



Planning Commission

Regular Meeting AGENDA

(to be held both at the physical and virtual locations below)

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: <https://zoom.us/j/91264543193>

***Dial Toll-Free: [1-833-548-0276](tel:1-833-548-0276) or [833-548-0282](tel:833-548-0282)**

***To raise hand: enter *9; To Speak: after being recognized, enter *6 to unmute**

***One tap mobile (for easy connection on smartphones):**

***US: [+16699009128](tel:+16699009128), [91264543193](tel:+191264543193) or [13462487799](tel:+113462487799), [91264543193](tel:+191264543193)**

September 28, 2022 - 6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

5. APPEAL PROCESS

All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by October 10, 2022.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Planning Commission welcomes input from the audience that is within the subject matter jurisdiction of the Planning Commission. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

7. SITE VISIT VERIFICATION

8. VERIFICATION OF NOTICE

9. PLANNING COMMISSIONERS REPORT

10. DIRECTOR'S REPORT

Receive Director's Report.

10.a. Receive Director's Report.

Recommended Action: Receive report.

Attachments: None

11. CONSENT CALENDAR

12. NEW BUSINESS

13. UNFINISHED BUSINESS

13.a. Receive Bi-Annual Status Update and Report Regarding Community Center and Winter Homeless Shelter at 1045 South State Street.

Recommended Action: Receive bi-annual status update and report regarding community center and winter homeless shelter at 1045 South State Street; and discuss as necessary.

Attachments:

1. UPD Calls for Service- B2- 2.6.22-8.6.22

13.b. Preview and Discuss Public Review Draft 2040 Ukiah General Plan.

Recommended Action: Preview the public review draft 2040 Ukiah General Plan with Staff and discuss.

Attachments:

1. 2040 PRD UKGP Planning Commission Presentation 9-28-22

2. PR_General Plan Meeting_091422

3. UKGP_Appendix_A_2022 Programs

4. PUBLIC COMMENT - 1

14. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available at the Civic Center 300 Seminary Ave. Ukiah, CA 95482; and online at: www.cityofukiah/meetings/ at the end of the next business day.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Dated: September 21, 2022

Stephanie Abba, Planning Commission Secretary

Permit #	Site Address	Date of Submittal/ Resubmittal	Summary of Project	Status	Assigned Planner
22-4723	720 N. State St.	7/27/22	Major Use Permit and Site Development Permit for construction of a 90-ft monopine telecommunications tower, located in the Community Commercial (C1) zoning district.	Awaiting completed application; Owner Signature Remains Outstanding	Michelle Irace
22-7223	414 E. Perkins St.	6/14/22	Major Use Permit and Site Development Permit to allow for construction and operation of a gas station, drive-through car wash, convenience store, and multi-family residential mixed-use project, located in the DC (Downtown Core) zoning district.	Incomplete: 6/28/22	Jesse Davis
17-3069	1294 N. State St.	9/13/17; 9/14/21	Resubmitted Major Use Permit and Site Development Permit to allow for construction of two retail suites (including one drive-through), located in the C-1 (Community Commercial) zoning district.	Incomplete 6/2/22	Michelle Irace
22-7483	734 S. State St.	8/15/22	Xpress Gas Station Major Use Permit-request to resume operation of the gas station within the C-1 Zoning District.	Incomplete: 8/19/22	Jesse Davis
22-7512	APNs 003-190-08 and 003-500-19	8/19/22	Lot Line Adjustment and Certificates of Compliance for two APNs on San Jacinta Ave within the Low Density Residential (R-1) zoning district	Awaiting final City Engineer Approval	Michelle Irace

City of Ukiah
Recently (Within Previous 90 Days) Approved Projects

As of 9/1/2022

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
21-6729	130 W. Standley St.	8/30/22	Minor Use Permit to establish permanent use of outdoor dining facilities located in the DC (Downtown Core) zoning district.	Approved by Zoning Administrator	Michelle Irace
22-6938	701 S Orchard Ave.	8/17/22	CEQA Initial Study/Negative Declaration, Rezone and General Plan Amendment to change the land use designation from Public to Commercial. No development is proposed	Approved by City Council	Michelle Irace
n/a	Citywide	8/3/22	Zoning Code Amendment to cannabis regulations.	Approved by City Council	Craig Schlatter
22-6896	1240 Airport Park Blvd.	7/27/22	Major Use Permit to allow operation of a disaster relief center in an existing building located in the AIP-PD (Airport Industrial Park-Planned Development) zoning district.	Approved by Planning Commission	Michelle Irace
22-7235	120 and 150 Brush St.	7/25/22	Annual Renewal of previously approved Minor Use Permit for cannabis 'Processing' and 'Distribution' within the Manufacturing (M) zoning district	Approved by Zoning Administrator	Jesse Davis
22-6999	531 S. Orchard St.	7/13/22	Major Use Permit and Site Development Permit to allow for construction and operation of a 16-bed Residential and Outpatient Mental Health Rehabilitation Center located in the C-1 (Community Commercial) zoning district.	Approved by Planning Commission	Jesse Davis
22-7285	231 S Highland Ave.	7/13/22	Lot Line Adjustment involving three parcels located in the R-1 (Single-Family Residential) zoning district.	Approved by City Engineer	Jesse Davis
22-7116	323 Jones St.	6/30/22	Minor Use Permit to allow for one beehive in a R-1 (Single-Family Residential) zoning district.	Approved by Zoning Administrator	Jesse Davis

City of Ukiah
Miscellaneous In-Process Projects

As of 9/1/2022

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
n/a	Riverside Park, 1281 E. Gobbi St.	n/a	CEQA Draft Initial Study/Mitigated Negative Declaration being prepared for Riverside Park Regeneration Project. Project includes wetland and floodplain restoration, new trails and landscaping.	None.	Michelle Irace
n/a	Unincorporated Western Hills	n/a	Western Hills Open Land Acquisition and Limited Development Agreement Project - Annexation Application.	Annexation application submitted to LAFCo: 6/8/22. Incomplete letter from LAFCo received 6/29/22.	Michelle Irace, Jesse Davis
n/a	Citywide	n/a	Annexation of City-owned parcels.	Submitted Annexation Application to LAFCo 2/23/22. Incomplete letter received 3/25/22. Updated application submitted in June 2022.	Jesse Davis



DATE: September 19, 2022
TO: Planning Commission
FROM: Craig Schlatter, Director of Community Development
SUBJECT: **13a. Unfinished Business – Bi-Annual Status Update and Report Regarding Community Center and Winter Homeless Shelter at 1045 South State Street**

Background:

On July 26, 2017, the City of Ukiah Planning Commission adopted findings that conditionally approved a Major Use Permit and Site Development Permit to allow for the establishment and operation of a Community Center and Winter Homeless Shelter, the Building Bridges – Homeless Resource Center (“B2”) at 1045 South State Street. As part of the Conditions of Approval, Community Development Department Condition #15 required the following:

15. The Director of Community Development and Planning shall report to the Planning Commission once every six months during the first two years of the shelter operation. The Director’s report shall include a record of any complaints received from the public or shelter occupants and an assessment on the most effective ways to modify the [Program] plan to address valid complaints.

Over the course of the last three years, the Community Development Director has presented five bi-annual reports to the Planning Commission in accordance with condition #15:

- Report #1 - February 26, 2020,
- Report #2 - October 14, 2020,
- Report #3 - April 14, 2021, and
- Report #4 - September 22, 2021
- Report #5 - March 9, 2022.

All five of the previous reports and presentations can be found online on the City’s website at www.cityofukiah.com/meetings.

As of September 22, 2021, the reporting requirements per condition of approval #15 were technically satisfied. Additionally, with the passage of AB 101 and the City Council’s adoption of related amendments into the City’s zoning code on September 1, 2021, low-barrier navigation centers such as RCS’s B2 facility are no longer subject to use permit requirements. However, given the successful collaborative history between City and RCS staff in addressing community impacts, the City requested and RCS agreed to continue reports for the foreseeable future.

Discussion:

In preparing this February 6, 2022 – August 6, 2022 report (#6), the Community Development Director collected, reviewed, and analyzed information from the following sources:

- Complaints received from the public by the Department and City Manager's Office;
- Virtual meeting between RCS, the Ukiah Police Department (UPD), Ukiah Valley Fire Authority (UVFA), and Community Development Department on Tuesday, August 30, 2022;
- Number and types of police calls received from February 6, 2022 – August 6, 2022 (Attachment 1); and
- Number of calls for service for UVFA at the B2 location.

Details and analysis are below.

1. Complaints received from Public

Zero (0) complaints were received from the public during the period 2/6/22 – 8/6/22.

2. Report of Police Activity

85 calls for police service at 1045 S State St were made during the period 2/6/22 – 8/6/22. This compares to 60 in report #5, 69 in report #4, 135 in report #3, 189 in report #2, and 131 in report #1. Although the 85 calls to the location was an increase compared to the previous report (60), UPD reported having no major concerns.

3. Report of Fire/Emergency Medical Services Calls

The UVFA Chief reported 33 calls for Fire/EMS services at 1045 S State St during the 2/6/22 – 8/6/22 period. This compares to 22 calls in the previous report.

4. Virtual City-RCS Meeting: City Assessment and RCS Responses

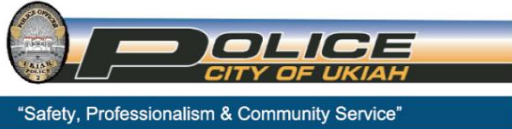
City staff from the Community Development Department, Ukiah Police Department, and Ukiah Valley Fire Authority met virtually with RCS's Building Bridges Homelessness & Housing Support Manager on August 30, 2022. There was productive discussion related to 1-3 above. No major concerns were noted. Additionally, there have been no changes to the Program Manual since January 2022 (report #5).

5. Conclusion

Operational changes and enhancements put in place by RCS B2 since report #2 continue to reduce impacts to public safety professionals and the surrounding neighborhood. Both RCS staff and public safety staff have commented on their improved working relationship and partnership over the last three years.

6. Staff Recommendations

Staff recommends Planning Commission receive this status update and report and discuss any questions related to its content and provided statistics.

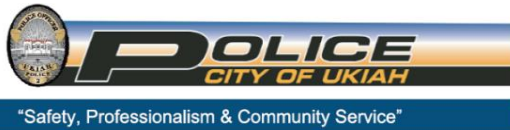


Cedric Crook
Interim Chief of Police

Ukiah PD Calls for Service
February 6, 2022 through August 6, 2022
RCS Building Bridges - 1045 S. State St.

Total Calls: **85**

	Complaint	Date & Time	Call Number	Address	City
1	INFO	08/06/2022 01:39:05	220800616	1045 S STATE ST	UKIAH
2	INFO	08/03/2022 14:47:04	220800290	1045 S STATE ST	UKIAH
3	INFO	07/31/2022 15:16:55	220703327	1045 S STATE ST	UKIAH
4	SECURITY CHECK	07/31/2022 05:03:38	220703294	1045 S STATE ST	UKIAH
5	CIVIL	07/29/2022 09:18:20	220703076	1045 S STATE ST	UKIAH
6	SECURITY CHECK	07/29/2022 01:56:40	220703047	1045 S STATE ST	UKIAH
7	SUSP CIRC	07/26/2022 12:06:53	220702744	1045 S STATE ST	UKIAH
8	INFO	07/23/2022 20:48:28	220702485	1045 S STATE ST	UKIAH
9	INFO	07/23/2022 14:15:20	220702451	1045 S STATE ST	UKIAH
10	AGENCY ASSIST	07/20/2022 17:02:12	220702123	1045 S STATE ST	UKIAH
11	INFO	07/20/2022 15:07:23	220702112	1045 S STATE ST	UKIAH
12	FIGHT	07/18/2022 21:08:18	220701934	1045 S STATE ST	UKIAH
13	AGENCY ASSIST	07/18/2022 03:46:24	220701832	1045 S STATE ST	UKIAH
14	TRESPASS	07/18/2022 00:18:15	220701824	1045 S STATE ST	UKIAH
15	BATTERY	07/17/2022 17:22:27	220701803	1045 S STATE ST	UKIAH
16	911 HANGUP	07/17/2022 14:28:18	220701787	1045 S STATE ST	UKIAH
17	TRESPASS	07/11/2022 17:48:57	220701156	1045 S STATE ST	UKIAH
18	AGENCY ASSIST	07/10/2022 17:16:37	220701033	1045 S STATE ST	UKIAH
19	INFO	07/09/2022 19:30:46	220700947	1045 S STATE ST	UKIAH
20	INFO	07/05/2022 10:42:18	220700477	1045 S STATE ST	UKIAH
21	MISC SERVICE	07/05/2022 09:34:34	220700466	1045 S STATE ST	UKIAH
22	SUSP CIRC	07/02/2022 16:02:28	220700162	1045 S STATE ST	UKIAH
23	TRESPASS	06/30/2022 11:05:31	220603186	1045 S STATE ST	UKIAH
24	FIGHT	06/29/2022 22:23:11	220603138	1045 S STATE ST	UKIAH
25	INFO	06/29/2022 06:14:47	220603049	1045 S STATE ST	UKIAH
26	INFO	06/27/2022 12:32:04	220602852	1045 S STATE ST	UKIAH
27	DIST	06/27/2022 01:40:31	220602808	1045 S STATE ST	UKIAH
28	CIVIL	06/22/2022 16:47:42	220602364	1045 S STATE ST	UKIAH
29	BATTERY	06/21/2022 08:37:34	220602216	1045 S STATE ST	UKIAH
30	UCC VIOLATION	06/20/2022 19:54:51	220602192	1045 S STATE ST	UKIAH
31	SUSP CIRC	06/19/2022 09:11:32	220602044	1045 S STATE ST	UKIAH
32	FOLLOW UP	06/15/2022 10:36:14	220601593	1045 S STATE ST	UKIAH
33	INFO	06/12/2022 15:09:53	220601326	1045 S STATE ST	UKIAH
34	DRUNK IN PUBLIC	06/11/2022 12:26:36	220601221	1045 S STATE ST	UKIAH
35	CIVIL	06/10/2022 16:47:42	220601139	1045 S STATE ST	UKIAH
36	ASSAULT W/WEAPON	06/09/2022 09:22:41	220600979	1045 S STATE ST	UKIAH
37	INFO	06/08/2022 09:58:36	220600856	1045 S STATE ST	UKIAH
38	FOUND PROP	06/05/2022 14:54:02	220600482	1045 S STATE ST	UKIAH
39	FIGHT	06/02/2022 12:19:27	220600153	1045 S STATE ST	UKIAH
40	INFO	05/29/2022 11:29:02	220503074	1045 S STATE ST	UKIAH
41	SUSP CIRC	05/29/2022 01:08:48	220503037	1045 S STATE ST	UKIAH
42	FOUND PROP	05/28/2022 10:40:33	220502967	1045 S STATE ST	UKIAH
43	DIST	05/22/2022 02:39:19	220502270	1045 S STATE ST	UKIAH



Cedric Crook
Interim Chief of Police

Ukiah PD Calls for Service
February 6, 2022 through August 6, 2022
RCS Building Bridges - 1045 S. State St.

