



Planning Commission

Regular Meeting **AGENDA**

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

Civic Center Council Chambers ♦ 300 Seminary Ave. ♦ Ukiah, CA 95482

To participate virtually, go to the following link: <https://zoom.us/j/91264543193>

To view the meeting (without participation) go to: <http://www.cityofukiah.com/meetings/>

Call (toll-free) 1-833-548-0276 or 833-548-0282

Raise hand: after being recognized, Enter *9, Unmute Yourself: Enter *6

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

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

November 9, 2022 - 6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.a. Approval of the Draft Minutes of August 10, 2022

Recommended Action: Approve the Draft Minutes of August 10, 2022

Attachments:

1. August 10, 2022, PC Draft Minutes

4.b. Approval of the Draft Minutes of October 26, 2022

Recommended Action: Approve the Draft Minutes of October 26, 2022

Attachments:

1. October 26, 2022, PC Draft 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 November 21, 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

10.a. Receive Director's Report

Recommended Action: Receive Community Development Director's report.

Attachments: None

11. CONSENT CALENDAR

12. NEW BUSINESS

13. UNFINISHED BUSINESS

13.a. Continued Public Hearing to Consider Adoption of a Resolution Recommending the City Council Adopt the Ukiah 2040 General Plan to Replace the Existing Adopted General Plan.

Recommended Action: Adopt Resolution recommending the City Council adopt the Ukiah 2040 General Plan to replace the existing General Plan (1995 Ukiah Valley General Plan and Growth Management Program).

Attachments:

1. General Plan Errata as of 110222
2. General Plan Comments as of 110222
3. DEIR Comments as of 110222
4. General Plan Recommendation_Resolution

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: November 2, 2022
Stephanie Abba, Planning Commission Secretary

**CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING**
Virtual Meeting Link: <https://zoom.us/j/91264543193>
Ukiah, CA 95482
August 10, 2022
6:00 p.m.

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on August 10, 2022. The meeting was legally noticed on August 3, 2022. Chair Christensen called the meeting to Order at 6:00 p.m. on the following virtual link: <https://zoom.us/j/91264543193>.

CHAIR CHRISTENSEN PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Alex de Grassi, Michelle Johnson, Rick Johnson, Mark Hilliker, and Laura Christensen. **Staff Present:** Craig Schlatter, Community Development Director; and Kristine Lawler, City Clerk.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Christensen.

4. APPROVAL OF MINUTES

a. Approval of the Draft Minutes of July 27, 2022.

Motion/Second: Hilliker/de Grassi to approve the Minutes of July 27, 2022. Motion **carried** by the following roll call vote: AYES: de Grassi, M. Johnson, Hilliker, and Chair Christensen. NOES: None. ABSENT: None. ABSTAIN: R. Johnson.

5. APPEAL PROCESS

No appeals were received.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comment was received

7. SITE VISIT VERIFICATION

No site verification was necessary

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS REPORTS

Presenter: Commissioner Rick Johnson.

10. DIRECTOR'S REPORT

Report received

11. **CONSENT CALENDAR**

12. **NEW BUSINESS**

a. **Discussion with Staff Regarding Abbreviated Presentation Style..**

Presenter: Craig Schlatter, Community Development Director.

Direction was given to Staff.

13. **UNFINISHED BUSINESS**

14. **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:10 p.m.

Kristine Lawler, City Clerk

**CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING
Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
Virtual Meeting Link: <https://zoom.us/j/91264543193>
Ukiah, CA 95482
October 26, 2022
6:00 p.m.**

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on September 28, 2022. The meeting was legally noticed on October 19, 2022. The meeting was held in person and at the following virtual link: <https://zoom.us/j/91264543193>. Chair Christensen called the meeting to Order at 6:00 p.m.

CHAIR CHRISTENSEN PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present:** Alex de Grassi, Rick Johnson, Mark Hilliker, and Laura Christensen. **Commissioners Absent:** Michelle Johnson **Staff Present:** Craig Schlatter, Community Development Director, and Stephanie Abba, PC Secretary.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Christensen.

4. APPROVAL OF MINUTES

a. Approval of the Draft Minutes of September 28, 2022.

Motion/Second: Hilliker/de Grassi to approve the Minutes of September 28, 2022. Motion **carried** by the following roll call vote: AYES: de Grassi, R. Johnson, Hilliker, and Chair Christensen. NOES: None. ABSENT: M. Johnson. ABSTAIN: None.

5. APPEAL PROCESS

No appeals were received.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comment was received

7. SITE VISIT VERIFICATION

No site verification was necessary

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS REPORTS

Report Received from Commissioner Hilliker on the Institute for Local Government

10. DIRECTOR'S REPORT

Report received.

Discussion on meeting cancellations: It is the consensus of the Commission to cancel the November 23, 2022, meeting and December 28, 2022, meeting due to the dates being close to the holidays.

11. **CONSENT CALENDAR**

No items on the Consent Calendar

12. **NEW BUSINESS**

a. Public Hearing to Consider Adoption of a Resolution Recommending the City Council Adopt the Ukiah 2040 General Plan to Replace the Existing Adopted General Plan.

Recommended Action: Staff recommends the Planning Commission open the public hearing, and by motion, continue the item to the November 9, 2022 regular Planning Commission meeting.

Public Hearing Open 6:20 p.m.

Motion/Second: Hilliker/de Grassi to approve to continue the Public Hearing to November 9, 2022 Meeting. Motion **carried** by the following roll call vote: AYES: de Grassi, R. Johnson, Hilliker, and Chair Christensen. NOES: None. ABSENT: M. Johnson. ABSTAIN: None.

13. **UNFINISHED BUSINESS**

No new business was agendized.

14. **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:21 p.m.

Stephanie Abba, PC Secretary

As of 11/1/2022

COMMUNITY DEVELOPMENT DEPARTMENT

Permit #	Site Address	Date of Submittal/ Resubmittal	Summary of Project	Status	Assigned Planner
22-7758	300 Seminary Ave.	10/27/22	Telecommunications Administrative Review Permit for replacement of existing ATT equipment on existing monopine tower within the Public Facilities (PF) zoning district	Application deemed complete by Planning Division 10/31. Application being reviewed by Building Division	Michelle Irace
22-7678	203 S. State St.	9/26/22	Minor Use Permit for Mendo LEAP indoor recreation center, located within an existing building in the Urban Center (UC) Downtown Zoning Code district	Sent for referral 10/19/22	Michelle Irace
22-7565	200 Ford St.	9/9/22; 10/28/22	Major Use Permit and Site Development Permit to allow for expansion of the Ford Street Project recovery center and transitional housing, located in the Heavy Commercial (C2) zoning district.	Resubmittal needs review	Michelle Irace
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.	Incomplete:9/26/22	Michelle Irace
22-7223	414 E. Perkins St.	6/14/2022; 10/5/22	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; 10/25/22	Jesse Davis
17-3069	1294 N. State St.	9/13/17; 9/14/21; 9/28/22	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; 9/29/22	Michelle Irace
22-7483	734 S. State St.	8/15/222	Xpress Gas Station Major Use Permit-request to resume operation of the gas station within the Community Commercial (C1) Zoning District.	Incomplete: 8/19/22	Jesse Davis

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

As of 11/1/2022

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
22-7596	125 S. Orchard Ave	10/17/22	Minor Use Permit for Indoor Miniature Golf Center within an existing building located within the Community Commercial (C1) zoning district.	Approved by Zoning Administrator	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.	Approved by City Engineer	Michelle Irace
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

City of Ukiah
Miscellaneous In-Process Projects

As of 11/1/2022

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: November 2, 2022

TO: Planning Commission

FROM: Craig Schlatter, Director of Community Development

SUBJECT: Consider Adoption of a Resolution Recommending the City Council Adopt the Ukiah 2040 General Plan to Replace the Existing Adopted General Plan.

