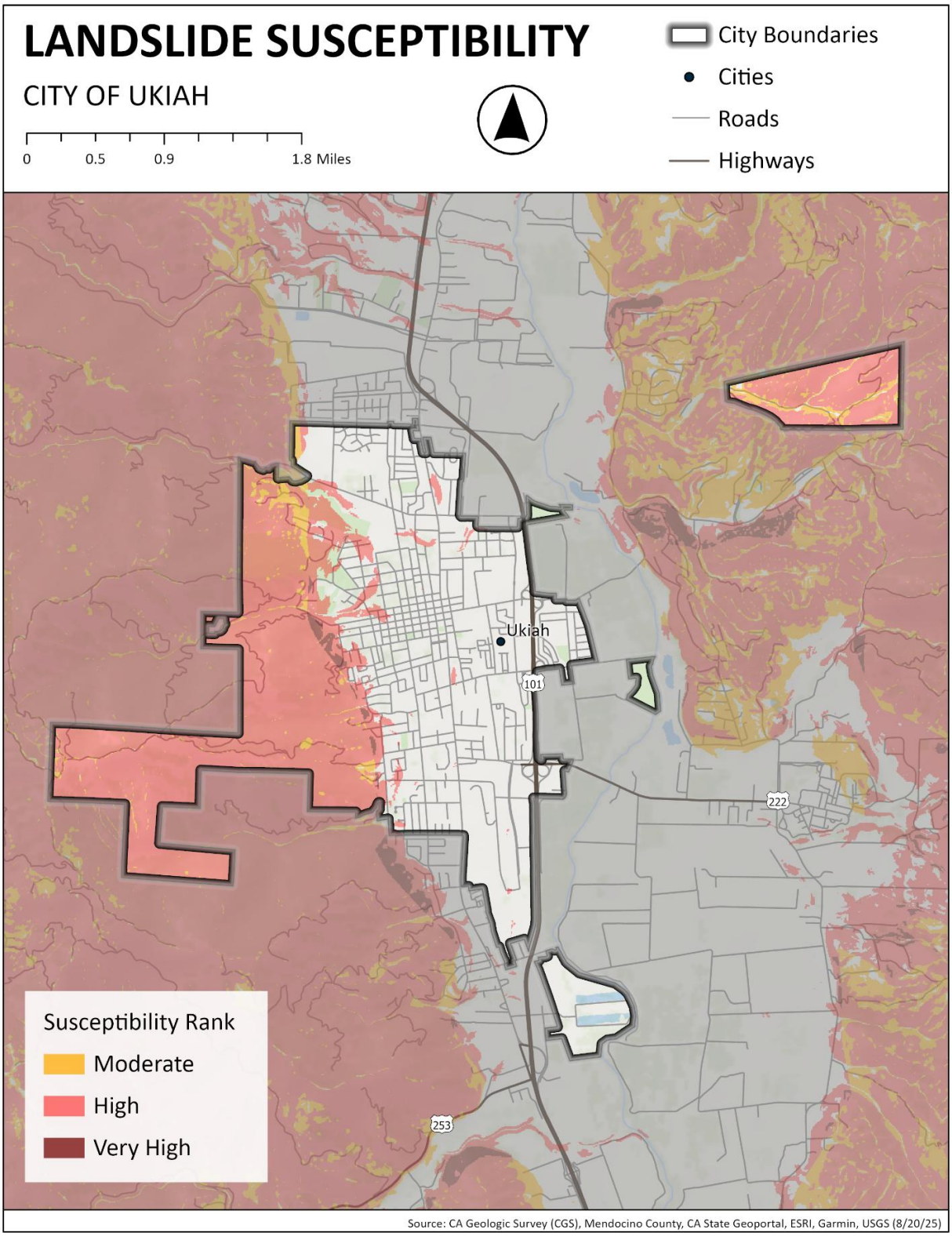
3.9.1 Past Events

There have not been any mass movement events unique to the City of Ukiah. **FIGURE 9** shows the location of landslide risk areas in the City of Ukiah.

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3.9.2 Location

Figure 9 Landslide Risk Areas in the City of Ukiah



3.9.3 Local Exposure and Vulnerability

3.9.3.1 Community Lifelines

The City of Ukiah has no identified exposure to post-wildfire debris flows. However, the community lifeline analysis determined that eight lifeline structures are located within areas susceptible to landslides (high-very high risk), with Safety and Security assets representing the most at-risk category. A summary of these findings is provided below.