Total Calls: **85**

	Complaint	Date & Time	Call Number	Address	City
44	TRESPASS	05/19/2022 15:42:16	220502031	1045 S STATE ST	UKIAH
45	SUSP PERSON	05/17/2022 23:41:38	220501850	1045 S STATE ST	UKIAH
46	INFO	05/11/2022 16:23:35	220501152	1045 S STATE ST	UKIAH
47	FOLLOW UP	05/09/2022 19:27:04	220500962	1045 S STATE ST	UKIAH
48	INFO	05/09/2022 08:39:07	220500888	1045 S STATE ST	UKIAH
49	BATTERY	05/09/2022 02:05:03	220500858	1045 S STATE ST	UKIAH
50	INFO	05/07/2022 04:59:18	220500709	1045 S STATE ST	UKIAH
51	INFO	05/02/2022 13:28:50	220500144	1045 S STATE ST	UKIAH
52	INFO	05/02/2022 03:44:38	220500085	1045 S STATE ST	UKIAH
53	INFO	05/02/2022 03:31:49	220500084	1045 S STATE ST	UKIAH
54	DIST	04/30/2022 14:41:44	220403053	1045 S STATE ST	UKIAH
55	BATTERY	04/28/2022 15:19:35	220402842	1045 S STATE ST	UKIAH
56	INFO	04/27/2022 22:42:20	220402769	1045 S STATE ST	UKIAH
57	INFO	04/26/2022 09:47:17	220402616	1045 S STATE ST	UKIAH
58	BATTERY	04/26/2022 07:28:22	220402603	1045 S STATE ST	UKIAH
59	WEL CHECK	04/24/2022 18:02:56	220402440	1045 S STATE ST	UKIAH
60	INFO	04/24/2022 09:05:47	220402407	1045 S STATE ST	UKIAH
61	THEFT	04/21/2022 21:50:12	220402184	1045 S STATE ST	UKIAH
62	LOST PROP	04/20/2022 23:07:50	220402083	1045 S STATE ST	UKIAH
63	CIVIL	04/15/2022 14:43:31	220401576	1045 S STATE ST	UKIAH
64	MISC SERVICE	04/11/2022 13:24:50	220401157	1045 S STATE ST	UKIAH
65	INFO	04/06/2022 07:56:12	220400576	1045 S STATE ST	UKIAH
66	MISSING PERSON	04/04/2022 15:51:42	220400397	1045 S STATE ST	UKIAH
67	CITIZEN ASSIST	04/03/2022 12:17:39	220400268	1045 S STATE ST	UKIAH
68	SUSP PERSON	03/31/2022 13:59:03	220303317	1045 S STATE ST	UKIAH
69	CIVIL	03/30/2022 08:19:44	220303182	1045 S STATE ST	UKIAH
70	STOLEN VEHICLE	03/29/2022 16:50:49	220303143	1045 S STATE ST	UKIAH
71	SUSP PERSON	03/29/2022 13:48:25	220303123	1045 S STATE ST	UKIAH
72	SUSP PERSON	03/29/2022 11:49:45	220303106	1045 S STATE ST	UKIAH
73	DIST	03/28/2022 01:44:35	220302968	1045 S STATE ST	UKIAH
74	DIST	03/25/2022 15:15:13	220302754	1045 S STATE ST	UKIAH
75	INFO	03/19/2022 17:06:28	220302096	1045 S STATE ST	UKIAH
76	MISC CRIME	03/18/2022 21:59:22	220302025	1045 S STATE ST	UKIAH
77	SUSP PERSON	03/09/2022 11:03:19	220300872	1045 S STATE ST	UKIAH
78	BATTERY	03/09/2022 07:45:20	220300847	1045 S STATE ST	UKIAH
79	FIGHT	02/27/2022 11:03:24	220203007	1045 S STATE ST	UKIAH
80	WEL CHECK	02/22/2022 12:18:30	220202425	1045 S STATE ST	UKIAH
81	DIST	02/20/2022 01:45:13	220202225	1045 S STATE ST	UKIAH
82	BATTERY	02/13/2022 10:50:29	220201475	1045 S STATE ST	UKIAH
83	BATTERY	02/11/2022 17:59:05	220201283	1045 S STATE ST	UKIAH
84	SUSP PERSON	02/08/2022 19:31:19	220200888	1045 S STATE ST	UKIAH
85	MISSING PERSON	02/08/2022 19:18:30	220200887	1045 S STATE ST	UKIAH



AGENDA ITEM NO. 13b.
Department of Community Development
Planning Division
300 Seminary Ave.
Ukiah, CA 95482

DATE: September 20, 2022
TO: Planning Commission
FROM: Craig Schlatter, Director of Community Development
SUBJECT: 13b. Unfinished Business – Preview of Ukiah 2040 General Plan

Background:

This is the first of two scheduled Planning Commission meetings related to the Ukiah 2040 General Plan. The focus of this first meeting is for the Planning Commission to preview the public review draft 2040 General Plan with Staff and discuss. The public review draft (PRD) 2040 Ukiah General Plan was released on August 5, 2022, and is most accessible through the City's Ukiah 2040 General Plan website, at the following link:

<http://ukiah2040.com>

Discussion:

During the September 28 Planning Commission meeting, Staff will give an overview of the General Plan update process. Planning Commissioners may make comments and/or discuss the process and PRD 2040 General Plan with Staff. Staff will utilize input and discussion from the Commission to make any refinements to the PRD General Plan prior to moving the Plan forward for eventual adoption.

Slides for this presentation are within Attachment 1. Staff would like to note that with the exception of the title slide, this presentation is identical to the presentation for the Community Meeting scheduled on Thursday, September 22. Attachment 2 contains the press release announcing details about the Community Meeting. Attachment 3 contains a list of all implementation programs within the 2040 PRD General Plan.

Staff recommends the Planning Commission preview the PRD 2040 Ukiah General Plan with Staff and discuss.

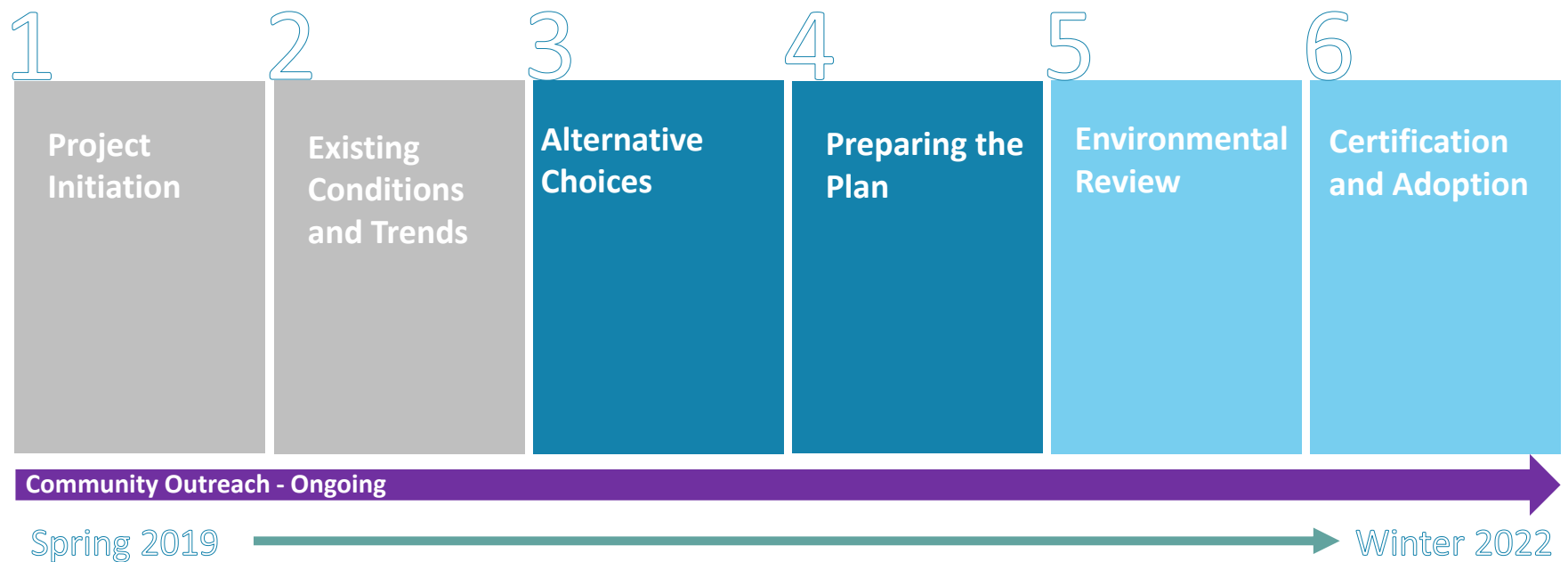


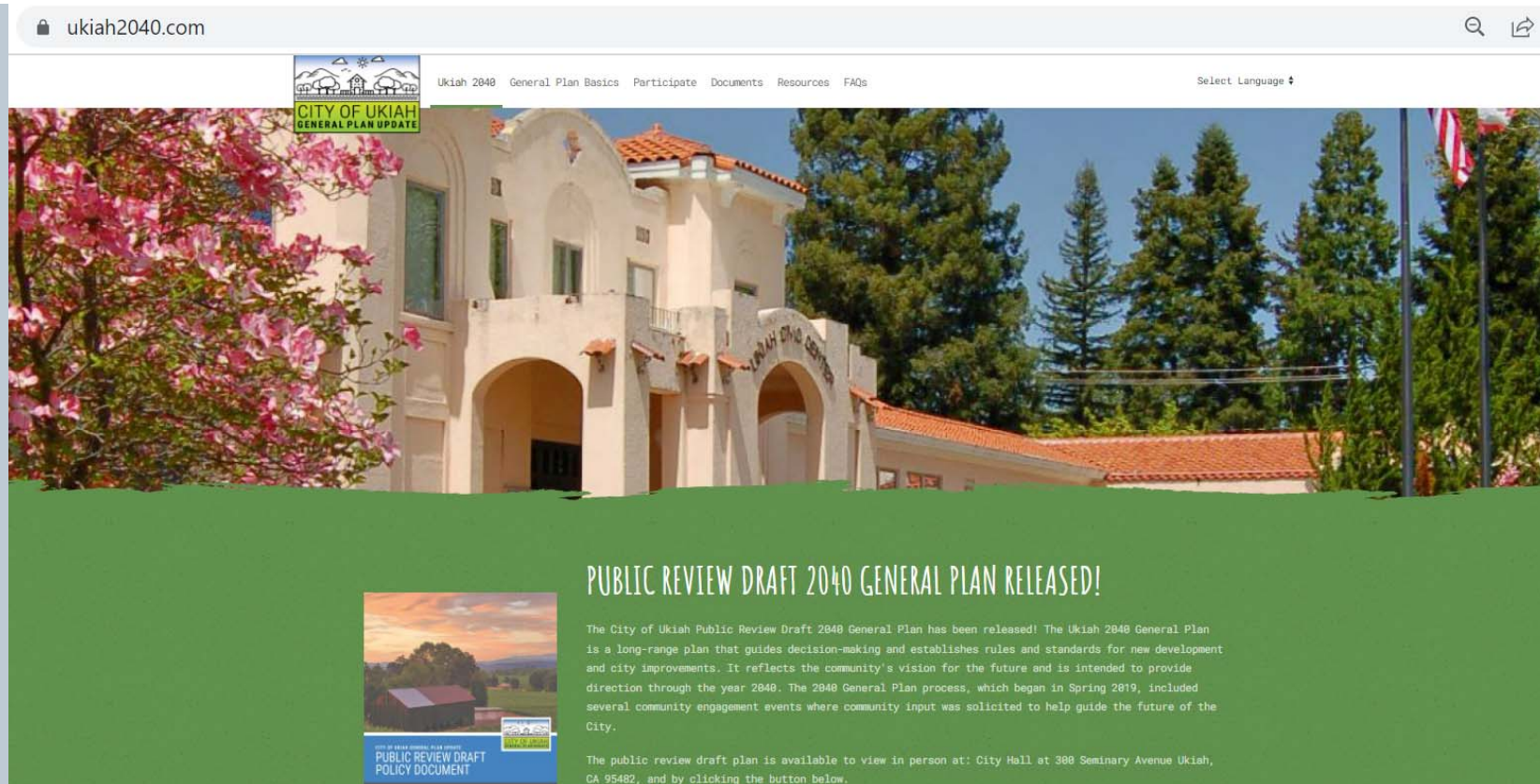
Planning Commission Preview Meeting
September 28, 2022

Meeting Topics this Evening

1. Overview of the development of the 2040 General Plan to date
 - Community Engagement since Update initiation in 2019 and how community input was incorporated into 2040 General Plan
 - Preparation of Public Review Draft 2040 General Plan
2. Key differences/similarities between the 2040 General Plan and past General Plans
3. Discussion of 2040 General Plan proposed programs | What's new? What has been modified? What of the former (1995) General Plan has been retained?
4. Answering questions (throughout presentation and evening)
5. Next steps towards General Plan adoption

General Plan Timeline





Overview of 2040 General Plan Development

Ukiah 2040 General Plan website: <http://ukiah2040.com>

Newsletters

- **Newsletter #1:**
General Plan Overview
- **Newsletter #2:**
Overview of the Existing
Conditions and Trends
Workbook