SUMMARY

APPLICANT: City of Ukiah

LOCATION: Citywide

ENVIRONMENTAL DETERMINATION: A Draft Environmental Impact Report (SCH #2022050556) was prepared for the Ukiah 2040 General Plan project in accordance with requirements of the California Environmental Quality Act and the State CEQA Guidelines.

RECOMMENDATION: Adopt Resolution Recommending the City Council Adopt the Ukiah 2040 General Plan to Replace the Existing Adopted General Plan.

BACKGROUND

This is the second of two scheduled Planning Commission meetings related to the Ukiah 2040 General Plan. In the first scheduled meeting on September 28, 2022, Planning Commission previewed and discussed the Public Review Draft 2040 General Plan with Staff. Staff also answered questions from Commissioners and members of the public. A video recording of the meeting, along with associated agenda materials and minutes, can be accessed via the following link: <http://cityofukiah.com/meetings>.

The purpose of this second meeting is for Planning Commission to consider and possibly adopt a resolution recommending the City Council adopt the Ukiah 2040 General Plan. If adopted by the City Council, the Ukiah 2040 General Plan would replace the 1995 Ukiah Valley General Plan and Growth Management Program.

The public review draft (PRD) 2040 Ukiah General Plan was released on August 5, 2022, and is most accessible through the City's 2040 General Plan website, at the following link: <http://ukiah2040.com>

Additionally, Staff has included a General Plan Errata as Attachment 1. While typically used to document changes in a Final Environmental Impact Report (FEIR), the attached errata document is intended to summarize changes and revisions that are proposed to the Draft General Plan distributed on August 5, 2022.

Comments received on the PDR 2040 Ukiah General Plan as of November 2, 2022 are included as Attachment 2.

OVERVIEW OF UKIAH 2040 GENERAL PLAN

History and Framework

The City's current General Plan was first developed in June 1974 and last comprehensively updated in 1995 with the title of the Ukiah Valley General Plan and Growth Management Program. In May 2019, the City initiated a comprehensive update to its General Plan.

Every city and county in California must have a General Plan, which is the local government's long-term framework or "constitution" for future growth and development. The General Plan is prepared with extensive community engagement to create a plan that expresses the community's vision for its future. Typically, a General Plan is designed to address the issues facing the jurisdiction for the next 20 years.

A General Plan is made up of "elements" that cover mandatory topics as well as topics important to the community. Eight elements are required to be included in the General Plan by the State. These are: land use, circulation, housing, conservation, open space, noise, safety, and environmental justice.

Although both the General Plan and the zoning code designate how land may be developed, they do so in different ways. The General Plan has a long-term outlook. It identifies the types of development that will be allowed, the spatial relationships among land uses, and the general pattern of future development. Zoning regulates development through specific development standards such as lot size, building setbacks, and allowable uses. However, the land uses shown on the General Plan diagram will typically be reflected in the local zoning maps as well, as they are required to be consistent per State law. Development must not only meet the specific requirements of the zoning code, but also the broader policies set forth in the General Plan. Put simply, the General Plan guides the zoning code, but the zoning code does not guide the General Plan. The Ukiah 2040 General Plan meets the requirements of State law by including the required elements and two optional elements.

The Ukiah 2040 General Plan does not propose development, but includes land use changes within the City limits and Annexation Areas that will guide subsequent actions taken by the City in its review of new development projects and the establishment of new and/or revised City-wide or area-specific programs.

Using the General Plan

The General Plan is used by the City Council, Planning Commission, and City staff to make recommendations and decisions with direct or indirect land use implications. It also provides a framework for inter-jurisdictional coordination of planning efforts among officials and staff of the City and other Federal, State, and local agencies. City residents, property owners, and businesses use the General Plan for guidance on City policies for particular geographic areas or for particular subjects of interest.

The General Plan is the basis for a variety of regulatory measures and administrative procedures. California planning law requires consistency between the General Plan and its implementing programs, such as zoning and subdivision ordinances, capital improvement programs, specific plans, environmental impact procedures, and building and housing codes.

The Planning Commission is responsible for conducting public hearings on the General Plan and Zoning Code modifications, considering the input of the public, and making recommendations to the City Council on these matters. After the General Plan is adopted, the Planning Commission must ensure that all subsequent land use ordinances, policies, guidelines, and development applications are consistent with the goals, objectives, and policies in the General Plan.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), a Draft Environmental Impact Report (DEIR) has been prepared for the Ukiah 2040 General Plan and can be found online at: <https://ukiah2040.com/>. Starting on October 7, 2022 and continuing through November 21, 2022, the DEIR is being circulated for public review. Comments received as of the date of this staff report (November 2, 2022) are included in Attachment 3.

The DEIR has been prepared to analyze potentially significant environmental impacts associated with future development resulting from implementation of the Ukiah 2040 General Plan and provides appropriate and feasible mitigation measures or project alternatives that would minimize or eliminate these impacts.

The DEIR serves as a Program EIR. Although the legally required contents of a Program EIR are the same as those of a project-specific EIR, Program EIRs are by necessity more conceptual and may contain a more general discussion of impacts, alternatives, and mitigation measures than a project EIR. Analysis of site-specific impacts of individual projects is not the intended use of a Program EIR. Many specific projects that could be facilitated over the 20-year span of Ukiah 2040 are not currently known or defined to the level that would allow for such an analysis at the time. Individual and specific environmental analysis of each project will be undertaken as necessary in the future by the City prior to each project being considered for approval.

The Draft EIR analyzes the impacts for each resource area included in the CEQA Guidelines Appendix G checklist. In summary, Ukiah 2040 would result in significant and unavoidable impacts to the following environmental resources: air quality, cultural resources, greenhouse gas emissions, and noise. Ukiah 2040 would result in less than significant impacts (including less than significant impacts with mitigation) on the following environmental resources: aesthetics, agriculture and forestry resources, biological resources, land use and planning, population and housing, public services and recreation, transportation, tribal cultural resources, utilities and service systems, wildfire, paleontological resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, and mineral resources.

The Final EIR for Ukiah 2040 will be prepared in accordance with CEQA Guidelines Section 15132, and will include all written public comments received, as well as responses to comments and any changes proposed to the DEIR as a result public comments received. The authority to certify the FEIR lies with the City Council, in accordance with CEQA Guidelines Section 15090 and past City-practice. As such, the Planning Commission is not being asked to take action on the DEIR, but Staff welcomes comments and questions from the Planning Commission related to the DEIR.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Resolution recommending the City Council adopt the Ukiah 2040 General Plan to replace the existing General Plan (1995 Ukiah Valley General Plan and Growth Management Program).