- **Safety and Security: 4 locations**
- **Food, Hydration, Shelter: 2 locations**
- Health and Medical: 0 locations
- Energy: 0 locations
- **Communications: 2 locations**
- Transportation: 0 locations
- Hazardous Materials: 0 locations
- Water Systems: 0 locations

Additionally, the Ukiah Steering Committee noted that mudflows from tributaries west of town regularly generate debris accumulations that block stormwater drainage systems, intensifying the impacts of flood events and disrupting the Transportation, Water, and Safety & Security lifelines.

3.9.3.2 Parcels

There are 903 parcels exposed to high and very-high risk areas, with land and improved values of $96 million and $203 million, respectively[4]. No debris flow or rockfall risk areas have been mapped within the city boundaries.

3.10 Severe Storms

3.10.1 Past Events

The following records are noted in the NCEI Storm Events database as severe storm events directly impacting the City of Ukiah or the Ukiah Valley area. Only one event recorded casualties.

- **February 13, 2000 -** Strong winds (50 knots/58 mph) and heavy rains caused numerous power outages, downed trees and light damage to fences and windows. An oak tree in Ukiah blew down on a mobile home, killing the occupant.
- **December 29, 2022 -** Deep-layer westerly flow occurring along a zonally oriented quasi-stationary frontal boundary yielded a multi-day atmospheric river event across Northwest California during late December. Widespread impacts due to heavy rain

[4] Source: The County of Mendocino Assessor's Office and GIS Department

and strong winds were observed across the region. Heavy rain caused a rockslide to spread across Route 253 between Ukiah and Boonville. One of two lanes was blocked.

- **January 7, 2023 -** A multi-day atmospheric river continued across Northwest California during early to mid January. Impacts from heavy rain and strong winds (29 knots/33 mph) were numerous across the region. A large oak tree fell onto Jones Street in Ukiah. Power lines were cut as a result.
- **February 4, 2024 -** A cyclone bombed very close to the central California coast developing widespread damaging wind gusts across Mendocino and Lake counties. Wind gusts between 50 and 68 mph were measured in the hills surrounding Hopland to Ukiah and surrounding communities. Numerous power outages were reported caused by downed trees. Ukiah only remained powered because of backup power generators.

3.10.2 Location

The entire City of Ukiah is vulnerable to the impacts of severe storms.

3.10.3 Local Exposure and Vulnerability

The Ukiah Steering Committee developed the following problem statement, which identifies local vulnerability to severe storm events.

- Concern with downed trees and branches affecting power lines, critical facilities, and private residences and businesses.

3.11 Wildfire

3.11.1 Past Events

FIGURE 10 shows the location of past wildfire events and fire incidents that have taken place within the City of Ukiah and near the city's boundaries.

3.11.2 Location

Fire Hazard Severity Zones (FHSZ) classify areas as having moderate, high, or very high wildfire hazard based on factors such as fuel loading, slope, fire weather, and wind conditions that influence fire behavior and spread (CAL FIRE). State Responsibility Areas (SRA) are generally rural or undeveloped lands where CAL FIRE provides wildland fire protection, while Local Responsibility Areas (LRA) are more developed areas where fire protection is provided by local fire agencies. For the purposes of this analysis, SRA and LRA were mapped together to provide full coverage of the planning area. Risk analysis focused on assets located within high to very high FHSZ, which represent the greatest wildfire hazard. **FIGURE 11** shows the Fire Hazard Severity Zones in the City of Ukiah.