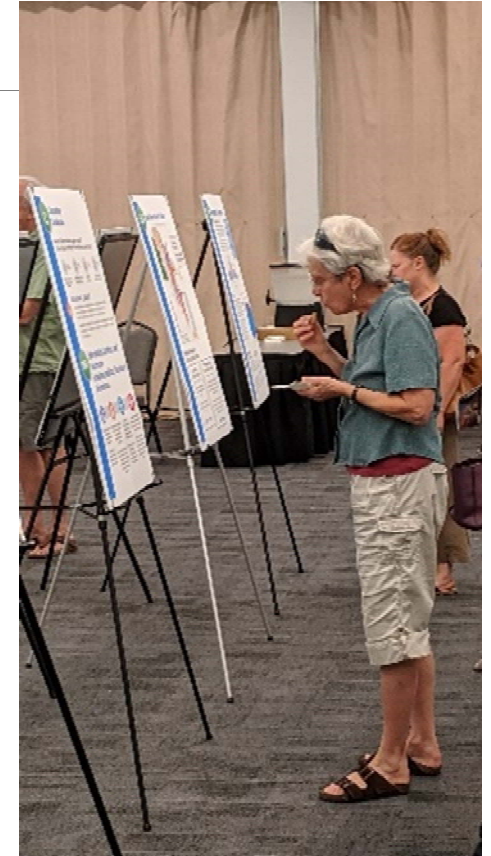
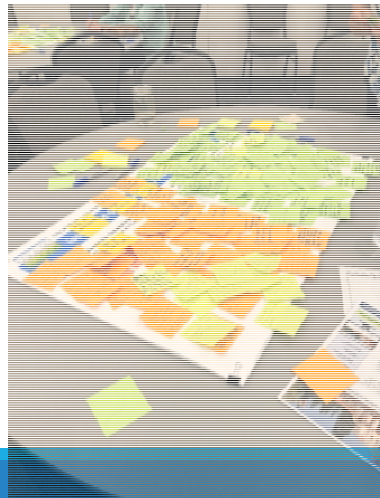
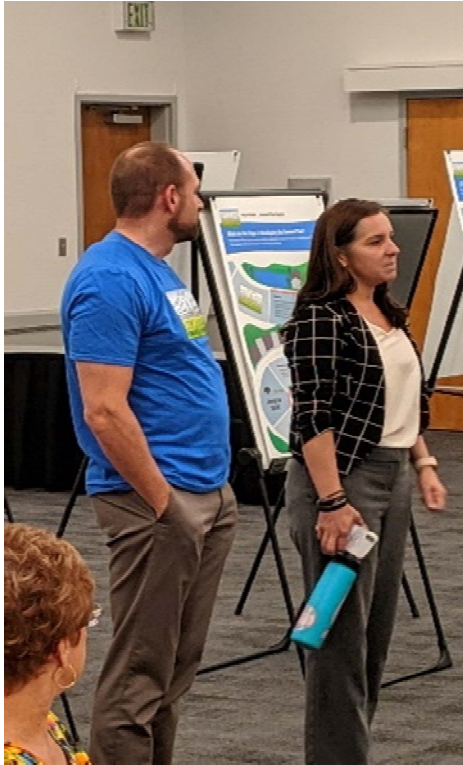


Community Workshop #1

- **Date:** September 24, 2019
- **Attendance:** 75
- **Informational:** General Plan Overview, Highlights from the Existing Conditions and Trends
- **Exercises:** Identification of Issues and Opportunities, and a Visioning activity



Community Workshop #1



PumpkinFest 2019 (Community Workshop 2)

- **Date:** October 19, 2019
- **Attendance:** 200
- **Informational:** General Plan Overview, Highlights from the Existing Conditions and Trends workbook
- **Exercises:** Identification of Issues and Opportunities, and a Visioning activity

City of Ukiah
GENERAL PLAN UPDATE

VISION FOR THE FUTURE

1. Pick three words in each column that best describe what you want Ukiah to be like in 2040

Values (Pick 3)	Assets (Pick 5)	Adjectives (Pick 3)
☐ Safety	☐ Open Space	☐ Changing
☐ Trust	☐ Parks	☐ Friendly
☐ Sense of Community	☐ Natural Resources	☐ Diverse
☐ Inclusiveness	☐ Historic Resources	☐ Unique
☐ Sense of Heritage and Tradition	☐ Airport	☐ Welcoming
☐ Collaboration	☐ Community Events	☐ Family-oriented
☐ Health	☐ Civic Facilities	☐ Engaging
☐ Fiscal Responsibility	☐ Hillside	☐ Close-knit
☐ Community Participation	☐ Neighborhoods	☐ Walkable
☐ Creativity	☐ Highway 101	☐ Bikeable
☐ Social Equity	☐ Location	☐ Vibrant
☐ Education	☐ Schools	☐ Business-friendly
☐ Fun	☐ Community College	☐ Proactive
☐ Entrepreneurship	☐ Shopping	☐ Transparent
☐ Transparent Local Government	☐ Recreation Opportunities	☐ Sustainable
☐ Sustainability	☐ Trails	☐ Resilient
☐ Resiliency	☐ Downtown	
☐ Arts	☐ Economic Diversity	
	☐ Social Services	
	☐ Arts	
	☐ Green Landscape	

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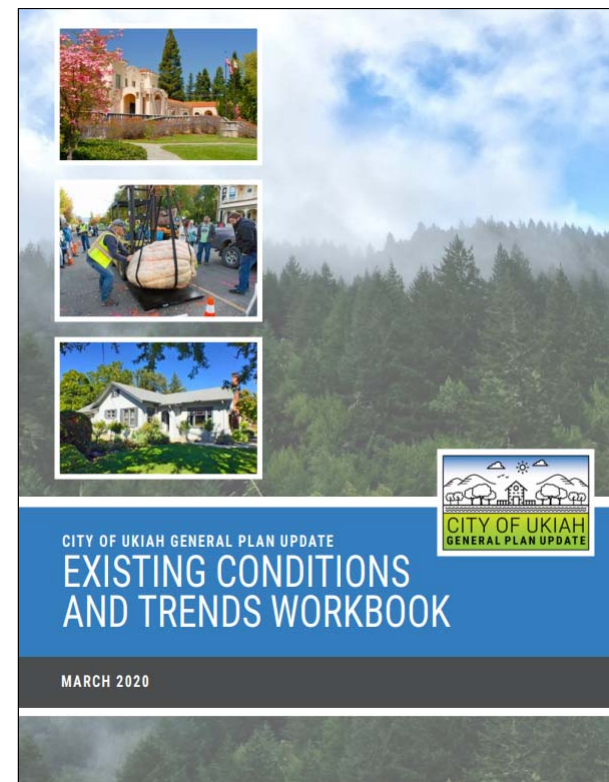
Pop-Up Booth – PumpkinFest 2019 (CW 2)



Existing Conditions and Trend Workbook

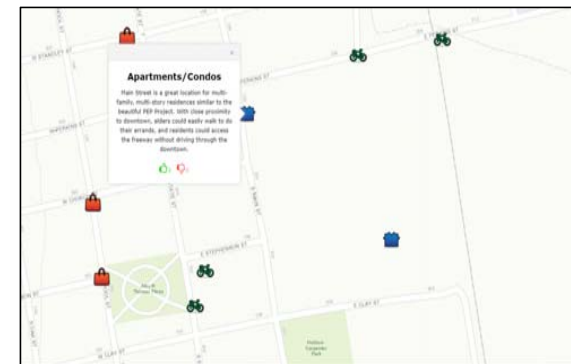
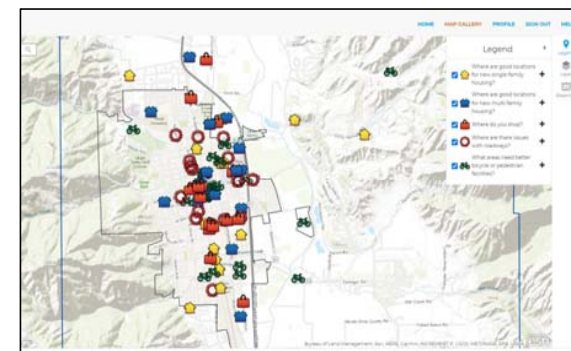
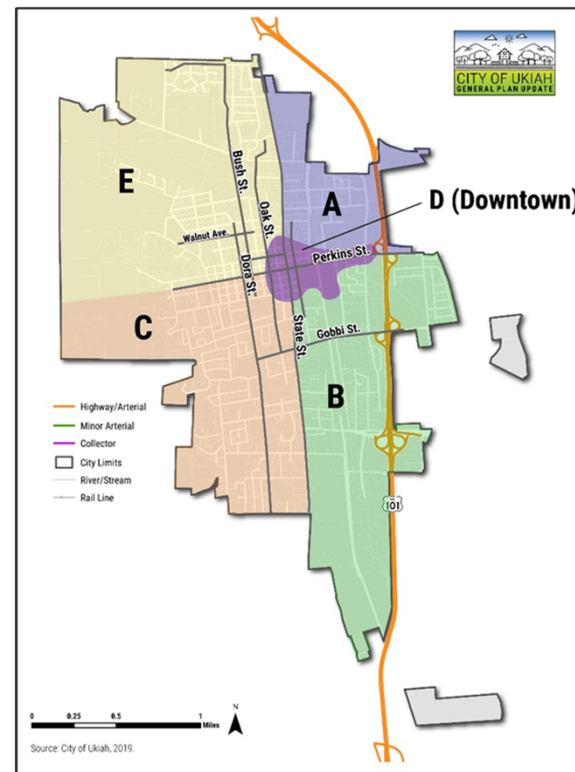
- Provides a snapshot in time of current (2019) conditions and trends in Ukiah
- Provides decision-makers and the public with background and context for developing the General Plan
- Supports development of the environmental setting in the Environmental Impact Report

Released March 2020



Community Workshop #3 (Online due to Pandemic)

- **Date:** December 7-8, 2020
- **Attendance:** 40
- **Informational:** General Plan Overview, Land Use Alternatives
- **Exercises:** Mapping exercise for areas of change, group discussion in breakout rooms



Online Engagement

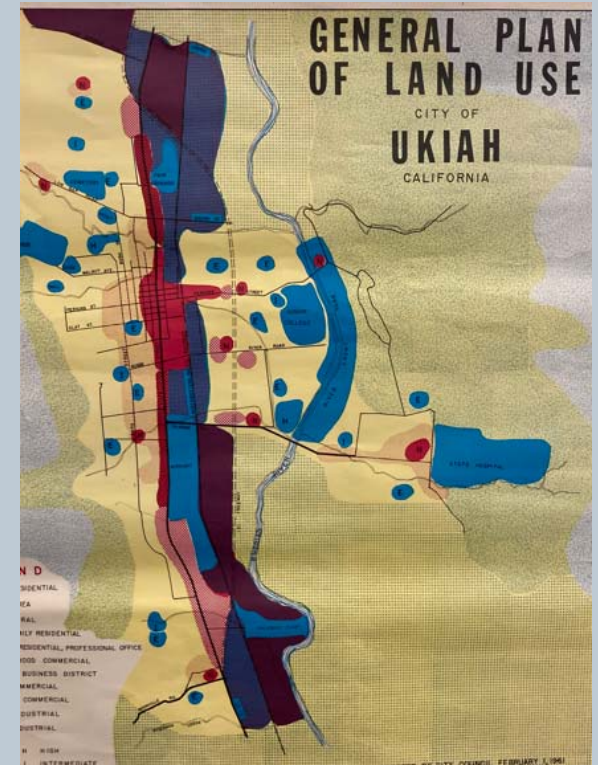
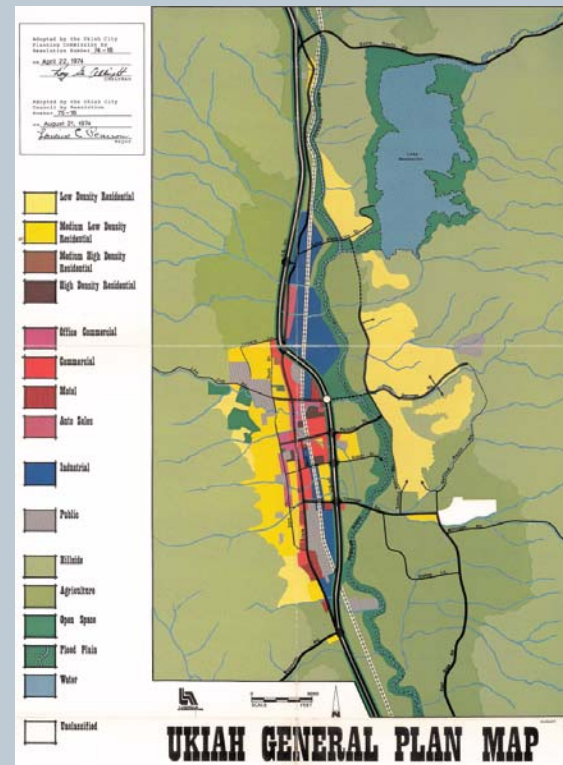
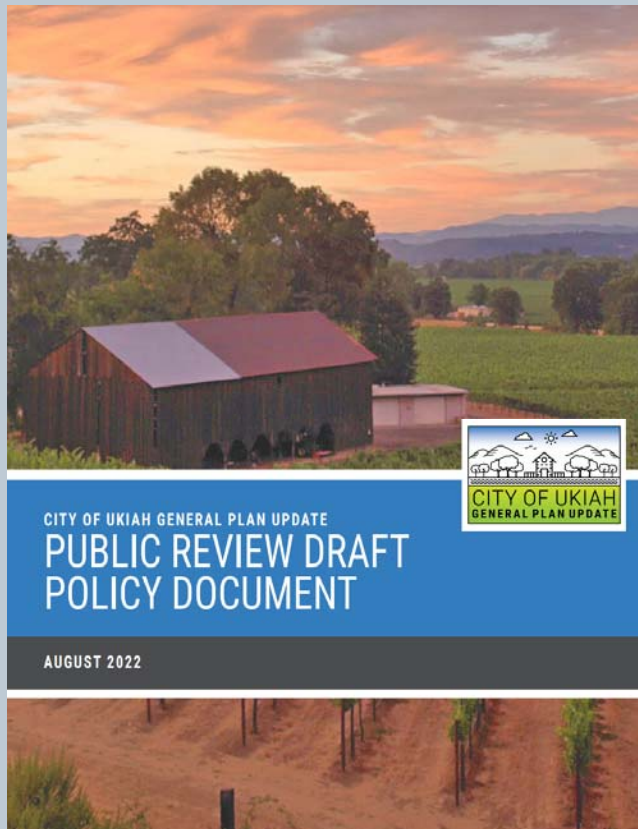
- **Date:** Spring 2019 to Present Day
- **Participation:** 100+
- **Exercises:**
 - What I Love in Ukiah
 - Identification of Issues and Opportunities
 - Visioning activity

How community input was incorporated into the 2040 General Plan

- 1995 (previous/current) General Plan “audit” completed by stakeholder groups in 2019-20
- Input collected from three workshops and emailed comments / Ukiah2040.com website input used to guide which programs should be modified, eliminated, or retained
- Input also guided new priorities within the 2040 General Plan, such as climate change, housing, and complete streets

Drafting the 2040 General Plan 2021 to Present

- Spring 2021 – City Council adopts 2040 General Plan Vision and Guiding Principles
- Spring 2021 – Staff and General Plan consultants begin preparation of 2040 General Plan and Land Use Alternatives, utilizing Vision/Guiding Principles, community input, and existing conditions and trends workbook
- February 2022 – Land Use Alternatives Memo released
- April 2022 – Planning Commission and City Council select preferred land use alternative
- May 31, 2022 – Notice of Preparation released
- August 5, 2022 – Public Review Draft 2040 General Plan released



CITY OF UKIAH GENERAL PLANS

Differences and Similarities

Differences (Proposed and Existing)

2040 GENERAL PLAN - PROPOSED

- Seven (7) Elements plus Housing Element
 - Includes Agriculture Element
- 87 implementation programs excluding Housing Element
 - Due dates for each program over time horizon
- Municipal General Plan – reflects an inside looking out perspective
 - “City of Ukiah 2040 General Plan”
- Informed by Ukiah community member input, City-based stakeholder groups, and City Council and developed by City staff, working with larger consulting team