ATTACHMENTS

1. General Plan Errata sheet
2. Public comments received on Ukiah 2040 General Plan as of November 2, 2022
3. Written DEIR comments received as of November 2, 2022
4. Resolution

Proposed General Plan Errata Sheet, as of 11/2/2022

While typically used to document changes in a Final Environmental Impact Report (FEIR), this Errata document is intended to summarize changes and revisions that are proposed to the Draft General Plan distributed on August 5, 2022. This General Plan Errata Sheet is not intended to supplant the FEIR Errata that will be prepared as a part of the FEIR process.

The proposed changes noted in this Errata Sheet include either minor typographical corrections, edits intended to clarify existing information, or revisions and additions based on comments received during public outreach efforts. A summary of these edits is provided below, organized by General Plan Element. Text that has been added is identified as underline text, and text that has been deleted is identified as ~~striketrough-text~~. The below list does not include every minor change to correct grammatical errors, formatting issues, or minor clarification issues.

However, Exhibit A includes all of the pages from the General Plan elements and appendices with the proposed changes (identified in track changes) noted within this Errata.

Land Use Element

- Add clarifying language to distinguish between the Ukiah Municipal Airport Land Use Compatibility Plan and the Ukiah Municipal Airport Master Plan.
- Add the following Implementation Program for consistency with adopted City Council Annexation Policies:
Implementation Program I, Annexation Guide. The City shall develop, maintain, and make publicly-available a City of Ukiah Annexation Guide that includes an annexation applicant's responsibilities, the requirements for environmental review, requirements for development plans, and fees associated with applications for annexation.
- Revise Policy LU-7.2 for consistency with adopted City Council Annexation Policies:
 LU-7.2 Annexations. The City shall support property owners and applications that seek to annex adjoining unincorporated land within the City's Sphere of Influence where the City determines it to be in residents' interests to do so, to promote orderly development, to implement General Plan goals, and if the annexation would improve the fiscal health of the City, provide a more efficient delivery of municipal services to the area, and/or create a more logical City boundary. The City shall consider annexation of lands outside the SOI but within the Planning Area if the City and all local agencies with relevant jurisdiction, arrive at an agreement ensuring adequately compensated for the costs it will incur due to development in its Planning Area (Source: New Policy; City Staff; City Council Annexation Policies)
- Include the updated Disadvantaged Unincorporated Communities (DUC) analysis as Appendix C (see "Appendices" section below). Replace Figure 2-6 with DUC map that was previously identified as forthcoming.
- Add a column to Table 2-2 identifying compatible zoning districts with General Plan Land Use Designations.

Table 2-2 General Plan Land Use Designation Summary Table

Land Use Designation		Density Range (units/acre)	Floor Area Ratio	Compatible Zoning Districts
HR	Hillside Residential	1 du/ac	N/A	<u>Low Density Residential-Hillside Overlay (R1-H)</u>
RR	Rural Residential	2 du/ac	N/A	<u>Low Density Residential (R1)</u>
LDR	Low Density Residential	15 du/ac	N/A	<u>Low Density Residential (R1)</u>
MDR	Medium Density Residential	15 - 28 du/ac	N/A	<u>Medium Density Residential (R2)</u>
HDR	High Density Residential	28 - 40 du/ac	N/A	<u>High Density Residential (R3)</u>
DC	Downtown Core	28 - 40 du/ac	2.5	<u>All Downtown Zoning Code districts</u>
MUBST	Mixed Use: Brush Street	SFD: 5 - 9 du/ac MFR: 9 - 20 du/ac	0.3-1.0	<u>All existing and future zoning districts that meet the intent of the MUBST</u>
AIP-PD	Mixed Use: AIP-PD	N/A	1.0	<u>All AIP-PD zoning districts, as well as Commercial, Manufacturing, and Industrial zoning districts that meet the intent of the AIP-PD</u>
NC	Neighborhood Commercial	8 - 15 du/ac	1.0	<u>Neighborhood Commercial (CN)</u>
CC	Community Commercial	15 - 28 du/ac	1.5	<u>Community Commercial (C1)</u>
HC	Highway Commercial	28 - 40 du/ac	1.0	<u>C1; Heavy Commercial (C2)</u>
I	Industrial	Live Work: 20 du/ac	1.0	<u>Industrial; Manufacturing</u>
P	Public	N/A	1.0	<u>Public Facilities; Agricultural Combining; Open Space</u>
REC	Recreational	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
OS	Open Space	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
AG	Agriculture	1 du/40 ac	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>

Economic Development Element

- Modify the following policy:

Policy ED-10.1 Value-Added Agriculture. The City shall encourage and support the expansion of value-added agricultural products (e.g., processing, packaging, product development) with an emphasis on local distribution and consumption.

Mobility Element

- Add information about existing regional transportation network, as well as information related to the Downtown Streetscape Project.

Public Facilities, Services, and Infrastructure Element

- Correct the agency name to Mendocino County Russian River Flood Control and Water Conservation Improvement District (Flood Control District).

- Modify the following policies:

Policy PFS-5.1 Low Impact Development. The City shall require new developments to install green infrastructure consistent with the Stormwater Low Impact Development Technical Design Manual and 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).

Policy PFS-15.1 Alcohol and Tobacco Sales. The City shall study the feasibility of establishing zoning code provisions limiting the location and concentration of businesses selling alcohol and tobacco near sensitive land uses.

- Add the following implementation program:

Implementation Program D, Alcohol and Tobacco Ordinance. The City shall prepare a feasibility analysis studying the establishment of establishing zoning code provisions related to the location and number of businesses selling alcohol and tobacco near sensitive land uses.

Environment and Sustainability Element

- Modify the following policy and implementation programs:

Policy ENV-2.1 ~~City Tree Inventories~~ Tree Preservation. The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots, and city facilities. The City shall also prepare an Urban Forest Master Plan, review its Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance.

Implementation Program 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 should include trees within commercial and residential areas, as well as those at city parks and facilities. This plan shall be updated every five years.

Implementation Program F, Tree Protection Ordinance. The City shall review its Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance.

Safety Element

- The Safety Element has been revised in response to feedback and informal comments received by the California Geological Survey (CGS), in accordance with Government Code 65302.5(a), and by the California Department of Forestry and Fire Protection (Cal Fire), in accordance with Senate Bill 99 and Assembly Bill 747.

The CGS suggested that Staff add one reference to the Safety Element related to landslides, which Staff has addressed. However, Cal Fire had several comments and suggestions related to information, formatting and specific requirements for the way certain information is presented. The informal review process with Cal Fire is required prior to the Board of Forestry's formal review of the Safety Element. Working collaboratively with Cal Fire, Staff has addressed all Cal Fire comments but is still in the informal review process as of the date of this update. Staff anticipates the Safety Element will be formally reviewed by Cal Fire at their December Board meeting (tentatively December 6 or 7, 2022) and although not anticipated, additional minor non-substantive revisions may be necessary. Staff recommends all changes suggested or required by Cal Fire and CGS be incorporated into the General Plan.