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Figure 10 Historical Wildfire Perimeters in the City of Ukiah

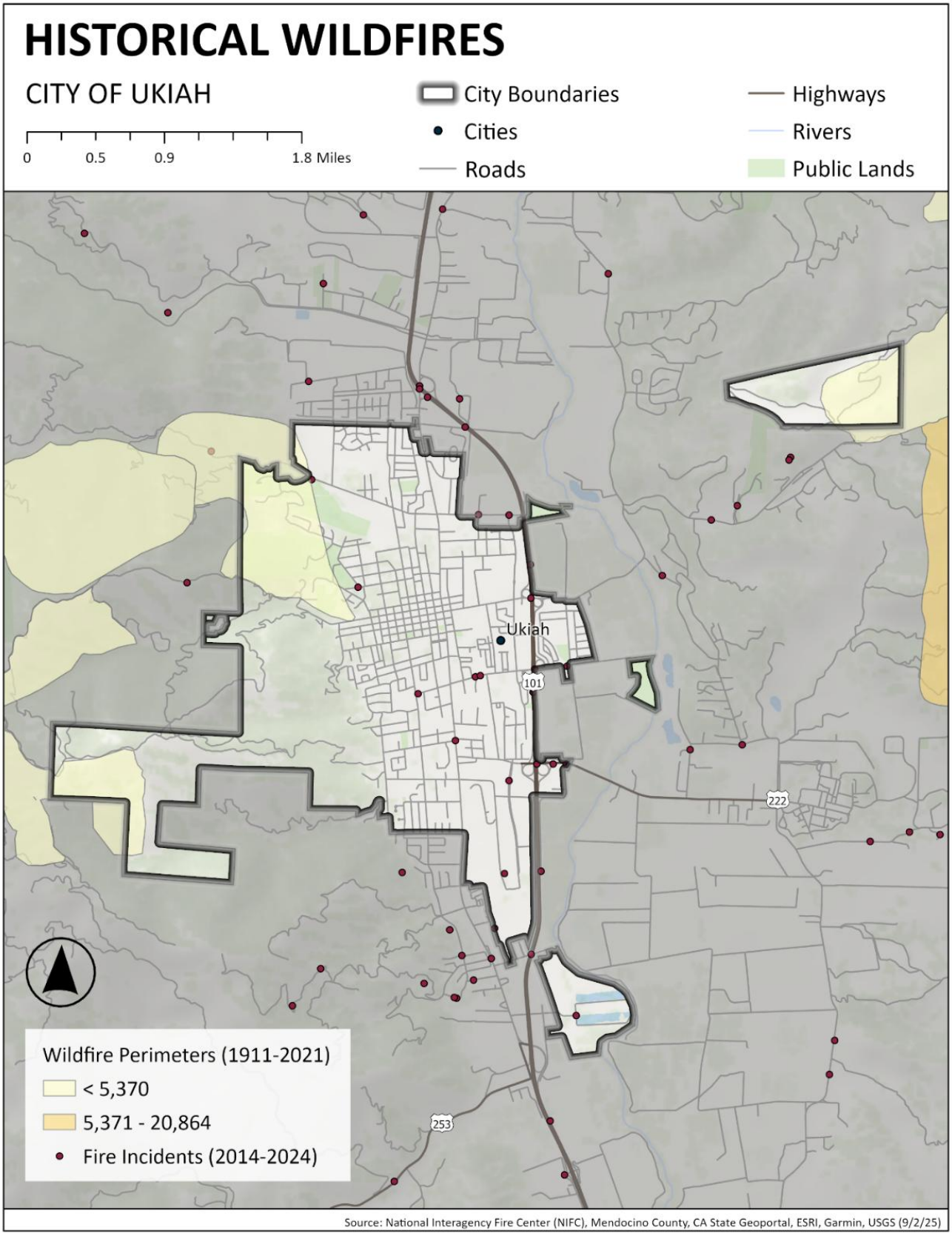
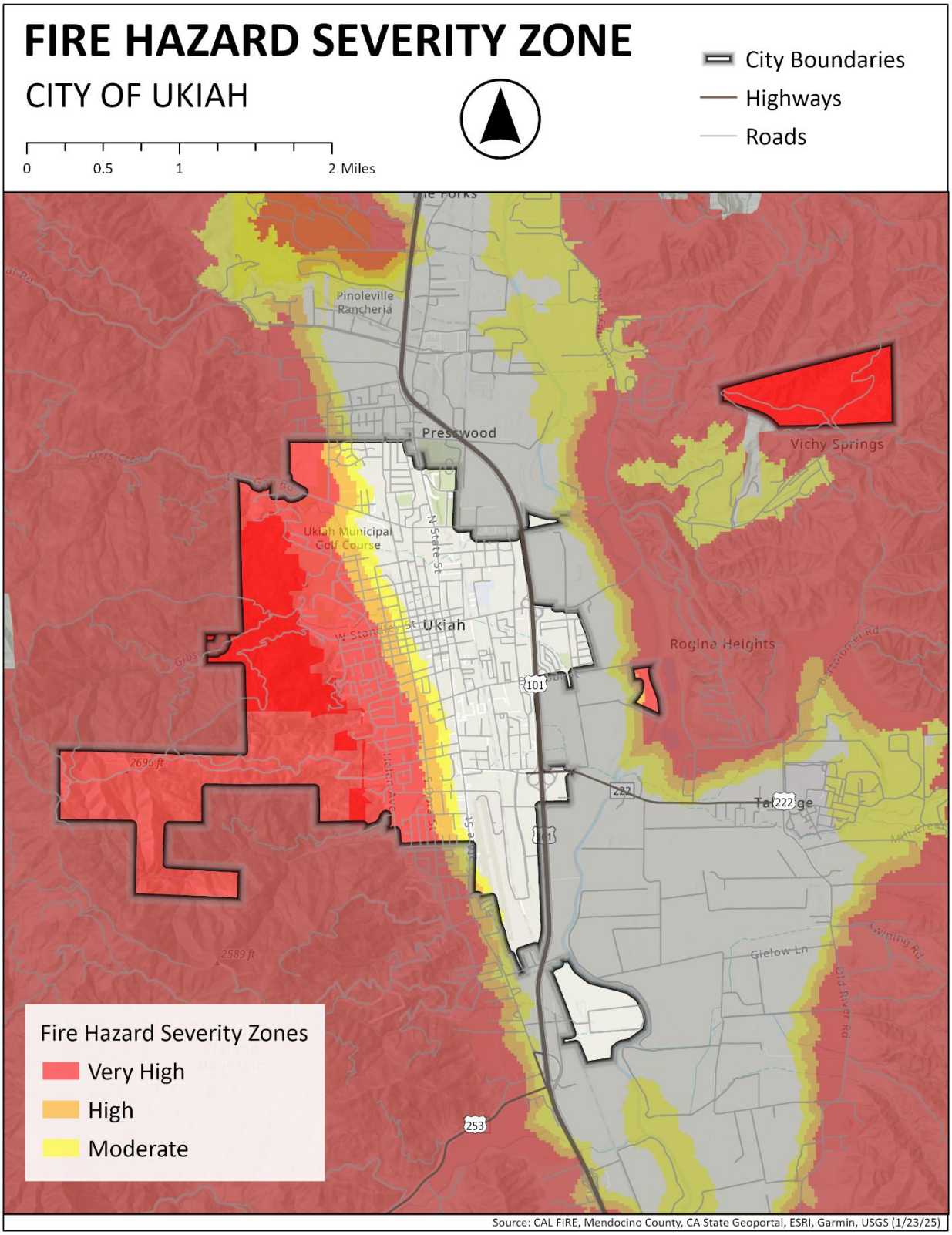