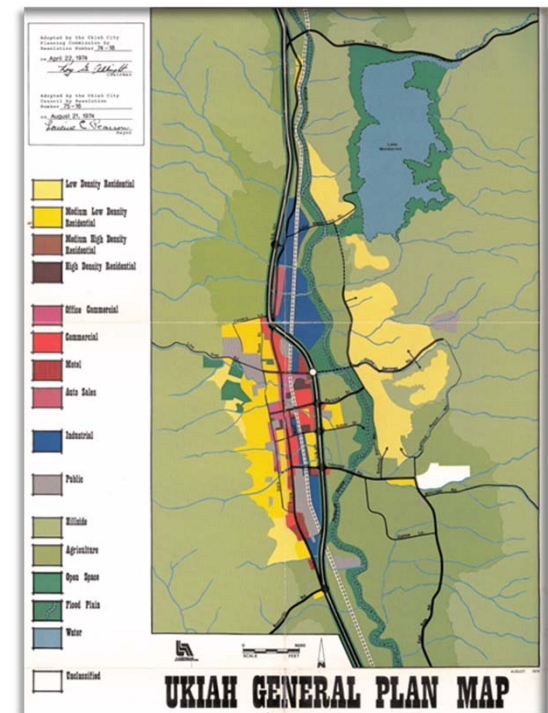
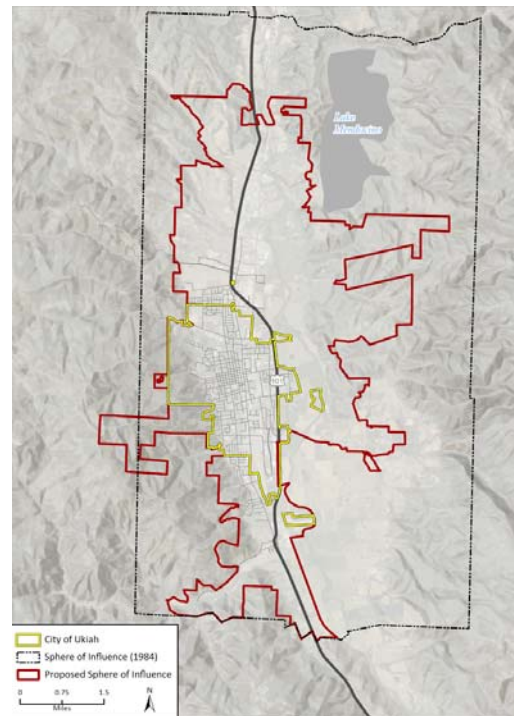
1995 GENERAL PLAN - EXISTING

- Thirteen (13) Elements plus Housing Element
- Approximately 500 implementation programs excluding Housing Element
 - No due dates for programs
- Similar to an area plan – reflected an outside looking in perspective
 - “Ukiah Valley General Plan and Growth Management Program”
- Informed and developed by Ukiah Valley-wide stakeholders and individuals working with a small consulting agency

Similarities

1974, 1984 & 2040 GENERAL PLANS

- Municipal General Plan – reflects an inside looking out perspective
- Vision for Ukiah and its Valley





A Appendix A | Implementation Programs

Public Review Draft Policy Document

Appendix A | Implementation Programs

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A.3	Mobility Element	7
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A.7	Agriculture Element	30
A.8	Housing Element	34

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Utah General Plan Update | 2022

A.1 Land Use Element

Implements Which	Responsible	2022 - 2025	2026 - 2030	2031 - 2040	Annual	Reporting
	Supporting					

A.2 Economic Development Element

Programs	Responsible	2022 - 2025	2026 - 2030	2031 - 2040	Annual	Reporting
A Economic Development	City Manager					

A.3 Mobility Element

Programs	Responsible	2022 - 2025	2026 - 2030	2031 - 2040	Annual	Reporting
A Street Design Standards	City Manager					
B Transportation	City Manager					
C Right-of-Way Needs	City Manager					

A.5 Environment and Sustainability Element

Programs	Responsible	2022 - 2025	2026 - 2030	2031 - 2040	Annual	Reporting
A Environmental	City Manager					

2040 General Plan Implementation Programs

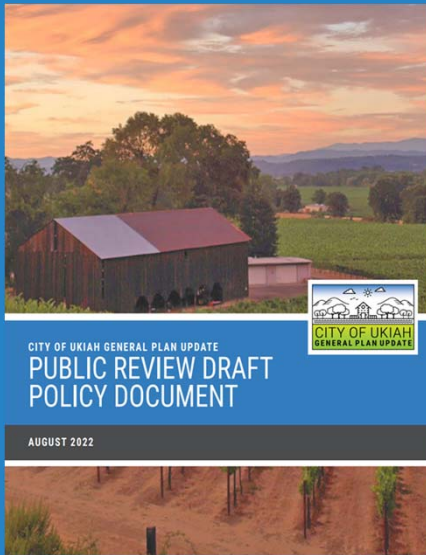
What is new? What has been modified (from 1995 General Plan) and what has been retained?

Final Steps - Timeline



- Draft Environmental Impact Report (DEIR) released late-September
 - 45-day public commenting period for DEIR
 - Planning Commission to preview General Plan – September 28, 2022
 - Planning Commission for recommending adoption of General Plan and DEIR to City Council – October 26, 2022
 - City Council meeting for possible adoption of 2040 General Plan and final EIR – December 5, 2022
- Public input will be received on the General Plan up to the date of City Council adoption of the General Plan

Questions?



Planning Services Division

Craig Schlatter, Community Development Director

Phone: (707) 463-6219

Email: cschlatter@cityofukiah.com

Jesse Davis, Chief Planning Manager

Phone: (707) 463-6207

Email: jdavis@cityofukiah.com

Michelle Irace, Planning Manager

Phone: (707) 463-6203

Email: mirace@cityofukiah.com

**FOR IMMEDIATE RELEASE**

CONTACT: Craig Schlatter, Director of Community Development
 City of Ukiah
 300 Seminary Avenue
 Ukiah, CA 95482
 Email: cschlatter@cityofukiah.com

COMMUNITY INVITED TO REVIEW DRAFT 2040 UKIAH GENERAL PLAN ON SEPTEMBER 22

Ukiah, CA September 14, 2022. –The City of Ukiah has officially published the Draft 2040 General Plan and is inviting the community to participate in an in-person review on Thursday, September 22, between 5:30 and 7:00 p.m.

The event will be held at the Ukiah Valley Conference Center on 200 South School Street. There will be a presentation around 5:45 p.m., followed by opportunities for questions and discussion with 2040 General Plan staff planners. Guests may come and go at any time during the event. Workshop materials and facilitation will be conducted in both English and Spanish.

The focus of this meeting is to preview the public review draft 2040 General Plan, answer questions, and take input from the community. Discussion and input from the meeting will be shared with the Planning Commission and City Council as the draft 2040 General Plan moves forward for review and eventual adoption.

The City is maintaining a web page specifically for the General Plan update, Ukiah2040.com, that provides information on the Update and access to Update materials. For more information about the 2040 General Plan process or to be added to an email distribution list, visit Ukiah2040.com or contact the City's Community Development Department at (707) 463-6203.



Shannon Riley, Deputy City Manager

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A Appendix A | Implementation Programs



Appendix A | Implementation Programs

Section	Title	Page
A.1	Land Use Element	2
A.2	Economic Development Element.....	6
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A.1 Land Use Element

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Downtown Pedestrian Improvements The City shall, in collaboration with interested public agencies and downtown businesses, prepare a study of potential sidewalk and streetscape improvements, including lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art, to create a safe, convenient, and pleasant pedestrian environment Downtown. <i>(Source: Existing Program CD-9.3a, modified)</i>	LU – 3.4 LU – 7.7	Public Works					
B Downtown Parking Plan The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. The City will collaborate with other public agencies, Downtown businesses, and the Chamber of Commerce to identify parking deficiencies, consider alternatives, and prepare a comprehensive parking strategy. <i>(Source: New Implementation Program)</i>	LU – 3.5	Public Works Community Development					

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
C Housing Element Amendments to Address Annexation-related RHNA Changes The City shall amend the Housing Element in conjunction upon the annexation of any County land designated for residential uses and identified in the Mendocino County Housing Element as satisfying a portion of the County's RHNA. The City Housing element amendment will increase the City's RHNA by a commensurate amount. The City shall coordinate any proposed amendment in advance with the Mendocino Council of Governments and the California Department of Housing and Community Development to assure the amendment is acceptable to both agencies. <i>(Source: New Implementation Program)</i>	LU – 7.6	Community Development					■
D City Gateway Design Standards The City shall prepare gateway design standards for all City gateways. The standards will address landscape design and materials, signage, building form, and historic themes that create a unique sense of place. <i>(Source: New Implementation Policy)</i>	LU – 9.2	Community Development — Public Works	■				

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E Zoning Code Amendments The City shall amend the Zoning Code to address the following topics: • Downtown Zoning Code and Design Guidelines; • Commercial Design standards that address neighborhood character and compatibility, including materials, siting, scale, and landscaping; • Sign regulations; • Water efficient landscape standards; • Historic Structure Preservation; and • Zoning districts and map consistency with the 2040 Land Use Diagram. (Source: Existing Program CD-4.1a, 4.2a, modified and expanded)	LU – 10.1 LU – 11 LU – 11.4 LU – 11.8	Community Development					
F Ukiah Municipal Airport Land Use Compatibility Plan The City shall review every five years and update as necessary the Ukiah Municipal Airport Land Use Compatibility Plan. The review and potential update shall consider changing airport facility and aviation needs, new aircraft types, and new noise and safety standards. (Source: New Implementation Program)	LU – 10.4 LU – 10.5 LU – 10.6	Airport					
G Design Standards The City shall update the Commercial Design Guidelines to establish design standards for street furniture and streetscape landscaping. (Source: Existing Program CD-4.3a)	LU – 11.6	Community Development					

H Five Year General Plan Review The City shall conduct a technical review of the General Plan every five years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs. <i>(Source: New Implementation Program)</i>	LU – 16.4	Community Development					
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A.2 Economic Development Element

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Economic Development Strategy The City shall prepare, adopt, and regularly update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals and policies of the General Plan. The strategy should address business attraction, retention, and expansion, infrastructure priorities, tourism, intergovernmental coordination and cooperation, economic diversification, and workforce development. The Economic Development Strategy should be prepared in coordination with the local business community, Economic Development and Financing Corporation, Greater Ukiah Chamber of Commerce, West Business Development Center, Mendocino Private Industry Council, Mendocino County, and other groups and organizations working to promote Ukiah's economic development. Following completion of the Economic Development Strategy, the City shall review and update the Strategy every five years. <i>(Source: New Implementation Program)</i>	ED – 1.4	City Manager Community Development	■				

A.3 Mobility Element

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Street Design Standards The City shall update street design standards and street classifications every five years to support provision of a citywide network of complete streets, based on the National Association of City Transportation Officials (NACTO) <i>Urban Street Design Guide</i> . <i>(Source: New Implementation Program)</i>	MOB – 1.1 MOB – 1.3 MOB – 1.4 MOB – 1.6	Public Works	■	■	■		
B Transportation Impact Fees The City shall reevaluate and update its transportation impact fees every five years to ensure fees are adequate and fairly apportion to new development. <i>(Source: Existing Program CT-1.3a, modified)</i>	MOB – 1.5	Public Works — Community Development	■	■	■		
C Right-of-Way Needs The City shall revise and update the projected street right-of-way needs for completion of the City's future mobility network to ensure provision of complete streets and completion of the planned citywide bicycle and pedestrian networks. <i>(Source: Existing Programs CT-5.1c and 5.2a, modified)</i>	MOB – 1.1 MOB – 1.3 MOB – 2.5 MOB – 3.6 MOB – 4.2	Public Works — Community Development	■				
D Vehicle Miles Traveled (VMT) Performance Measures The City shall adopt criteria for assessing significant transportation impacts based on vehicle miles traveled (VMT) consistent with State CEQA Guidelines, incorporating best practices including guidance provided by the Governor's Office of Planning & Research (OPR). <i>(Source: New Implementation Program)</i>	MOB – 2.1 MOB – 2.2	Community Development — Public Works	■				

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E VMT Modeling The City shall develop a model for assessing VMT for new development consistent with new VMT performance measures. <i>(Source: New Implementation Program)</i>	MOB – 2.1 MOB – 2.2	Community Development — Public Works	■				
F TDM Program The City shall, in coordination with Caltrans and the Mendocino Transit Authority, amend the Development Code to include a menu of options to facilitate and encourage alternate modes of travel and transportation. <i>(Source: Existing Program CT-3.1a, modified)</i>	MOB – 2.2 MOB – 2.3 MOB – 2.5 MOB – 2.6	Community Development — Public Works	■				
G Transit Center The City shall, in coordination with MTA and other agencies and organizations seek funding for and conduct a feasibility study to develop a downtown transit center, located as close to retail and services as feasible. <i>(Source: Existing Program CT-10.5a, modified)</i>	MOB – 2.7	Public Works — Community Development		■			
H Net Zero The City shall develop and implement a “net zero” strategy aimed at achieving zero fatalities due to collisions on Ukiah’s street network. <i>(Source: New Implementation Program)</i>	MOB – 3.1 MOB – 3.2 MOB – 3.3 MOB – 3.4 MOB – 4.3	Public Works — Community Development		■			■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
I Regional Transportation Plan Updates The city shall conduct transportation studies every five years in association with required updates to the Regional Transportation Plan. The transportation studies shall, at a minimum, assess the need to provide additional future mobility facilities based on the long-term projected traffic, transit, bicycle paths, and pedestrian access needs. <i>(Source: Existing Programs CT-5.1a and CT-5.2b, modified)</i>	MOB – 4.1 MOB – 4.2	Public Works — Community Development		■	■		■
J Short-term Transportation Study The City shall complete a transportation study to make recommendations for the purpose of increasing the provision of multi-modal transportation facilities, enhancing safety, lowering the rate of collisions and reducing travel delays. <i>(Source: Existing Program CT-2.1a, modified)</i>	MOB – 4.2	Public Works — Community Development	■				
K North/South and East/West Access Routes The City shall prepare a study to explore the feasibility of establishing alternate north/south and east/west access routes, as well as the extension of existing streets or construction new streets meet existing and future travel demands. <i>(Source: Existing Goal CT-19, modified, Existing Policies CT-19.1, CT-19.2, modified)</i>	MOB – 4.6 MOB – 4.7	Public Works — Community Development	■				
L Airport Parcels The City shall prepare a study to identify parcels on which new development could benefit the airport and supports annexation of those parcels. <i>(Source: Existing Program AE-2.1a, modified)</i>	MOB – 6.1 MOB – 6.2 MOB – 6.3	Community Development	■				