- Add references to available resources provided by the commenting agencies.
- Add clarifying language to the setting section related to existing regional plans, high fire hazard severity zones, fuel breaks, and evacuation routes.
- Add Figure 7-4 to depict historic fires around Ukiah.
- Modify and update Figure 7-5 to reflect the most up to date information related to fire hazard severity zones and proximity to the City's critical facilities.
- Add Figures 7-6 and 7-8 related to traffic noise, which were previously identified as forthcoming.
- Revise the following policies and implementation programs:

Policy SAF-4.6 Local Fire Protection Plans. The City shall coordinate with the Ukiah Valley Fire Authority to continue developing local fire protection planning and programs, particularly for new development in Very High Fire Hazard Safety Zones (VHFHSZs). (Source: New Policy)

Policy SAF-5.1 Public Facilities Hazard Mitigation. The City shall to the extent possible, ensure that future public facilities are not located in Very High Fire Hazard Severity Zones. If facilities are located within Very High Fire Hazard Severity Zones the City shall reduce the hazard potential ~~for public facilities located in the Very High Fire Hazard Severity Zone~~ by requiring the incorporation of hazard mitigation measures during planned improvements. (Source: New Policy)

Policy 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 and Public Resources Code 4291.

Policy SAF-5.3 Evacuation Routes. The City shall identify and maintain adequate evacuation routes in the city to safeguard human life in the case of fire. Evacuation routes shall be analyzed for their capacity, safety, and viability under a range of emergency scenarios in accordance with Assembly Bill 747. Evacuation routes within VHFHSZs shall be developed in accordance with SRA Fire Safe Regulations (Title 14, Division 1.5), and residential development in VHFHSZs that do not have at least two emergency evacuation routes shall also be identified in accordance with Senate Bill 99.

Policy SAF-5.6 Water Supply Infrastructure. The City shall regularly assess the integrity of existing water supply infrastructure and prioritize required system for existing and proposed development to ensure adequate fire suppression needs are met.

Policy SAF-5.7 Fire Code Compliance. The City shall require that all new or significantly renovated structures and facilities within Ukiah comply with local, State, and Federal regulatory standards including the California Building and Fire Codes as well as other applicable fire safety standards, including but not limited to, Public Resources Code 4291.

Policy SAF-5.8 Site Design Standards for Fire Hazard Reduction. The City shall prioritize the maintenance and update of stringent site design standards (such as those contained within the Hillside Overlay District) to reduce potential fire hazard risk, particularly within VHFHSZs, and ensure that new development maintains adequate access (ingress, egress). New residential development with VHFHSZs should be minimized.

Policy SAF-5.9 Adequate Water Supply Infrastructure. All new development shall have adequate fire protection resources. The City shall prioritize new development in areas with adequate water supply infrastructure.

Policy SAF-5.10 Fire Safety Education Programs. The City shall coordinate with the Ukiah Valley Fire Authority to inform property owners and residents of the most recent best practices in building and land management and fire safety measures to protect people and property from fire hazards. This shall include providing information to at-risk populations related to evacuation routes and wildfire evacuation events, defensible space, fire hazard impacts (such as structural damage, wildfire smoke, etc.), fire prevention measures, and structural hardening.

Policy SAF-6.3 Locally Focused Plans. The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements. This shall include developing a plan for repopulation and redevelopment after large disaster events.

Implementation Program 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. If new residential subdivisions are proposed within the VHFHSZ a Fire Protection Plan with the following components shall be included in the proposal and reviewed by the Ukiah Valley Fire Authority:

- Risk Analysis.
- Fire Response Capabilities.
- Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance.
- Mitigation Measures and Design Considerations for Non-Conforming Fuel Modification.
- Wildfire Education Maintenance and Limitations.

Agriculture Element

- Revise the following policy:

Policy 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 for local consumption and export. 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.

Appendices

- Appendix A. Add all goals, policies and implementation programs contained within Ukiah 2040 and include proposed edits to the goals, policies and implementation programs noted within this errata sheet.
- Appendix C. Add Disadvantaged Unincorporated Communities Analysis as Appendix C. The City's DUC analysis was last updated in 2019 for adoption of the City's 6th Cycle Housing Element and has been updated as a part of Ukiah 2040's Land Use Element using data from the California Association of Local Agency Formation Commissions (CALAFCO). Additionally, updated DUC analysis is required by the Mendocino Local Agency Formation Commission (LAFCo) for review of the City's municipal service review and annexation applications. The Draft General Plan included a place holder for the updated DUC analysis and it is now proposed as Appendix C.

Maps and Figures

The following changes are proposed to the General Plan maps and figures but have not been implemented yet. However, the changes will be included for City Council's final consideration of the General Plan.

- Make formatting changes to titles, legends and color schemes to various maps and figures throughout the General Plan to ensure consistency and uniformity.
- Make minor edits and revisions to the existing and proposed land use maps (Figures 2-1 and 2-2) for consistency with existing land uses and to rectify minor mapping errors and inconsistencies.

EXHIBIT A- GENERAL PLAN ERRATA



Land Use Element

The Land Use Element establishes goals, policies, and programs to strategically accommodate future growth and change while preserving and enhancing the qualities that make Ukiah a great place to live and work. The Element contains the Land Use Diagram, a map of land uses within the planning area. It also contains a description of the land use designations. The goals, policies, and programs are designed to enhance Ukiah’s neighborhoods with an attractive mix of uses and amenities that expand the local economy, protect environmental resources, and improve the overall quality of life of residents. A variety of topics are discussed within the Element, including the pattern of development, missing middle housing, special planning areas, infill development, and community character and design.

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Table 2-1 General Plan Land Use Designations



For parcel that fall within a designated Airport Compatibility Zone, refer to Chapter 3 of the UKIALUCP which lists restrictions for each land use within each Compatibility Zone related to height, density (both residential and non-residential), land use, noise, and open land.

Designation	Description	Density / Intensity
Residential Designations		
Hillside Residential HR	Purpose and Application: This designation replaces existing Rural Residential areas in the hillsides west of Highland Avenue and Park Boulevard, with a maximum allowable density of one dwelling unit per gross acre. The intent of this designation is to allow for single-family residential at a lower density to align with the goal of reducing development in designated High Fire Hazard Areas. Typical Uses: - Single-family detached dwellings - Accessory dwelling units	Minimum Density: N/A Maximum Density: 1 du/ac Floor Area Ratio: N/A
Rural Residential RR	Purpose and Application: This designation allows for single-family residential development at a density of up to two units per gross acre. This designation shall be reserved for those lands that are on the fringe of the community, have already been divided into lot sizes that are one-half acre or larger, or are required to "buffer" an industrial, agricultural, or public use. Development in this category is required to connect to the City's wastewater collection system and water system. The City may also require new projects to install infrastructure, such as sidewalks, curbs/gutters, or streetlights. Typical Uses: - Single-family detached dwellings - Accessory dwelling units - Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	<u>Minimum Density:</u> <u>N/A</u> Maximum Density: 2 du/ac Floor Area Ratio: N/A
Low Density Residential LDR	Purpose and Application: This designation is intended to provide land for attached and detached single-family residential uses. This designation is the traditional suburban style or City neighborhood style development density. The LDR classification is for lands within the City, the Sphere of Influence, Master Plan Areas, and within Rural Communities, or large subdivisions or planned unit developments. Typical Uses: - Single family detached dwellings - Mobile home parks	<u>Minimum Density:</u> <u>N/A</u> Maximum Density: 15 du/ac Floor Area Ratio: N/A