Figure 11 Fire Hazard Severity Zones in the City of Ukiah



3.11.3 Local Exposure and Vulnerability

3.11.3.1 Community Lifelines

The community lifeline analysis for areas of high to very high wildfire risk in the City of Ukiah identified 13 lifeline structures exposed to these hazards. A summary of these findings is provided below.

- **Safety and Security: 1 location**
- **Food, Hydration, Shelter: 7 locations**
- **Health and Medical: 3 locations**
- Energy: 0 locations
- **Communications: 2 locations**
- Transportation: 0 locations
- Hazardous Materials: 0 locations
- Water Systems: 0 locations

Additionally, the Ukiah Steering Committee identified several vulnerabilities related to wildfire events and their potential impacts on FEMA Community Lifelines. Development near the Wildland-Urban Interface (WUI) on the east side of the city, limited evacuation access west of town, and older wooden construction in the city center increase risks to the Safety & Security, Transportation, and Community Shelter lifelines. While the City can serve as an evacuation center for inland wildfires, concerns exist about compounding hazards such as drought or pandemics, and current shelters may be insufficient in a major fire event.

3.11.3.2 Parcels

There are 2,159 parcels exposed to high and very-high risk areas, with land and improved values of $208 million and $435 million, respectively[5].

[5] Source: The County of Mendocino Assessor's Office and GIS Department

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Appendix A Adoption Resolution

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