A.4 Public Facilities, Services, and Infrastructure Element

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Wastewater Annual Review The City shall annually review the wastewater collection, treatment, and disposal system to ensure the financing structure and viability of the system. <i>(Source: New Implementation Program)</i>	PFS – 2.2 PFS – 2.3 PFS – 2.6	Public Works				■	
B Parks Gap Analysis The City shall prepare a parks gap analysis identifying areas of the city underserved by parks and recreation facilities access. The analysis shall, at a minimum, establish equitable access standards, including the minimum distance between parks every residence, and potential funding mechanisms. <i>(Source: New Implementation Program)</i>	PFS – 12.1 PFS – 12.3	Community Services	■				
C Park Maintenance and Security Program The City shall establish a comprehensive maintenance and security program for all recreational facilities, parks, and trails in the Ukiah area. <i>(Source: Existing Policy PR-2.1)</i>	PFS – 12.1 PFS – 12.5 PFS – 12.6	Community Services		■			

A.5 Environment and Sustainability Element

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Hillside Ordinance The City shall update its Hillside Ordinance periodically to provides regulations and provisions that balance hillside development and preservation. At a minimum the Hillside Ordinance shall: • Protect of natural terrain and hillside areas on the west side of Ukiah; • Promote habitat connectivity and scenic viewsheds; • Include development standards for grading, road and trail improvements, density, structure design and placement, clustering, erosion and sediment control, habitat preservation; and • Promote wildfire safety standards and site development regulations. <i>(Source: OC-11.2a, modified)</i>	ENV – 1.1 ENV – 1.2	Community Development					
B Landscaping Standards The City shall update the Zoning Code to include landscaping standards to require drought-resistant and native plants. <i>(Source: Existing Program OC-23.1b, modified)</i>	ENV – 1.1 ENV – 4.7	Community Development					
C Open Space Management Revise the Zoning Code to include standards for maintaining open space and green areas within new developments. <i>(Source: Existing Program OC-2.1a)</i>	ENV – 1.2	Community Development					
D Updated Undeveloped Land Inventory The City shall annually update the undeveloped lands inventory. <i>(Source: Existing Program OC-1.1a)</i>	ENV – 1.2	Community Development					

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
E Prepare an Urban Forest Master Plan The City shall prepare an Urban Forest Master Plan that includes the types of trees appropriate for Ukiah and locations where the city would receive the greatest benefits of new trees. This plan shall be updated every five years. <i>(Source: New Implementation Program)</i>	ENV – 2.1	Community Development Public Works Community Services			■		
F Tree Protection Ordinance The City shall study the feasibility of preparing a Tree Protection Ordinance. <i>(Source: New Implementation Program)</i>	ENV – 2.1 ENV – 2.2	Community Development			■		
G Historic Structure Preservation Policy and Architectural Inventory The City shall update the Historic Structure Preservation policy and architectural resource inventory in collaboration with the Mendocino County Historical Society to focus on preservation of identified historic and architectural resources, while also streamlining development/demolition of older, non-resource structures. <i>(Source: New Implementation Program)</i>	ENV – 3.1	Community Development		■			
H Cultural and Historic Registry The City shall update the list of cultural and historic resources worthy of nomination to state or national preservation lists. <i>(Source: Existing Program HA-2.1a)</i>	ENV – 3.1	Community Development	■				

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
I Historic Preservation Ordinance The City shall adopt a Historic Archaeological Preservation Ordinance to review permanent changes to the exterior or setting of designated historic or impacts to Archaeological resources. Among other topics, the Ordinance should address the following: archaeological resource impact avoidance, new development in historically-sensitive neighborhood, compatibility of energy conservation retrofitting, design review standards for new structures replacing demolished historic structures, and requirements for preservation of records and artifacts from demolished historic structures. <i>(Source: Existing Programs HA-2.2a, 5.1b, 6.1a, 7.2b, 7.4b, HA-7.4c)</i>	ENV – 3.1 ENV – 3.5 ENV – 3.6 ENV – 3.7	Community Development					
J Water Conservation Guidelines The City shall prepare guidelines for drought period water conservation strategies for residential zones. <i>(Source: New Implementation Program)</i>	ENV – 4.5 ENV – 4.6 ENV – 4.7	Community Development — Public Works					

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
K Creek and Stream Protection Zone Establishment for New Development The City shall establish creek and stream protection zones for waterways that extend a minimum of 30 feet (measured from the top of a bank and a strip of land extending laterally outward from the top of each bank), with wider buffers where significant habitat areas or high potential wetlands exist. The City shall prohibit development within a creek and stream protection zones, except as part of greenway enhancement, including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping). City approval is required for the following activities within the creek and stream protection zones. 1. Construction, alteration, or removal of any structure; 2. Excavation, filling, or grading; 3. Removal or planting of vegetation (except for removal of invasive plant species); or 4. Alteration of any embankment. (Source: New Implementation Program)	ENV – 6.1	Community Development Public Works		■			
L Erosion Prevention Program The City shall revise the Zoning Code to include design standards for new development that require riparian habitat integration into project design as a means of avoiding potential impacts of river sedimentation and lessening the effects of erosion. (Source: Existing Program OC-7.5a, modified)	ENV – 6.1 ENV – 6.2 ENV – 6.4 ENV – 6.5 ENV – 6.6	Community Development		■			

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
M Adopt a Municipal Climate Action Plan (CAP) The City shall adopt a municipal Climate Action Plan to achieve carbon neutrality for all municipal operations and meet State and City GHG emission reduction goals. <i>(Source: New Implementation Program)</i>	ENV – 8 ENV – 8.1 ENV – 8.3 ENV – 9.1	Community Development	■				

A.6 Safety Element

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Building and Zoning Code The City shall review and update the building and zoning code upon amendments to the California Building Code, Alquist-Priolo Act, and all published regulations related to development and construction. <i>(Source: New Implementation Program)</i>	HS – 1.1	Community Development					■
B Geotechnical Report The City shall update Municipal Code with provisions to require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application. <i>(Source: UVAP, HS1.1c)</i>	HS – 1.2	Community Development		■			

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
C	Resilient Infrastructure The City shall reach out to property owners of privately owned critical facilities (e.g., hospitals, emergency shelters) and coordinate building inspections to evaluate the ability of the buildings to withstand moderate to significant earthquakes and to address any deficiencies identified. (Source: New Implementation Program)	HS – 1.3	Community Development					■
D	Resilient Infrastructure The City shall continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings and provide ongoing information regarding earthquake risks, precautions, retrofitting options, and available funding mechanisms. (Source: MJHMP, 2021, modified)	HS – 1.4	Community Development					■
E	Floodplain Development The City shall review and update the City Code to incorporate FEMA Flood Insurance Program standards and regulations for development within identified floodplains or areas subject to inundation by a one-hundred-year flood. The standards shall prohibit development within floodways except as permitted by Federal Emergency Management Agency Flood Insurance Program. (Source: Existing Program SF-3.1a)	HS – 3.1 HS – 3.2 HS – 3.3	Community Development		■			

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
F Resilient Communities The City shall coordinate and collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available through handouts, outreach meetings, and online resources to persons with limited transportation, communication, and other lifeline resources and services. <i>(Source: New Implementation Program)</i>	HS-2.1 HS-2.2	City Manager — Ukiah Valley Fire Authority					
G Storm Drain Maintenance for Flood Control The City shall maintain and regularly assess the local storm drains for adequate operation to prevent flooding and debris flows. <i>(Source: New Implementation Program)</i>	HS – 3.1 HS – 3.3	Public Works					
H Fire Protection Rating Monitor the City's fire protection rating and cooperate with the Ukiah Valley Fire Authority to correct deficiencies. <i>(Source: New Implementation Program)</i>	HS – 4.1	City Manager — Ukiah Valley Fire Authority					
I Insurance Services Officer (ISO) The City shall work with the County, special districts, and the State to implement ISO recommendations and take steps necessary to maintain or improve the areas' ISO Rating. <i>(Source: Existing Program SF-6.1a)</i>	HS – 4.1	City Manager — Community Development					

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
J	Fire Service Funding The City shall explore opportunities such as state and federal grants and partnerships with other organizations for increased funding related to fire risk mitigation. Funding opportunities for private landowners will be promoted through City communications channels. (Source: New Implementation Program)	HS – 4.2	Ukiah Valley Fire Authority					■
K	Fire Liaison Designate a Fire Safety Liaison to regularly coordinate with CAL FIRE and neighboring fire agencies on staffing, local programs, and key issues. (Source: New Implementation Program)	HS – 4.3	City Manager — Ukiah Valley Fire Authority					■
L	Mutual Aid Participation The City shall participate in mutual aid systems and agreements to supplement the capacity of the Ukiah Valley Fire Authority. (Source: New Implementation Program)	HS – 4.4	City Manager — Ukiah Valley Fire Authority					■
M	Regional Fire Protection Plans The City shall coordinate with CAL FIRE and the Mendocino County Fire Safe Council to implement and regularly update regional fire protection plans (Source: New Implementation Program)	HS – 4.5	City Manager — CAL FIRE Mendocino Mendocino County Fire Safe Council					■
N	Local Fire Protection Plans The City shall request quarterly meetings with the Ukiah Valley Fire Authority to develop and implement local fire protection planning and programs. (Source: New Implementation Program)	HS – 4.6	City Manager — Ukiah Valley Fire Authority					■

Programs	Implements Which Policy(ies)	Responsible — Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
O Fire Safety Standards The City shall review the Ukiah City Code every five years to confirm compliance with all applicable State regulatory standards related to fire safety and update the Code as necessary. <i>(Source: New Implementation Program)</i>	HS – 5	Community Development	■	■	■		
P Fire Hazard Zone Update The City shall continue to update and adopt local fire hazard zones designations as changes to the state zoning designation occur. <i>(Source: New Implementation Program)</i>	HS – 5	Community Development					■
Q Public Facilities Hazard Mitigation The City shall require the incorporation of hazard mitigation measures during planned improvements for public facilities located in the Very High Fire Hazard Severity Zone. <i>(Source: New Implementation Program)</i>	HS – 5.1	Community Development					■
R Evacuation Route Standards The City shall establish minimum road widths and flammable vegetation clearances for evacuation routes in accordance with California regulatory standards. <i>(Source: New Implementation Program)</i>	HS – 5.2 HS – 5.3 HS – 6.1	City Manager — Ukiah Valley Fire Authority Community Development	■				
S Out of Compliance Roadways The City shall identify all road networks in VHFHSZs that do not meet State standards outlined in Title 14, Chapter 7 of the California Code of Regulations and prepare recommendations and a program for bringing the roadways into compliance with State standards. <i>(Source: New Implementation Program)</i>	HS – 5.4	Public Works — Ukiah Valley Fire Authority		■			

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
T	Fuel Break Assessment The City shall develop a strategic Fuel Break Assessment to establish priorities for developing and maintaining fuel breaks within the city. (Source: New Implementation Program)	HS – 5.5	Community Development — Ukiah Valley Fire Authority		■			
U	Cooperative Pest Management The City shall collaborate with state and federal land management agencies on pest and fuel management activities. (Source: New Implementation Program)	HS – 5.5	Community Development — Ukiah Valley Fire Authority	■				
V	Community Chipper Program The City shall participate annually and expand the Mendocino County Fire Safe Council's Community Chipper Program to provide a free service to chip and haul limbs and brush for residences defensible space. (Source: New Implementation Program)	HS – 5.5	Community Development — Ukiah Valley Fire Authority Mendocino County Fire Safe Council				■	
W	Water Supply Infrastructure The City shall regularly assess the integrity of existing water supply infrastructure through water tests and inspections of water lines and prioritize developments in areas with adequate water supply infrastructure. (Source: New Implementation Program)	HS – 5.6 HS – 5.9	Public Works				■	
X	Hillside Development Standards The City shall review and update the Hillside Development Standards outlined within the Ukiah City Code by 2030 for consistency with new wildfire safety legislation. (Source: New Implementation Program)	HS – 5.7 HS – 5.8 HS – 5.10	Community Development	■				

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
Y	Site Design Standards The City shall coordinate with the Ukiah Valley Fire Authority to update site design standards in accordance with published State guidance and current conditions. (Source: New Implementation Program)	HS – 5.8	Community Development — Ukiah Valley Fire Authority				■	
Z	Public Information Program The City shall develop a comprehensive public information program related to fire safety to inform residents of present hazards and strategies for mitigation. (Source: New Implementation Program)	HS – 5.10	City Manager — Ukiah Valley Fire Authority			■		
AA	Communities at Risk The City shall identify and map existing multi-family housing, group homes, or other community housing located in VHHSZs and require the development of adequate evacuation or shelter in place plans. (Source: New Implementation Program)	HS – 5.10	City Manager — Community Development Police Department Ukiah Valley Fire Authority	■				
BB	Fire Safety Education The City shall coordinate with the Ukiah Valley Fire District to schedule and host annual public meetings to review established wildfire prevention and protection measures as well as emergency response plans, especially evacuation plans and routes. (Source: New Implementation Program)	HS – 5.10	City Manager — Police Department				■	
CC	Mendocino MJHMP The City shall update city plans, regulations, and standards to implement the 2020 Mendocino County Multi-Jurisdiction Hazard Mitigation Plan. (Source: New Implementation Program)	HS – 6.2	Police Department — Community Development	■				

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
DD	Mendocino County EOP The City shall update city plans, regulations, and standards every five years to assure compatibility with the Mendocino County Emergency Operations Plan. (Source: New Implementation Program)	HS – 6.3	Police Department City Manager Community Development	■	■	■		
EE	Sound Attenuation Regulations The City shall require any new residential development located along a major transportation corridor to reduce any potential noise impacts to a less than significant level by using current best practices, including building materials, site design, barriers and berms, and other methods of noise reduction. (Source: New Implementation Program)	HS – 7.2	Community Development	■				

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
FF Airport Disclosure The City shall prepare an ordinance requiring that the following statement be included in all property transactions or as a part of the issuance of use permits for property or projects within the airport's area of influence, both core and peripheral. <i>This project/residence is in close proximity to the Ukiah Municipal Airport which is a major noise generating source. Development in this area will be subject to overflights of aircraft taking off from and landing at the airport. These aircraft include privately-owned corporate jets and firefighting air tankers from the California Department of Forestry. It is anticipated that the volume of traffic and resulting noise may increase in future years."</i> (Source: Existing Program NZ-1.5a)	HS – 7.3	Planning Services Building Services	■	■			
GG Airport Noise Attenuation The City shall update the Municipal Code to require the incorporation of sound reducing measures, as needed, in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan. (Source: New Implementation Program)	HS – 7.4	Planning Services Building Services	■				