Designation		Description	Density / Intensity
		Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	
Medium Density Residential MDR		Purpose and Application: This designation is intended to provide land for a range of residential densities and a variety of housing types and ownerships, including townhomes, multiple family residential development, mobile home parks, and more urban-scale density development. Lands classified MDR shall be located within the incorporated City, Ukiah Sphere of Influence, Master Plan areas, or Rural Communities. MDR lands are intended to be located in proximity to parks, schools, and public services. Typical Uses: - Single-family detached dwellings - Small-lot multifamily dwellings, including duplexes, triplexes, fourplexes, apartments, townhomes, and mobile homes - Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	Minimum Density: 15 du/ac Maximum Density: 28 du/ac Floor Area Ratio: n/a
High Density Residential HDR		Purpose and Application: This designation is intended for high-density apartment or townhome projects to meet the diverse needs of the population in terms of mixed types and affordability of housing. The HDR classification is permitted within the incorporated City and Sphere of Influence. This designation is also permitted as a part of a planned unit development or Master Plan Area. This designation is also intended to provide opportunities for limited neighborhood-directed commercial development that is designed to serve the needs of a residential area. - Single-family detached dwellings - Multi-family dwellings, including duplexes, triplexes, fourplexes, apartments, townhomes, and mobile homes - Neighborhood commercial - Compatible public and quasi-public uses (e.g., churches, day-care centers, community centers, parks, and schools)	Minimum Density: 28 du/ac Maximum Density: 40 du/ac Floor Area Ratio: n/a
Mixed Use / Commercial / Industrial			
Downtown Core DC		Purpose and Application: This designation is applied to the central core of Ukiah, generally extending along East Perkins Street and State Street that currently comprises parcels with the Downtown Zoning District. This designation is intended to establish and promote Downtown Ukiah as the central gathering place in the community for commercial, entertainment, hospitality, and urban living. Development in the Downtown Core is meant to establish a walkable, infill-oriented environment, focusing on multi-modal transportation and overall connectivity to the remainder of the city. This designation allows for a combination of higher-density residential, mixed-use, office, and commercial uses. Projects in this	Minimum Density: 28 du/ac Maximum Density: 40 du/ac Floor Area Ratio: 2.5

Designation	Description	Density / Intensity
	designation are required to comply with the design standards and guidelines as specified in the Downtown Zoning Code. Typical Uses: - Multi-family dwellings - Mixed-use multi-family, commercial, retail, live/work, office - Entertainment venues - Hotels and lodging establishments - Restaurants and similar hospitality uses - Large and small format retail sales - Personal service/repair, medical, and office uses - Administrative and professional offices - Central gathering spaces, plazas, and paseos	
Mixed Use: Brush Street MUBST	Purpose and Application: This designation is intended to allow two to three story mixed-use development with commercial uses encouraged at street level. Uses may be mixed vertically or horizontally (stacked or linearly) on the site. Mixed-use (MU) development shall combine two or more of the permitted uses listed below along with some form of public open space, and single use development shall be prohibited by implementing zoning. Typical Uses: - Single- and multi-family (MFR) dwellings - Retail commercial and light industrial - Mixed-use multi-family, commercial, retail, live/work, office, medical related uses such as clinics and hospitals	Minimum Density: SFD: 5 du/ac MFR/MU: 9 du/ac Maximum Density: SFD: 9 du/ac MFR/MU: 20 du/ac Floor Area Ratio: Min: 0.3 Max: 1.0
Mixed Use: AIP-PD AIP-PD	Purpose and Application: This designation replaces the Master Plan Area designation for the Airport Industrial Park Planned Development (AIP-PD) area in southern Ukiah along Highway 101. The AIP-PD was originally approved in 1981, and the Ordinance regulating current land uses was first adopted in 2013; lands within this area are currently governed by AIP-PD Ordinance No. 1213 which was adopted in 2021. Since adoption of the 1995 General Plan this area is almost completely built out with a variety of commercial, industrial, and mixed-use development. Land Use within this area is further broken down into seven land use categories: Highway Commercial; Industrial; Industrial Auto; Commercial; Light Manufacturing Mixed Use; Open Space; Professional Office; and Retail Commercial (as shown on the AIP-PD land use designation map). Each designation contains a set of development standards (setbacks, height, design, land use, landscaping, etc.). While the AIP-PD notes that residential density is limited to 60 people per acre, and commercial development is subject to 40 percent maximum lot coverage, due to its proximity to the airport, the AIP-PD relies on density restrictions noted within UKIALUCP. Typical Uses:	Floor Area Ratio: 1.0

Designation	Description	Density / Intensity
	- Large format retail sales - Restaurants - Light industrial/manufacturing - Personal service/repair, medical, and office uses - Administrative and professional offices - Highway-oriented uses - Automotive commercial - Open Space	
Neighborhood Commercial NC	Purpose and Application: This designation identifies areas generally located within existing neighborhoods in the city, primarily adjacent to single-family areas along South Dora Street. The intent of this designation is meant provide enhanced neighborhood serving uses that are compatible with and limit conflict with adjacent residential areas. In an effort to stimulate additional housing opportunities in the city, this designation supports the inclusion of single- and multi-family dwelling types, specifically walkable infill development, including mixed-use development (both horizontal and vertical formats). This designation focuses development of small format retail and personal services that serve the everyday needs of the immediate neighborhood. Typical Uses: - Small format retail sales - Restaurants - Personal service/repair, medical, and office uses - Single- and multi-family dwellings - Mixed-use (multi-family, commercial, retail, live/work, office)	Minimum Density: 8 du/ac Maximum Density: 15 du/ac Floor Area Ratio: 1.0
Community Commercial CC	Purpose and Application: This designation identifies areas generally located along major corridors in the city including State Street, East Gobbi Street, and Talmage Road, with the intent of providing a transition between higher-intensity commercial uses along Highway 101 and residential neighborhoods on the western side of the city. In an effort to stimulate additional housing opportunities in the city, this designation supports the inclusion of higher-density multi-family dwellings, including mixed-use development (both horizontal and vertical formats). This designation focuses development for small and large format retail, shopping centers, chain restaurants, and personal services that provide for the community as well as consumers outside the city. Typical Uses: - Large format retail stores, with a focus on national and regional chains - Hotels and lodging establishments - Restaurants - Personal services and office uses	Minimum Density: 15 du/ac Maximum Density: 28 du/ac Floor Area Ratio: 1.5

Designation	Description	Density / Intensity
	- Multi-family dwellings - Mixed-use (multi-family, commercial, retail, live/ work, office)	
Highway Commercial HC	Purpose and Application: This designation identifies areas generally located adjacent to Highway 101 on the far eastern side of the city. This designation focuses development of more auto-oriented uses, visitor-serving uses, and large format retail that are typically associated with highway users. The intent is to limit the impact of such auto-oriented uses on established residential areas and neighborhood-focused commercial centers, including Downtown. Typical Uses: - Large format retail - Hotels and lodging establishments - Restaurants and supporting hospitality uses, including drive-thru establishments - Gas stations and vehicle fueling stations, including vehicle repair - Guidance services and professional offices	Minimum Density: 28 du/ac Maximum Density: 40 du/ac Floor Area Ratio: 1.0
Industrial I	Purpose and Application: This designation is intended to identify those areas of the General Plan where manufacturing and major employment uses may occur. The Industrial classification applies to lands suited for industrial uses where public facilities and services (transportation systems, utilities, fire protection, water, and sewage disposal) exist or can be efficiently provided. Industrial uses may be sited where there can be the least impact to proximate uses and where the potential for environmental disruption is minimal or can be adequately controlled. Industrial uses may be managed through individual zoning districts to ensure a level of land use compatibility that reflects site specific conditions and requirements. New Industrial lands are intended to be located in the City limits, the Sphere of Influence, or Master Plan Areas. Typical Uses: - Manufacturing, processing, fabrication and assembly, and warehousing - Public facilities, places of assembly - Business centers, business parks, office parks, mixed commercial, office, and industrial sites. - Limited live-work uses	<u>Minimum Density:</u> <u>N/A</u> Maximum Density: Live/work: 20 du/ac Floor Area Ratio: 1.0

Public / Quasi-Public			
Public P		Purpose and Application: This designation is intended to identify lands owned by public agencies including the City, County, School districts, and special districts, as well as quasi-public utilities such as Pacific Gas & Electric and internet and telephone service providers. Public land uses identify facilities that are unlikely during the life of the General Plan to be considered surplus property because of the extent or nature of the existing facility. The P classification is the equivalent of the County's Public Lands and Public Services classification. Typical Uses: ▪ Government buildings ▪ Libraries ▪ Water, wastewater, and drainage facilities ▪ Transportation and utility facilities ▪ Compatible public buildings ▪ Natural resource areas	Minimum /Maximum Density: n/a Floor Area Ratio: 1.0
Recreational REC		Purpose and Application: This designation is intended to identify recreation facilities with generally unrestricted access. REC lands apply to public parks and recreation facilities, quasi-public recreation facilities within residential development, and private parks or recreation facilities such as campgrounds or private golf courses. Typical Uses: ▪ Campgrounds, trails, parks, baseball fields, soccer fields, BMX tracks, RV parks, golf courses, country club facilities.	Minimum /Maximum Density: n/a Floor Area Ratio: n/a
Open Space OS		Purpose and Application: This designation is intended to identify lands not suited for development or to land most valuable in its undeveloped state. Factors limiting the development of land would include such constraints as unstable soils, high fire hazard, remote location, poor access, or susceptibility to flooding. Valuable natural areas could include rare and endangered species and habitat, wildlife corridors, riparian vegetation zones, areas with creeks or water features, or designated scenic resources. The OS classification is the equivalent of the County's Open Space classification. Typical Uses: • Agriculture, conservation and development of natural resources • Mineral extraction • Recreation • Essential utility installations	Minimum /Maximum Density: n/a Floor Area Ratio: n/a

Other			
Agriculture	AG	Purpose and Application: This designation is intended to apply to lands which are suited for and are used for production of crops, commercially cultivated lands under agricultural preserve contracts, land having present or future potential for agricultural production, and contiguous or intermixed smaller parcels on which non-compatible uses could jeopardize the agricultural use of agricultural lands. Lands within the AG classification with agricultural commodities, excluding cannabis, are protected from encroachment of incompatible uses by the "Right to Farm" provisions of the Agriculture Element. Agriculture lands are intended to include both the growing, raising, and harvesting of agricultural produce, fruit, or livestock. Typical Uses: - Single-family dwellings - Farm labor housing - Crop production, grazing, livestock raising facilities, dairies - Packing houses, feed/grain storage - Natural open space areas - Agriculturally related industries, wineries, food processing	Minimum Density: n/a
			Maximum Density: 1 du/40 ac Floor Area Ratio: n/a

Table 2-2 General Plan Land Use Designation Summary Table

Land Use Designation		Density Range (units/acre)	Floor Area Ratio	Compatible Zoning Districts
HR	Hillside Residential	1 du/ac	N/A	<u>Low Density Residential-Hillside Overlay (R1-H)</u>
RR	Rural Residential	2 du/ac	N/A	<u>Low Density Residential (R1)</u>
LDR	Low Density Residential	15 du/ac	N/A	<u>Low Density Residential (R1)</u>
MDR	Medium Density Residential	15 - 28 du/ac	N/A	<u>Medium Density Residential (R2)</u>
HDR	High Density Residential	28 - 40 du/ac	N/A	<u>High Density Residential (R3)</u>
DC	Downtown Core	28 - 40 du/ac	2.5	<u>All Downtown Zoning Code districts</u>
MUBST	Mixed Use: Brush Street	SFD: 5 - 9 du/ac MFR: 9 - 20 du/ac	0.3-1.0	<u>All existing and future zoning districts that meet the intent of the MUBST</u>
AIP-PD	Mixed Use: AIP-PD	N/A	1.0	<u>All AIP-PD zoning districts, as well as Commercial, Manufacturing, and Industrial zoning</u>

				<u>districts that meet the intent of the AIP-PD</u>
NC	Neighborhood Commercial	8 - 15 du/ac	1.0	<u>Neighborhood Commercial (CN)</u>
CC	Community Commercial	15 - 28 du/ac	1.5	<u>Community Commercial (C1)</u>
HC	Highway Commercial	28 - 40 du/ac	1.0	<u>C1: Heavy Commercial (C2)</u>
I	Industrial	Live Work: 20 du/ac	1.0	<u>Industrial; Manufacturing</u>
P	Public	N/A	1.0	<u>Public Facilities; Agricultural Combining; Open Space</u>
REC	Recreational	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
OS	Open Space	N/A	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>
AG	Agriculture	1 du/40 ac	N/A	<u>Public Facilities; Agricultural Combining; Open Space</u>

2.2 Pattern of Development

Over the course of this General Plan, the City will continue to develop and grow to meet the needs of current and future residents, businesses, and visitors. The General Plan is intended to ensure an orderly, contiguous pattern of development that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities. The Plan is also designed to promote sustainable development and local growth patterns that enhance Ukiah's overall quality of life. Through this General Plan the City prioritizes land development that meets the needs of the current population without compromising the ability of future generations to meet their own needs. New development should minimize resource consumption, reduce dependency on the automobile, preserve sensitive environmental resources, reduce maintenance and utility expenses, and promote physical, mental, and social well-being ~~improve social health and interaction~~.

Future Annexations

Annexation efforts for the City of Ukiah have been discussed over the last three decades and addressed in multiple planning documents produced over the past 35 years, including the 1984 Ukiah General Plan, the 1995 Ukiah General Plan, the 2009-14, 2014-19, and 2019-27 Ukiah Housing Elements, Mendocino County's 2019-2027 Housing Element, and the 2011 Ukiah Valley Area Plan. Themes within these documents related to annexation include supporting future housing needs through annexation efforts that lead to the orderly expansion of growth to avoid sprawl; collaboration between the cities within the county on regional housing by supporting annexation applications to the Mendocino LAFCo from cities for annexations of contiguous lands; and the need for preservation of open space and agricultural lands.

Consistent with direction received from the City Council, the adopted Annexation policy, and relevant City and County planning documents, the City of Ukiah intends to pursue annexation of approximately 910 acres of land, currently located in the County of Mendocino's jurisdictional boundaries, into the City limits. The 910 acres proposed for annexation are categorized as the following Annexation Areas: City-Owned Properties; the Brush Street/Masonite Annexation Area; and the Western Hills Annexation Area. All of the land the City is pursuing for annexation is located within the City's current SOI, and with the exception of the Western Hills annexation, a portion of the landfill site along Vichy Road, and the open space area west of the terminus of Standley Street. However, all of the land the City is pursuing for annexation is located within the City's proposed SOI. The Annexation Areas being pursued by the City are summarized below and shown on Figure 2-2.

Annexation requests and jurisdictional changes must be reviewed and approved first by City Council, then by the Mendocino County Local Agency Formation Commission (LAFCo). In December 2021, the City submitted annexation pre-applications to LAFCo for annexation of the City Owned Properties and the Northern Annexation Area. The City anticipates submitting pre-applications and full applications to LAFCo for all areas within the Proposed SOI shown within Figure 2-2 over the next one to three years.