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
HH	Roadway Expansion The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads where such expansion has the potential to result in a noise impact that can be feasibly mitigated. Examples include low landscaped berms, landscaping, below-grade construction, and speed control - to minimize expansion of the existing Design to Cost (DTC). <i>(Source: New Implementation Program)</i>	HS – 7.5	Public Work Department					■
II	Noise Attenuation The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards, and to include a requirement for all new commercial and manufacturing uses that could produce noise that exceeds the noise limit regulations listed in Article 6 to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels. <i>(Source: New Implementation Program)</i>	HS – 8.1 HS – 8.3	Planning Services Building Services	■				■
JJ	Noise Impact Analysis Where noise analysis has been required as a condition of project approval, the City shall ensure adequate analysis of noise impacts when reviewing project permits by requiring noise details and specifications as part of the submittal packet. <i>(Source: Existing Policy NZ-2.2)</i>	HS – 8.2	Planning Services Building Services					■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
KK Acoustical Studies The City shall add provision to Municipal Code to require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures. <i>(Source: New Implementation Program)</i>	HS – 8.4	Planning Services Building Services					■

A.7 Agriculture Element

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
A Agricultural Buffer The City shall work with Mendocino County to establish setback or buffers for new non-agricultural development adjacent to agricultural lands to reduce conflict between incompatible land uses. <i>(Source: OC-20.1(b))</i>	AG – 5.1	Community Development	■				
B Right to Farm The City shall adopt a right-to-farm ordinance to ensure appropriate disclosure of agricultural activities both within and adjacent to the City of Ukiah. <i>(Source: OC-17.3)</i>	AG – 5.1	Community Development	■				
C Align Agricultural Standards The City shall revise agricultural standards and use terminology to be consistent with adjacent jurisdictions within the Ukiah Valley for the support of future annexation efforts. <i>(Source: New Implementation Program)</i>	AG – 5.1	Community Development		■			

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
D Williamson Act In coordination with the County Assessor, the City shall establish a Williamson Act program that aligns with ongoing efforts to preserve agricultural lands across Mendocino County. <i>(Source: New Implementation Program)</i>	AG – 5.1	Community Development — City Manager	■				
E Reduce Regulation – Local Agriculture The City shall revise the Zoning code to allow low-intensity agricultural activities on residential parcels, including but not limited to back yard beehives, chickens and gardens. The revision will include objective use, development, and environments standards, and minimal permit fee requirements. <i>(Source: New Implementation Program)</i>	AG – 5.4	Community Development — City Attorney	■				
F Foodscaping The City shall revise the City’s objective development and design standards for multi-family housing projects to include the definition of and provisions for ‘foodscaping’. <i>(Source: New Implementation Program)</i>	AG – 5.4	Community Development	■				
G “No Mow May” To encourage additional pollinators, the City shall prepare a pilot program for a “No Mow May” to encourage more ecologically beneficial lawns within the City of Ukiah. <i>(Source: New Implementation Program)</i>	AG – 5.4 AG – 5.5	Community Development — City Manager		■			
H Urban Agricultural Definitions The City shall revise the City Zoning Code definitions, standards, and limitations for “Urban Agriculture”, including rooftop gardens, aquaculture, hydroponics, etc. <i>(Source: New Implementation Program)</i>	AG – 5.5 AG – 5.8	Community Development		■			

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
I Support Community Gardens The City shall revise the Zoning code to streamline the regulatory permitting process to support the creation of additional community gardens within the City. <i>(Source: Existing Implementation Program OC-30.2(b))</i>	AG – 5.5 AG – 5.6	Community Development — City Manager	■				
J Urban Agricultural Incentive Zone The City shall research and consider implementation of an Urban Agricultural Incentive Zone (AB 551). “The Urban Agriculture Incentive Zones Act authorizes a city... and a landowner to enter into a contract to restrict the use of vacant, unimproved, or otherwise blighted lands for small-scale production of agricultural crops and animal husbandry.” <i>(Source: New Implementation Program)</i>	AG – 5.5	Community Development — City Manager		■			
K Local Food: Food Trucks & Farm Stands The City shall revise the Zoning Code to support the distribution and sale of locally-grown food via Food Trucks, Farm Stands, and farmer/community markets. <i>(Source: New Implementation Program)</i>	AG – 5.6	Community Development — Public Works	■				
L Farmers Markets In conjunction with the Mendocino County Farmers Market Association, the City shall research and identify additional ways to support the sale of local produce and goods at farmers markets within the City of Ukiah. <i>(Source: New Implementation Program)</i>	AG – 5.6	Community Development — Public Works					■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
M Local Purchasing The City shall research and prepare a local preference purchasing policy for future adoption to promote and support local preference purchasing policies for the City of Ukiah, local school districts and other institutions as a means to foster awareness and build relationships across the regional economy. In conjunction, (Source: New Implementation Program)	AG – 5.6	Community Development — City Manager		■			

A.8 Housing Element

Programs	Responsible Department(s)	Schedule
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. <i>Funding:</i> CDBG, HOME, and/or other local, state or federal sources	Community Development Department, Housing Services Division	<i>Ongoing, as funding is available</i>
1b Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs. <i>Funding:</i> Energy efficiency and renewable energy rebate program funds	Electric Utility Department	<i>Ongoing, as funding is available</i>

Programs	Responsible Department(s)	Schedule
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. <i>Funding:</i> N/A – application support through technical assistance.	Community Development Department, Housing Services Division.	<i>Ongoing, as funding is available</i>
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. <i>Funding:</i> Departmental budget	Community Development Department, Building Services Division	<i>Ongoing, as funding is available</i>
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. <i>Funding:</i> General Funds and/or other funding if available.	Community Development Department, Planning Services Division	<i>Establish development standards and design guidelines by the end of calendar year 2020.</i>
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. <i>Funding:</i> Ukiah Housing Trust Fund, CDBG, HOME, and/or other funding sources as available and as needed	Community Development Department, Housing Services Division	<i>Develop At-Risk Program by the end of calendar year 2020.</i>

Programs	Responsible Department(s)	Schedule
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. Funding: Departmental budget	Community Development Department, Housing Services Division	<i>Develop education program and notification procedures by June 30, 2020; implement program on an ongoing basis throughout the 2019-2027 planning period.</i>
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. Funding: Departmental budget.	Community Development Department, Planning Services Division	<i>Updated annually, by June 30 of each year; posted on the City's website and at the public counter.</i>
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. Funding: General Funds.	Community Development Department, Planning Services Division; City Council.	<i>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</i>
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. Funding: Departmental budget.	Community Development Department, Planning Services Division.	<i>Gather data and report findings to City Council by June 30, 2021.</i>

Programs	Responsible Department(s)	Schedule
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. Funding: Low and Moderate Income Housing Asset Fund; other local, State, and Federal funding sources as they become available.	Community Development Department, Housing Services Division.	<i>Ongoing.</i>
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." Funding: Departmental budget.	Community Development Department, Housing Services Division; City Manager's Office-Economic Development Section	<i>Ongoing community and stakeholder outreach, occurring at least on a quarterly basis and continuing throughout the 2019-2027 planning period.</i>

Programs	Responsible Department(s)	Schedule
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. Funding: Departmental budget	Community Development Department, Housing Services Division	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. Funding: Departmental budget	Community Development Department, Planning Services Division	Present report to Planning Commission and City Council, with recommendations, by June 30, 2026.

Programs	Responsible Department(s)	Schedule
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. 92 2019-2027 City of Ukiah Housing Element Adopted October 23, 2019 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. Funding: Departmental budget	Community Development Department, Planning Services Division	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.
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. Funding: Departmental budget	Community Development Department, Planning Services Division	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.

Programs	Responsible Department(s)	Schedule
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. Funding: CDBG, HOME, Low and Moderate Income Housing Assets Funds, CalHome, and/or other funding sources as available	Community Development Department, Housing Services Division	<i>Ongoing</i>
2k Collaborate with local service providers on addressing homelessness. Continue participation in the Mendocino County Continuum of Care. Funding: N/A	City Manager's Office	<i>Ongoing</i>
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. Funding: Departmental budget	Community Development Department, Planning Services Division	<i>Complete review of existing City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020</i>
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. Funding: Departmental budget	Community Development Department, Planning Services Division	<i>The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.</i>

Programs	Responsible Department(s)	Schedule
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. Funding: Departmental budget	Community Development Department, Planning Services Division	<i>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.</i>
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. Funding: Departmental budget	Community Development Department, Planning Services Division; Planning Commission; City Council	<i>Complete draft Zoning Code amendments by December 30, 2021; secure adoption by June 30, 2022</i>

Programs	Responsible Department(s)	Schedule
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. Funding: Departmental budget and other funding sources as available	Community Development Department, Planning Services Division; Planning Commission; City Council	<i>Complete draft policy by June 30, 2020</i>
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. Funding: Departmental budget	Community Development Department, Planning Services Division; Planning Commission; City Council	<i>Complete draft report by June 30, 2026</i>
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. Funding: Departmental Funding	Community Development Department, Planning Services Division, Building Services Division	<i>Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021</i>

Programs	Responsible Department(s)	Schedule
3e Continue to apply the CEQA infill exemption to streamline environmental review. Funding: Departmental budget	Community Development Department, Planning Services Division	<i>Ongoing</i>
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. Funding: Departmental budget	Community Development Department, Planning Services Division	<i>Report due to City Council by December 31, 2020; process and/or code improvements to be implemented immediately thereafter.</i>
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. Funding: General Funds	Community Development Department, Planning Services Division, Building Services Division; and Ukiah Police Department	<i>Ongoing</i>
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). Funding: Departmental budget	Community Development Department, Housing Services Division	<i>Ongoing</i>
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. Funding: Departmental budget	Community Development Department, Planning Services Division	<i>Develop referral procedure and revise planning permit application form by December 31, 2019; implement on January 1, 2020.</i>

Programs	Responsible Department(s)	Schedule
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. Funding: Departmental budget	Community Development Department, Housing Services Division	<i>Updated regularly, as new and relevant information is available.</i>
5b Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan. Include an annexation policy. Funding: Departmental budget, other funding as available	2020- Sphere of Influence and Municipal Service Review; 2021- Ukiah 2040 General Plan.	<i>Community Development Department, Planning Services Division</i>
5c Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints, and update the housing plan accordingly. Funding: Departmental budget, other funding as available	Community Development Department, in conjunction with stakeholder jurisdictions.	<i>Ongoing, at least on an annual basis.</i>

Comments on General Plan 2040 Draft
Rick Johnson

The document is quite large and it took a few sittings to go through all of it. Following are my comments. My intent is to have them coherent to share with the rest of the Planning Commission, but given the limited time I have, they are written informally.

OVERARCHING

A. Population and Demographic Data/Projections. The City had conducted some events over the last couple of years to solicit community input. For the most part, the ideas and comments were from the standpoint of improvements and directions for the next few years. As I was reading through the various elements I was thinking in terms of what Ukiah might be like in 2030 to 2040 in terms of population, demographics, and state/federal requirements. While I saw a lot of data on what is and was, I did not see any projections which might be helpful for anticipatory or pro-active planning.

1. What will the population be? (this will be helpful to plan that services will have the required capacity when needed)

2. What will the ethnic make-up be? (probably, like most of California, the Hispanic population will proportionally increase and the White will proportionally decrease. This could influence differences in desires for things like types of housing, recreation, entertainment, etc.)

3. Will our local economy expected to be roughly the same mix of activity in about the same proportions as it is now? (If different, then it could influence traffic patterns and utilization of current and future transportation systems such as roads & streets, public transportation, personal transportation)

4. In today's dollars, do we expect the distribution of incomes to be about the same? That is, the median income to be below the state median? This influences affordability of housing, transportation, food, discretionary income for dining, recreation, and goods, also the ability to generate tax revenue for government services.

Anyway, it would be helpful if a forecast of these parameters were provided that will help guide us to a plan that will take us into 2040. I would like us to have a City government/infrastructure that supports the needs of the citizens in 2040 and avoid investing heavily in infrastructure that may not be utilized then or becomes costly to maintain at the expense of important needs. (As an example without going into specifics, I am associated with an organization that made landscape and architectural decisions over twenty years ago and today, because of changing demographics within that organizations, struggles to generate the revenue needed to maintain the property.)

B. Climate Change/Decarbonization. The authors have included a number of statements indicating where they propose the City be by 2040. This future condition will be a significant change from where we are today. The General Plan should discuss how we will get from where we are now to the future state so the citizens can understand the impact on their quality of life, and of course their pocketbook.

1. Currently, the electrical power provided by the City utility is 70% renewable (<https://www.ukiahdailyjournal.com/2015/07/03/renewable-energy-ukiah-70-percent-carbon-free/>) According to ICF, a global consulting services company, there will be a 40% increase in energy demand from EVs (www.icf.com/insights/climate-electric-vehicle-revolution).

What plans does the city have to replace the 30% non-renewable electric power source and provide the extra power for the EVs? Mathematically, the City would have to double its renewable generation assuming no growth in population or economic activity. Is it contemplated that additional solar panel roof top installations will fill the gap? What would that look like in terms of quantities of additional roof top panels? Would the city contemplate a solar farm or a wind farm?

On top of this, it sounds like there is the possibility that there will no longer be diversions from the Eel River to Potter Valley with Scotts and Cape Horn Dams being taken and their power generation capacity eliminated. With flow eliminated through Potter Valley, the amount of water available to produce electricity at Coyote Dam would decrease. How would that power be replaced?

2. In the Mobility Element, specifically page 4-6, 51% of Ukiah's workforce live outside the City; 28% live in the City, but work outside; and just 21% live and work inside the City. Further, per Table 2.13 of the Housing Element, the median income of households in Ukiah and in the County is between \$35,000 and \$50,000. Clearly, at current prices, the cost of EVs is well beyond the reach of half our residents and as much as two-thirds. How will this work for the 72% for those who commute out of or into the City? Possibly, for the non-commuters and those using transportation to get them and their families to school, health care providers, shopping and recreation, walking and cycling is an alternative for many. Maybe some other creative solutions would include the use of more affordable electric golf carts to move around town ... but our streets would need to be designed to accommodate a mix of these smaller slower moving vehicles to share the city streets with larger vehicles including delivery trucks.

3. From what I read, the conversion to EVs would require cities to upgrade the capacity of its distribution system to power EV Charging Stations. Perhaps distribution systems to homes would be upgraded so residents could charge their vehicles at home or would there be neighborhood EV Charging Stations at various curbside locations? Just looking at the activity at the various filling stations in town and knowing that charging an EV takes longer than filling a gas tank, I think a lot of thought needs to go into this in order to understand the do-ability.

I realize much of the Climate Change/Decarbonization policy vision comes out of Washington, DC and Sacramento, but where we have flexibility in complying with state mandates, our General Plan should have reasonable goals with realistic strategies that could be implemented to get us to a some level of decarbonization considering our location, our demographics, and our economy which minimizes impacts on our quality of life....particularly those at lower income levels.

C. Water It would be helpful to have a couple of pie charts showing the current amount of water needed (diameter of pie) and its sources (pieces of the pie) compared to the amount forecast need in 2040 (population growth)

1. I've seen in some publications that our prime water source are aquifers, elsewhere, I've seen it is the underflow from the Russian River (the river has a very thick gravel bed ... so although not much water might be seen on the surface, there is a lot more flowing through the gravel bed. If the City's policy is to reduce dependency on the Russian River itself, our prime source would then shift to aquifers. If the Potter Valley Project is curtailed, this will have a profound and immediate effect on water supply from the Russian River, both surface and through the gravel bed. It will have a slower and longer term effect on the aquifers as these depend on recharge from surface water percolating from surface water to underground aquifers. How would the city continue to provide sufficient water to its citizens without the Potter Valley Project?