- **A: City-Owned Properties.** Includes 16 City-owned properties, totaling approximately 437 acres, that the City of Ukiah has acquired within the City's Sphere of Influence (SOI) for public purposes, but has not

Goals and Policies

LU-7 *To ensure the orderly and timely growth and expansion of the City. (Source: New Goal)*

LU-7.1 Development Pattern

The City shall ensure an orderly, contiguous development pattern that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities. *(Source: New Policy)*

LU-7.2 Annexations

The City shall property owners and applications that seek to annex adjoining unincorporated land within the City's Sphere of Influence where the City determines it to be in residents' interests to do so, to promote orderly development, to implement General Plan goals, and consider annexation of adjoining unincorporated land within the City's Sphere of Influence if the annexation would improve the fiscal health of the City, provide a more efficient delivery of City services to the area, and/or create a more logical City boundary. The City shall consider annexation of lands outside of the SOI but within the Planning Area if the City and all local agencies with relevant jurisdiction, arrive at an agreement ensuring adequately compensated for the costs it it will incur due to development in its Planning Area. *(Source: New Policy; City Staff; City Council Annexation Policies)*

LU-7.3 Annexation Considerations

The City shall consider the following factors when reviewing annexation proposals:

- a. Availability of public services and facilities;
- b. Proximity to existing urban development;
- c. Existing agricultural uses;
- d. Fiscal impacts on City finances;
- e. Potential economic benefits;
- f. Regional housing needs; and
- g. Public health and safety.

(Source: New Policy)

LU-7.4 Required Public Facilities and Services

The City will support annexation of land for new development only if public services and facilities meeting City standards are available or plans are in place demonstrating their availability in the near future. *(Source: New Policy)*

Airport Related Plans

~~Ukiah Municipal Airport Land Use Compatibility Plan~~

~~Ukiah is a unique community with a complex development pattern that is affected by the Ukiah Municipal Airport Compatibility Zones, as described within the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP 2021). The UKIALUCP is a Mendocino County regulatory plan applicable to development in the vicinity of the Ukiah Municipal Airport. Whereas the UKI Master Plan applies to the airport proper, the UKIALUCP applies to development within the Area of Influence of the airport.~~

~~Ukiah Municipal Airport Master Plan~~

~~The Ukiah Municipal Airport Master Plan (Airport Master Plan), adopted by the City in 1996, serves as a framework within which individual airport projects can be implemented. The Airport Master Plan summarizes airport inventory, role and activity, and financial plan, and establish standards for airfield design and building area development. In January 2016, the Federal Aviation Administration (FAA) approved Ukiah Municipal Airport's Airport Layout Plan, illustrating proposed alterations to the airfield system.~~

~~Ukiah Municipal Airport Land Use Compatibility Plan~~

~~Adopted in 2021 by the Mendocino County Airport Land Use Commission (ALUC) and City of Ukiah, the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) replaces the compatibility plan for Ukiah Municipal Airport adopted by the ALUC in 1996 as part of the countywide Mendocino County Airport Comprehensive Land Use Plan (MCALUCP). Whereas the UKI Master Plan applies to the airport proper, the UKIALUCP applies to development within the Area of Influence of the airport. The UKIALUCP is wholly self-contained and does not rely upon any policies or other content contained in the MCALUCP. The MCALUCP remains in effect for other airports in Mendocino County.~~

~~The Mendocino County Airport Land Use Commission (ALUC) is the principal body for oversight of the UKIALUCP. The basic function of the UKIALUCP is to promote compatibility between the airport and surrounding land uses. As adopted by the ALUC, the plan serves as a tool for use by the ALUC in fulfilling its duty to review certain airport and adjacent land use proposals. Additionally, the plan sets compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners in their design of new development.~~

The operation of the Ukiah Municipal Airport affects development in a significant portion of the city through the enforcement of the six Airport Land Use Compatibility Zones (see Figure 2-5), with the addition of an overlay zone to two of the zones, which functionally creates restrictions on development within the vicinity of the airport based on proximity to the airport and flight path. Specifically, Chapter 3 of the UKIALUCP lists restrictions for each land use within each Compatibility Zone related to height, density (both residential and non-residential), land use, noise, and open land (see UKIALUCP Table 3A for a summary of restrictions and development standards). These standards are intended to promote compatibility between the Ukiah Municipal Airport and surrounding land uses and were applied to each of the land use designations on the General Plan Land Use Diagram (see Figure 2-1).

LU-11.7 Sign Regulations

The City shall update the Zoning Code sign provisions to incorporate a consistent program for new signs to simplify the signage process.

(Source: Existing Program CD-13.1c, modified)

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)*

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)*

LU-11.10 Water Efficient Landscaping

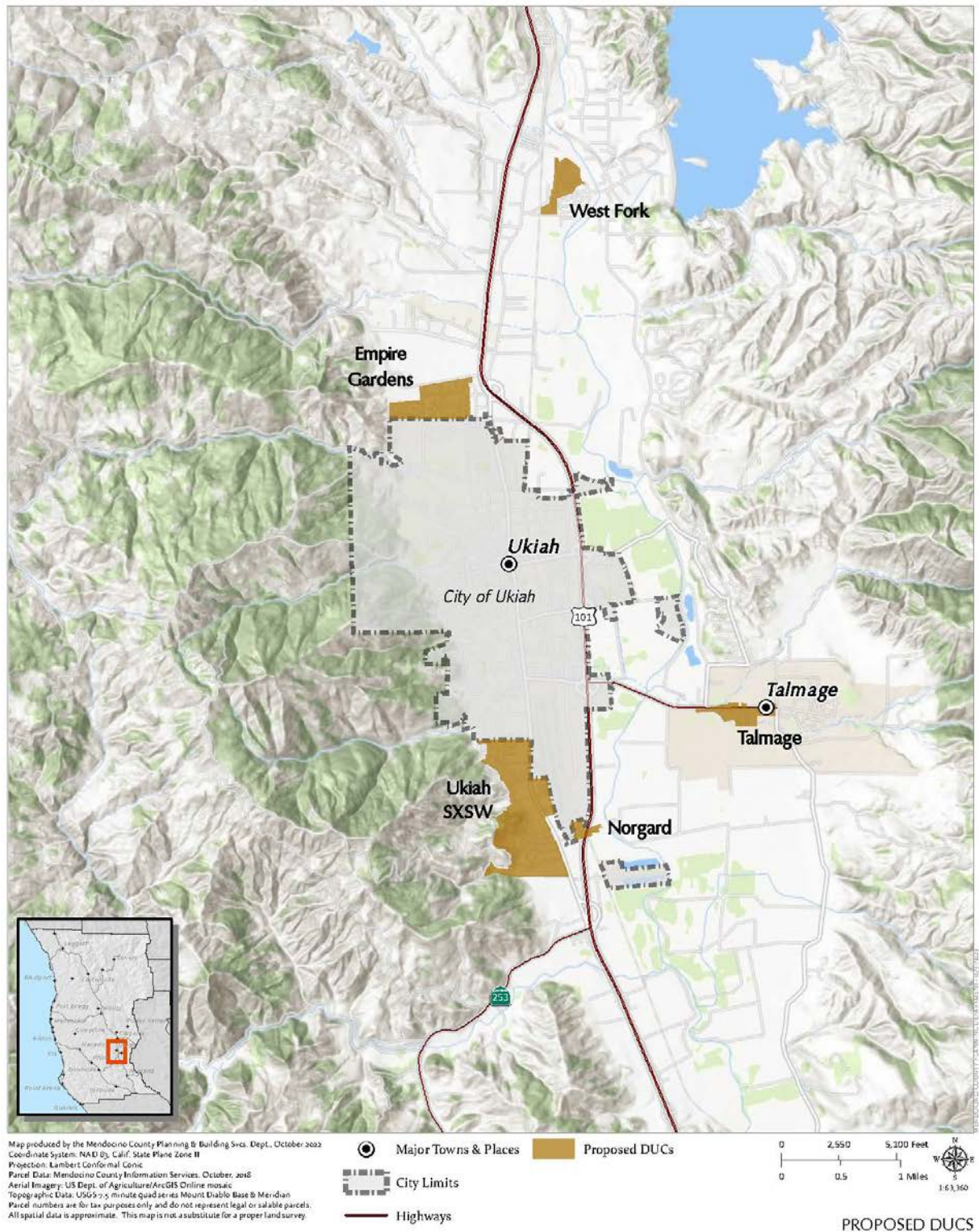
The City shall ensure that Zoning Code landscape standards and design guidelines reflect the most current water efficient landscape standards that include native, adaptive, and drought resistant vegetation, as well as provisions for street canopies and streetscape enhancement. *(Source: Existing Programs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