2. A great strategy is being able to use water more than once. The initial phases of the purple pipe project do this. A few years back, the plan was really gung-ho to get treated water to the high school, Todd Grove Park, the golf course, and the Anton Field complex. Is this still the plan? Is there sufficient excess water from the waste water treatment plant for this? This would be part of the pie chart.

MISCELLANEOUS COMMENTS & EDITS

There was a lot of material to read through and as I was doing so, I jotted down some notes, but did not have the time to do a comprehensive review. Here are some short comments on some items:

a. FAR ... Page 2-4 discusses Floor Area Ratio. It states “ the Floor area means the entire enclosed area of all floors that are more than four (4) feet above the existing or proposed grade...” So even if a commercial structure is built to the lot lines, if it is a single story and that story is at grade, the FAR would be ‘zero’. Is that correct? A two story building would be 1.00. But the diagrams for FAR seem to disregard the greater than four feet above grade requirement and show the single story as FAR 1.00 and a two story as FAR 2.00

b. On the same page there are diagrams depicting dwelling unit density per acre.....1, 6, 18, & 32 In other sections citing the code, there is reference to 15-28 du/ac. It would be helpful to have diagrams illustrate 15 and 28.

c. 2-27 shows the Downtown Area extending on Perkins to Orchard. Since Orchard and the Pear Tree Centers are really more like Highway Commercial, couldn't the Downtown Area begin about where the future courthouse is built and into the downtown core? There is a lot of opportunity to spiff up the parcels occupied by Romis BBQ, the Dragon Lady, and Curry's (all closed) while encouraging business activity with reduced restrictions on the parcel next to Chipotle, the MendoSavingsBank, and where the fast food restaurant was located (now just a concrete slab). Also, the map should show a Clay St/Peach St connector. (if we want to get people out of cars, this connector would provide a safe conduit for walkers, cyclists, eBikes, and golf cart vehicles). Also the map shows railroad tracks, instead it should show the Great Redwood Trail.

d. 2.34 has a figure showing Disadvantaged Unincorporated Communities, but I don't see any on the map. Although I can think of some because of density that lack close access to parks and grocery shopping would meet my definition, but since this is a defined term ... maybe only the residential areas that back up on Hwy 101 would be included....

e. p 3-2 lists types of employment and economic activity. I would include education mentioning both the public school system and the numerous private schools both inside (e.g., St. Marys and the Buddhist University) and those immediately outside like UJA, the Charter Schools at the Fairgrounds, and Mendocino College. As for value-adding businesses, most of which are outside the city limits, but do lend prestige and expertise to our community would include Factory Pipe, Maverick, wineries, breweries, and distilleries.

f. Tourism is covered in a couple of places in the plan. It certainly is an important part of our local economy and there is good opportunity for growth. I see mention of a Boutique Hotel and a Transit Center. The sentiment is that people do not want Ukiah to become a Healdsburg. I have been in and around Healdsburg most of my life and know residents there. Their big complaint is that the central plaza is no longer their plaza but is for the tourists....high end tourists.

If people want to enjoy visiting an affordable and welcoming 'small town', this is us. Aside from our downtown, the Sun House, Grace Hudson Museum, visitors can enjoy a nice walks in the westside neighborhoods, visit Todd Grove Park, and play a round of golf. What really struck me when I first spent time here was how friendly people were and they conversed with you like you were a neighbor.

We would all like to see the Palace Hotel replaced with something usable and if the new courthouse is ever built, there would be an opportunity for housing and/or a boutique hotel built there. For tourism also to work, we also have to make sure streets are safe and cars won't get broken into.

g. 4.2 mentions highways 20 and 101. There is also 253 to Anderson Valley and the unsigned 222 Talmage Road. Orr Springs Road to the hot springs, Montgomery Woods, and eventually the coast.

h. 4-10 shows collector streets. I would include Wabash, W Mill and W Clay to the hills, and Helen.

i. 4-14 I would show biking around Todd Grove Park, on Standley all the way around to Anton, all links to the Great Redwood Trail, routes to Observatory Park, River Park, Vinwood Park, and to all schools and commercial areas.

j. 9-74 has a statement that says 'Greenhouse Gases appear to cause ...climate change' I think this statement is inappropriate and we shouldn't be making policy based on conjecture. In an earlier part of the General Plan, there is a better statement which is more accurate mentioning solar activity, human activities, urban construction, as well as greenhouse gases. Carbon dioxide is at most, a contributor to climate change and is one we can, to some extent, mitigate. All I want to say on this is that we need to recognize that although there could be some environmental benefits to reducing CO2 emissions, going too far has a negative impact on the population by increasing the cost of goods, reducing movement of goods and people, and reducing economic activity. I do think the General Plan should steer away from providing opinion on the contribution of carbon dioxide, methane, et al to climate change and instead clearly state what Sacramento is requiring the City of Ukiah to do in its General Plan and the General Plan should cover its initiatives to comply with the State of California's mandates. Whatever flexibility we have within the state mandates, lets try to consider cost to the community (especially low income and seniors) vs. benefit.

k. GHG ... the definition lists a number of these. According to this article from NASA <https://climate.nasa.gov/ask-nasa-climate/3143/steamy-relationships-how-atmospheric-water-vapor-amplifies-earths-greenhouse-effect/> , Water Vapor is the most abundant Greenhouse Gas and contributes to half of the Earth's greenhouse effect. The definition should include water vapor.

Climate Action Mendocino
Revised Review of the City of Ukiah Draft General Plan
September, 2022

LAND USE

LU -3 To improve and enhance the appearance and vibrancy of Downtown Ukiah to create a high-quality place for residents, businesses, and visitors. (Source: Existing GP Goal CD-9, modified)

LU - 3.5 Downtown Parking

The City shall prepare and implement a Downtown parking plan that provides enough parking downtown to support area businesses while maintaining a pedestrian-friendly environment. (Source: New Policy)

Might there be a way to empower the parking enforcement person to cite cars that are moved throughout the day to avoid citations, thereby taking up space for shoppers? The parking enforcement person is aware of these vehicles, but has no means to address the problem.

LU-11- To ensure high-quality site planning, landscaping, and architectural design for all new construction, renovation, or remodeling. (Source: New Goal)

LU-11.5 Public Street Furniture

The Public Works Department shall establish public design standards for street furniture and landscaping that enhance the streetscape and general fabric of the City. (Source: Existing Program CD-12.1a)

There are wooden or concrete benches along the new Headlands trail in Ft. Bragg that are very interested and offered by local woodworkers and other artists. This could be done to enhance the streetscapes in Ukiah.

LU-11.8 Tree Preservation

The City shall encourage the preservation of trees on public and private property. Priority should be given to the preservation of trees considered significant due to their size, history, unusual species, or unique quality. (Source: Existing Program CD-4.3b, modified)

The Urban Forest Plan under Environment and Sustainability in the Implementation section could address this well, but the timeline is too far in the future at 2031-2040.

LU-11.9 Historic Preservation and Restoration

The City shall encourage restorative maintenance to deteriorated buildings, particularly in Downtown, and restrict the demolition of historically and/or architecturally significant buildings to accommodate new development. The City shall encourage adaptive re-use of historic structures to maintain their historic character while supporting economic development. (Source: New Policy)

Are there ideas to restore the Palace Hotel?

LU-11.10 Water Efficient Landscaping

The City shall ensure that Zoning Code landscape standards and design guidelines reflect the most current water efficient landscape standards that include native, adaptive, and drought resistant vegetation, as well as provisions for street canopies and streetscape enhancement. (Source: Existing Programs CD-4.2a and -4.3a)

Could solar street canopies be used to generate power for the City and local businesses and provide shade and decreasing a heat island effect.

LU-15- To promote meaningful dialogue and collaboration between members of disadvantaged communities and decision-makers to advance social and economic equity. (Source: New Goal)

LU-15.1 Community Input

The City shall continue to facilitate opportunities for disadvantaged community residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout the public review process. (Source: New Policy)

How would this happen? How is the City defining disadvantaged communities?

ECONOMIC DEVELOPMENT

ED - 2 To promote a strong local economy by improving critical infrastructure, including water, transportation, and renewable energy. (Source: New Goal)

ED- 2.2 Energy Infrastructure

The City shall work to improve energy infrastructure to increase availability, reliability, sustainability, and use of renewable energy sources. (Source: New Policy)

Where would this be implemented? How would this happen and what would it look like?

ED - 4 To attract visitors and provide them with the amenities and services to make their stay in Ukiah enjoyable. (Source: New Goal)

What is being done to build fast charging stations to attract visitors?

ED - 7 To grow the local economy and employment base by supporting efforts to retain, expand and attract local businesses. (Source: New Goal)

What is being done to attract people and businesses? Is Human Resources making a concerted effort to advertise our attractiveness?

ED - 9 To improve labor force preparedness by providing the local workforce with the skills needed to meet the requirements of evolving business needs. (Source: New Goal)

Is there an effort to align with Mendocino College for workforce training, particularly in green construction?

ED-10 To foster a robust and diversified local economy that provides quality employment and attracts stable businesses. (Source: New Goal)

Can we provide a strong program that offers better jobs for low income people, even put homeless people to work?

ED - 11 To diversify the economic base of Ukiah through the development and expansion of environmental, creative, and innovative businesses, including the non-profit sector. (Source: New Goal)

ED- 11.2 Green Economy

The City shall support the development and reduce local regulatory barriers for industries and businesses that promote and enhance environmental sustainability, greenhouse gas reductions, decarbonization, climate change adaptation, resiliency, and renewable energy generation, storage, and transmission, including solar power and other appropriate renewable sources. (Source: New Policy)

ED-11.3 Support Green Businesses

The County shall promote the efforts of existing businesses that meet green business criteria; job training in green building techniques and regenerative farming; and strive to build green technologies into and decarbonize existing public facilities. (Source: New Policy)

How would this be done? Would there be workshops for the trades? Incentives? Affordable Tool Sharing through the libraries or businesses? A facility akin to the Sonoma Clean Power's Advanced Energy Center?

MOBILITY

General Comments:

8 miles of street bike lanes is too small. Why is biking being decreased, it isn't safe to bike in Ukiah.

Arterial Streets are dedicated bicycle lanes, will there be bicycle facilities there, such as bike racks, places to pull over to attend to flats, water, rest?

*Collector Streets designate that bike lanes "should be provided wherever feasible collector street segments". Better wording should be **shall be provided wherever feasible**.*

Local Streets - some should be designated for bikes

MTA should offer more convenient scheduling, especially along South State Street where a lot of workers, walkers and children walk along the side of the road and presumably cannot ride the MTA because the schedule is restricted. A survey could be done to elicit needs.

Some cities have provided free public transportation. The MTA could offer that as a promotion to people who have been reluctant to use public transportation, e.g. a month free pass.

MOB - 1 To provide a citywide network of complete streets that meet the needs of all users, including pedestrians, bicyclists, motorists, transit, movers of commercial goods, children, seniors, and persons with disabilities. (Source: New Goal)

MOB - 1.1 Complete Streets

The City shall design streets holistically, using a complete streets approach, which considers pedestrians, bicyclists, motorists, transit users, and other modes together to adequately serve future land uses. (New Policy)

Ukiah will develop a Complete Streets Policy: a balanced, multimodal transportation network that meets the needs of all users of streets - including pedestrians, bicyclists, children, seniors, persons with disabilities, motorists, movers of commercial goods, and public transit and provides safe and convenient travel.

MOB -1.9 Bikeway Network

The City shall strive to complete the citywide bicycle network to create a full network of bicycle facilities throughout Ukiah, including bicycle lanes on all arterial and collector street segments where feasible. (New Policy)

*What is a bikeway network? Instead of "shall strive", insert **shall institute** or something like that? An underlying goal of complete streets **shall** include bikes and the bikes **shall be adequately accommodated**.*

MOB 1.11 Pedestrian Barriers & Utility Relocation

The City shall support elimination of barriers to pedestrian travel on sidewalks and walking paths including requiring the relocation or undergrounding of utilities where appropriate. (New Policy)

Vehicles are a barrier to pedestrian and bike travel in certain areas, e.g. Orr St. bridge

MOB - 2 To reduce vehicle miles traveled (VMT) to and from residences, jobs and commercial uses in Ukiah. (Source: New Goal)

MOB -2.1 Vehicle Miles Traveled (VMT) Reduction

The City shall support development and transportation improvements that help reduce VMT below regional averages on a “residential per capita” and “per employee” basis. (New Policy)

How will this be done? What is the process?

MOB - 2.3 Pedestrian Facilities

The City shall encourage new development and redevelopment that increases connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, shopping and employment destinations throughout the City. (New Policy)

Where would the connectivity be?

MOB - 2.4 Transit Facility Design

The City shall require new development to include facilities designed to make public transportation convenient. (Source: Existing Policy CT-9.1, modified)

Would this involve more flexible, frequent schedules?

MOB - 2.5 Transit Ridership

The City shall support funding and incentives to increase transit ridership opportunities. (Source: Existing Policy CT-9.2, modified)

Free passes to acclimate people to using public transportation?

MOB - 2.6 Downtown Transit Center

The City shall support creation of a Transit Center. (Source: Existing Policy CT-10.5)

Where might this be located?

MOB - 3 To provide a safe transportation system that eliminates traffic-related fatalities and reduces non-fatal injury collisions. (Source: New Goal)

Mob - 3.2 Safe Routes to Schools

The City shall promote Safe Routes to Schools programs for all schools serving the City. (Source: New Policy)

Walking School Bus programs at each school. Program to reduce idling of vehicles during school start and dismissal times.

MOB 3.3 Safety and Traffic Calming

The City shall use traffic calming methods within residential and mixed-use areas, where necessary, to create a pedestrian-friendly circulation system. (Source: New Policy)

Calming methods on some through streets in some heavily traveled residential neighborhoods.

MOB 3.5 Community Engagement

The City shall engage the community in promoting safe walking and bicycling through education and outreach. (Source: New Policy PI]

How would this education and outreach look? Possible training at schools?

PUBLIC FACILITIES, SERVICE, AND INFRASTRUCTURE

PFS - 2 To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development. (Source: Existing GP Goal CF-6, modified)

PFS - 2.7 Protect Groundwater Quality

The City shall preserve and protect groundwater quality through the implementation of best practices and innovative methods for modern wastewater disposal. (Source: Existing GP Goal CF-7, modified)

Need to test for “forever chemicals” and ban pesticide use, which adversely affect public health, pollinators and soil microbes.

PFS - 3 To ensure adequate solid waste, recycling, and composting services and maximize waste diversion from landfills. (Source: New Goal)

PFS - 3.1 Solid Waste Diversion Targets

The City shall encourage increased community participation in recycling and composting programs and weekly collection of recyclables and organic waste to achieve 85 percent diversion for community waste and municipal operations by 2030. (Source: New Policy aligning with the Ukiah Climate Action Plan, Strategy/Objective SW.1.2 which was not adopted.)

Will both the City and the waste hauler provide education? How will that be done? How can the hauler do a better job: ensuring adequate education to improve our diversion rate. Kitchen bins for customers? Possible flyer with Best Practices for Homeowners and another for Businesses. What are the enforcement plans?

PFS - 3.2 Waste Management Services

The City shall continue waste management service contracts to provide quality and cost-effective solid waste removal throughout the city and require all residents and businesses to comply with solid waste collection and recycling service requirements. (Source: New Policy)

Concern about rates. Cost effective rates are not cost effective for customers who are strong recyclers compared to other cities who reward recyclers.

PFS - 3.4 Recycling Receptacles and Biodegradable/Recycled-Materials Products

The City shall require the availability of recycling and composting receptacles and use biodegradable or recycled-material products instead of single-use plastic products at all City facilities and City- sponsored events. (Source: New Policy)

Require vendors at City events to use compostable materials with no PFAS materials such as lids or wrapping.

PFS - 3.5

Sustainable Purchasing Policy

The City shall prioritize purchasing products that are environmentally friendly; made with postconsumer recycled content; are recyclable, compostable, or reusable; are less toxic than conventional goods; are manufactured locally; and are fairly traded. (Source: New Policy based on the Ukiah Climate Action Plan, Action SW.1.2(C), which was not adopted)

What does fairly traded mean in this goal?

PFS - 4 To enforce Citywide codes and ordinances, with special attention regarding private property maintenance, abandoned vehicles, rubbish/weeds, and public nuisances. (Source: New Goal)

PFS - 4.1 Solid Waste Diversion Targets

The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible. (Source: New Policy aligning with the Ukiah Climate Action Plan, Strategy/ Objective SW.1.2 which was not adopted.)

Who will monitor this? We need stronger action language than financially feasible. How will staff coordinate with C&S?

PFS - 5 To maintain an adequate stormwater management system to accommodate runoff and improve environmental quality. (Source: New Goal)

PFS - 5.1 Low Impact Development

The City shall require new developments to install green infrastructure consistent with the sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID). (Source: New Policy)

Encourage the removal of laws that waste water.

PFS - 5.2 Pollutants Discharge Reduction

The City shall provide non-point source pollution control programs to reduce and control the discharge of pollutants into the storm drain system and Russian River. (Source: New Policy)

What is non-point pollution? Do pollutants include pesticides?

PFS - 6 Improve the efficiency and quality of utility services in the city. (Source: New Goal)

PFS - 6.1 New Initiatives

The City shall support innovative, sustainable, and alternative practices and technologies for delivering energy and utility services to the community. (Source: New Policy)

Instead of using the word 'alternative' wouldn't 'renewable' be a better choice?

PFS - 6.3 Energy Efficiency Education

The City shall support education for residents and businesses on the importance of energy efficiency.

(Source: Existing GP Goal, EG-7, modified)

How would this be done, through a brochure or through staff?

PFS - 6.4 Energy Efficient Municipal Buildings

The City shall require municipal and public buildings to operate at the highest energy efficiency level economically and operationally feasible. (Source: Existing GP Policy, EG-6.2)

Add 'with a goal to decarbonize municipal buildings'

PFS - 6.5 Privately-Owned Building Retrofits

The City shall promote retrofitting of privately-owned buildings to increase energy efficiency. (Source: Existing GP Policy, EG-6.3, modified)

Including rebate programs for heat pumps, solar, wind, etc.

PFS - 6.6 Local Power Generation

The City shall support local power generation and production that is economically and operationally feasible. (Source: New Policy)

Including solar arrays and even the idea of a floating solar array on ponds south of town as well as community microgrids where possible

PFS - 7 To ensure a safe and resilient utility and infrastructure system. (Source: New Goal)

PFS - 7.3 Electric Infrastructure Upgrades

The City shall implement electrical infrastructure upgrades as outlined in the Ukiah Wildfire Mitigation Plan to reduce the risk of wildfires. (Source: New Policy)

What are the infrastructure upgrades?

NEW GOAL *PFS - 7.4 As gasoline powered generators are costly, dangerous and create unhealthy fumes and odors the City shall encourage renewable energy option for backup power, e.g. solar on the Conference Center with battery backup instead of a generator.*

PFS - 8 To transition to sustainable and renewable energy. (Source: New Goal)

PFS - 8.1 Utility Sustainability

The City shall continue to expand alternative, sustainable electric energy use. (Source: New Policy)

Use the terminology ‘renewable, sustainable’ instead of ‘alternative’

PFS - 8.2 Sustainable Design and Energy Efficiency

The City shall encourage the site planning and design of new buildings to maximize energy efficiency.

(Source: Existing Policy EG-6.1, modified)

Instead of ‘shall encourage’ use ‘shall require’

PFS - 8.3 Solar Photovoltaic Use

The City shall encourage solar photovoltaic systems for existing residential uses to reduce the reliance on the energy grid. (Source: New Policy)

Encourage solar photovoltaic systems and community microgrids

PFS - 8.4 Residential Electric Appliances

The City shall encourage the use of electric appliances and utility hook-ups in all new residential development. (Source: New Policy)

Instead of ‘shall encourage’ use ‘shall require’

PFS - 8.6 Incentivize Energy Efficiency

The City shall consider providing incentives, such as prioritizing plan review, permit processing, and field inspection services, for energy efficient building projects. (Source: New Policy)

Reword to read ‘The City shall provide incentives’ instead of ‘considering’ them.

PFS - 9 To maintain effective, fast, and dependable fire protection and emergency medical response in Ukiah. (Source: Existing GP Goal CF-8, modified)

PFS - 9.2 Fire Prevention

The City shall require all new development to include provisions for onsite fire suppression measures and/or management of surrounding vegetation to provide minimum clearance between structures and vegetation. (Source: New Policy)

Recommend that the City speed up the process of summer weed trimming. There’s too much time between the notice and action.

PFS - 11

PFS - 11.1 Adequate Community Facilities

The City shall develop or identify adequate and appropriate community facilities for public meetings and cultural activities. (Source: Existing Policy CF-10.1, modified)

Need to add 'affordable'

PFS - 12 To provide parks, recreational facilities, and trails for residents and visitors. (Source: New Goal)

PFS - 12.3 Equitable Access to Parks and Recreation Facilities

The City shall establish new parks and recreation facilities to ensure all residents have access within a one-mile radius of their place of residence regardless of socio-economic status.

(Source: New Policy)

Decrease the radius to 1/2 mile? Prioritize new park development in underserved neighborhoods first. Riverside Park could be co-managed with tribes to provide access to and management of traditional native materials.

ENVIRONMENT AND SUSTAINABILITY

ENV - 1 Preserve open space land for the commercial agricultural and productive uses, the protection and use of natural resources, the enjoyment of scenic beauty and recreation, protection of tribal resources, and the protection from natural hazards. (Source: New Goal)

ENV - 1.3 Open Space and Renewable Energy Production

The City shall seek, where feasible, to develop renewable energy production within City-owned open space. (Source: New Policy)

Needs to exclude any renewable energy production or development of open space set aside for recreation or nature in the future.

ENV - 4 To conserve and protect the city's natural woodlands and water resources for future generations. (Source: New Goal)

ENV - 4.1 Habitat Preservation

The City shall require new development to preserve and enhance natural areas that serve, or may potentially serve, as habitat for special-status species. Where preservation is not feasible, the City shall require appropriate mitigation. (Source: New Policy)

What are 'special-status' species? Endangered species?

ENV - 4.7 Water Capturing Permits

The City shall encourage and support residents to have an on-site water capturing system for landscaping and household use. (Source: New Policy)

Delete 'encourage and' and add something that discourages lawns.

ENV - 5 To ensure the health and viability of the Russian River fisheries and tributaries. (Source: Existing GP Goals OC-7 and OC-26, modified)

ENV 5.1 Local Collaboratives

The City shall participate in local collaborative efforts to restore and preserve the health of the Russian River as a habitat for riparian species. (Source: New Policy)

Change 'riparian species' to "native riparian species"

ENV - 5.3 Russian River Riparian Area

The City shall support the County in maintaining the Russian River as a natural riparian corridor. (Source: Existing Policy OC-7.5, modified)

City to consult with tribes to maintain riparian corridors with original species used by native people.

ENV - 6 To preserve and restore creeks, streams, riparian areas, and wetlands. (Source: New Goal)

ENV - 6.4 Waterway Channelization

The City shall actively support the use of natural waterways within the city by avoiding any new waterway channelization within the city and collaborating with local and regional agencies to restore channelized waterways where feasible. (Source: New Policy)

Daylighting streams, where feasible.

ENV - 7 To improve air quality to the benefit of public health, welfare, and reduce air quality impacts with adverse effects on residents' health and wellbeing. (Source: New Goal)

ENV - 7.3 Implement Clean Air Plan

The City shall cooperate with Mendocino County Air Quality Management District (MCAQMD) to implement the Clean Air Plan required by the Clean Air Act, reduce non-attainment pollutants, including PM10, PM2.5, and ozone, and enforce air quality standards as required by State and Federal statutes. (Source: New Policy)

What is a Clean Air Plan?

ENV - 7.7 City Vehicle and Equipment Fleet

The City shall continue to purchase low-emission vehicles and use clean alternative fuels as part of their fleet. When possible, the City will replace gas and hybrid vehicles with electric vehicles. (Source: New Policy)

Use of renewable fuels, as soon as possible.

ENV 8 To achieve carbon neutrality by or before the year 2045. (Source: New Goal)

ENV 8.2 Micro-grid and Small Battery Storage

The City shall encourage the development of small-scale battery storage and micro grid capacity for storing renewable power for nighttime energy use. (Source: New Policy)

Delete the word 'capacity'.

ENV -8.3 Municipal Building Electrification Plan

The City shall adopt an electrification plan for all municipal buildings to convert them to all electric using energy from carbon-free and renewable sources by 2035. (Source: New Policy)

Change date to 'as soon as possible and by 2030'

ENV - 9 To become a zero-waste community through responsible procurement, waste diversion, and innovative strategies. (Source: New Goal)

ENV - 9.1 Zero Waste

The City shall promote innovative activities that reduce waste and increase waste diversion, including sourcing products with reusable, recyclable, or compostable packaging; establishing food diversion programs; gasification, and promoting and educating on waste diversion and its importance. (Source: New Policy)

What is 'gasification'? How does that work?

Implementation Program E: Urban Forest Master Plan is too late at 2031-2040. Needs to be sooner.

SAFETY

SAF - 2 To create a more resilient community that is prepared for, responsive to, and recoverable from hazards created or made worse by climate change. (Source: CAVA).

SAF- 2.1 Community Service Organization Coordination

The City shall collaborate with community service organizations to ensure that the information and services related to emergency preparedness are made available to persons with limited transportation, communication, and other lifeline resources and services (Source: New Policy)
How will this be done and by whom, Fire Safe Councils?

SAF - 2.2 Vulnerable Populations Coordination

The City shall coordinate with the Mendocino County Homeless Services Continuum of Care and other existing programs to ensure that emergency shelters are available during extreme heat events, severe weather and flooding events, and other highly hazardous conditions. (Source: New Policy)

Also need to include low income, marginalized communities and include mobile home parks and provide cooling centers there, among other emergency facilities.

Safety Section on Flood Hazards 7.4

FEMA Flood Zones

Atmospheric Rivers are happening a lot more often than the 100 year or 500 year floods.

SAF - 5 To minimize wildland fire risk to protect life and property. (Source: Existing GP Goal SF-7, modified)

SAF- 5.2 Vegetation and Fuel Management

The City shall require that structures located in the Very High Fire Hazard Severity zone maintain the required hazardous vegetation and fuel management specified within the California Fire Code. (Source: New Policy)

Native vegetation that hold soil moisture is recommended here.

AGRICULTURE

AG - 1 To preserve and strengthen agricultural uses

AG - 1.2 Preserve Agricultural Lands

With the exception of presently proposed or approved subdivisions, the City shall discourage urban development on unincorporated land within its Sphere of Influence until annexed by the City. The City shall support County land use regulations that protect the viability of local agriculture in the Ukiah Valley. (Source: New Policy)

No cannabis on unincorporated land.

AG - 2 To create a healthy, equitable and resilient local-food system that further integrates agriculture into the City's identity. (Source: New Goal)

AG 2.4 Backyard Food

The City shall allow and encourage residents to undertake supplementary local agriculture, including backyard gardens, apiaries, poultry, and 'foodscaping'. Examples include community, school, backyard, and rooftop gardens with a purpose extending beyond home consumption and education. (Source: New Policy)

Possibility of garden tours for foodscaping examples, maybe through the Garden Clubs. Foodscaping could be encouraged on the space between sidewalks and the street. Lawns should be discouraged because of water use. Possible education program to promote growing food instead of lawns = less water, more local food consumption. Implement a No Mow May to encourage flowers in fields for pollinators. Support the Right to Farm concept.

AG - 2.6 Support Gardeners

The City shall coordinate with the University of California Cooperative Extension (UCCE) Mendocino County Master Gardener Program, to connect city residents with backyard gardening knowledge. (Source: Existing General Plan Policy OC-21.1)

Possible Master Gardener help line available for residents?

AG - 3 Help existing agricultural stakeholders move 'Beyond the Farm'. (Source: New Goal)

AG - 3.1

Establish Infrastructure to Grow the Agricultural Economy

The City shall support existing agriculture operators by encouraging a diverse, vibrant, and innovative agriculture economy that creates new opportunities and products from regional producers. In conjunction with stakeholders, the City shall encourage the creation of agricultural business incubators, shared kitchens, and workforce development programs that create locations to strengthen agricultural operators within the region. (Source: New Policy)

Caring Kitchen, Mendocino College and Willits Grange as places for food production and kitchen space. Need space for people to rent land to produce food for Farmers Markets to encourage local food production.

AG 3.2 Agritourism

The City shall support expansion of the agricultural tourism industry by assessing utilization use of tourism facilities (e.g., hospitality, restaurants, etc.), as well as supporting efforts to plan and integrate the Great Redwood Trail into the agricultural economy. (Source: New Policy)

Possible thematic offerings such as meals prepared from local livestock (lamb, beef, pork, vegan classes and cooking demonstrations, vegetarian fare, wine focused meals, etc. Maybe even the potential of the tourism industry hiring a local food purchasing director to create programs and encourage and publicize Ukiah's food opportunities.

AG - 3.3 University Research

The City shall encourage research, particularly at the University of California Cooperative Extension, pertinent to the Ukiah Valley to identify new potential uses and enhancement for existing agricultural industries, especially pomology, 'forestry, livestock, 'and viticulture. (Source: New Policy)

Another perfect partnership to encourage research is through UC's Hopland Research and Extension Center.