2.7 Environmental Justice

Environmental justice is the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. Today, and throughout much of California and United States history, communities with lower incomes, lower levels of education, and higher proportions of minority residents often bear a disproportionately large burden of exposure to environmental hazards. These environmental inequities are largely a result of land use policy and zoning regulations (e.g., residential uses located adjacent to industrial uses) that have led some communities to experience higher levels of exposure to air and water pollution. Environmental justice laws seek to address these inequities. California Senate Bill 1000, enacted in 2016, requires general plans adopted after January 2018 to include an environmental justice element, or related goals, policies, and objectives, integrated in other elements. Environmental justice objectives and policies should seek to reduce the unique or compounded health risks in disadvantaged communities through strategies such as reducing pollution exposure, improving air quality, and promoting public facilities, food access, safe and sanitary homes, and physical activity; promote civil engagement in the public decision-making process; and prioritize improvements and programs that address the needs of disadvantaged communities.



For additional analysis on identified disadvantaged unincorporated communities (DUCs) please refer to the SB 244 Analysis provided in Appendix ~~CX~~.

Figure 2-6 Identified Disadvantaged Unincorporated Communities

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			■	■	
I <u>Annexation Guide.</u> <u>The City shall develop, maintain, and make publicly-available a City of Ukiah Annexation Guide that includes an annexation applicant’s responsibilities, the requirements for environmental review, requirements for development plans, and fees associated with applications for annexation. (Source: New Implementation Program; City Council Annexation Policies)</u>	<u>LU-7.2</u>	<u>Community Development</u>		■			



Economic Development Element

[moved setting language that was to here the next page] This Economic Development Element provides guidance on how Ukiah can build upon its successes by fostering a business-friendly environment, encouraging additional local employment opportunities, cultivating economic diversification, and expanding the tourism industry. The City also has an opportunity to seek partnerships through collaboration, which are key to a successful economic development strategy.

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3.1 Regional Economy

Ukiah's economy is steadily growing. It reflects Ukiah's position in the broader regional context. Most of the city's industries and jobs are driven by the surrounding natural resources and the city's importance as a regional and governmental center. Farming, fishing, and forestry occupations make up an outsized portion of the city's employment base. These occupations employ about four percent of city residents, which is more than six times the national average for such occupations.

By sector, more residents of Ukiah are employed in health care, education and social assistance than any other industry, with about 14 percent of residents working in those fields. After healthcare and social assistance, retail trade accounts for 13 percent of employment; retail and food services make up about 10 percent.

Ukiah's position as Mendocino County's seat means that public administration jobs also make up a large portion of the city's employment base, with approximately seven percent of the city's residents employed in public administration. Generally, Ukiah's economic base is slowly growing and diversifying. Since 2013, the number of jobs in the city has increased from 6,200 to 6,700.

Major employers in and around Ukiah mirror the major employment sectors. In government, both Mendocino County and the City of Ukiah are major employers. Ukiah Valley Medical Center, the largest medical center in the region, serving both the city and many of the rural communities nearby, is the largest employer in the healthcare sector. Education-related employers include Ukiah Unified School District, Mendocino College, and several private and charter schools. Costco and Walmart are the largest retail employers, collectively employing several hundred residents between them. Finally, there are several major agricultural and forestry related employers in and around Ukiah.

The City's ability to meet its economic development goals depends on regional market forces outside of the City's control. However, the City does have control over how to position itself as a place to do business. This includes targeting the types of businesses that the community wants to attract and retain, ensuring that resources are available for the labor force to improve its occupational skills, and sustaining a business climate that makes the community attractive for business location and expansion. By targeting business attraction, improving the labor force, and optimizing the business climate, a community positions itself to attract and retain businesses that serve markets beyond its own borders and bring higher paying jobs into the community.

In addition to accommodating growth and attracting new businesses, successful economic development also requires a consensus about the needs of growing businesses, community values, and the type of community in which people want to live. The City, by helping make Ukiah attractive as a place to live for creative and skilled residents, will, in turn, create opportunities for economic growth, including opportunities to expand access and availability for remote working. These initiatives are essential activities that can ensure sustainable and diversified economic growth opportunities.

The City relies partially on partnerships with Mendocino County, local economic development organizations, and businesses to pursue its economic development goals. Goals and policies in this section seek to leverage resources throughout the city, county, and region to support and implement the goals of the 2040 General Plan and the

Goals and Policies

ED-6 *To maintain a supportive business climate and a healthy economy that leads to the expansion of existing businesses and the attraction of new ones. (Source: New Goal)*

ED-6.1 Regulatory Environment

The City shall promote business-friendliness in the regulatory and permitting process through collaboration, innovation, exchange of ideas and best practices, and the improvement in clarity and efficiency in the permitting process to take advantage of opportunities for streamlining in the development permit process. (Source: New Policy)

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

ED-7.1 Attract Skilled Workers

The City shall support, maintain, and enhance the social and cultural amenities of the city (such as attractive public spaces, public art displays, museum(s), historic venues and sites, and recreational facilities and programs). (Source: New Policy)

ED-8 *To cultivate a culture of entrepreneurship to encourage and support local business start-ups. (Source: New Goal)*

ED-8.1 Business Incubators

The City shall encourage and support the establishment of local business incubators and programs designed to support the successful development of entrepreneurial companies through an array of business support resources and services. (Source: New Policy)

ED-8.2 Home-Based Businesses

The City shall support and expand the opportunities for establishment and operation of home-based businesses that are compatible with surrounding neighborhoods. (Source: New Policy)

3.5 Workforce Training and Education

The local labor force represents one of the most crucial competitive factors for economic vitality. Businesses depend on having enough healthy, reliable workers suited to the functions that their operations require. From a planning perspective, the skills, education levels, and other qualifications needed for local jobs should be matched

Goals and Policies

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

ED-10.1 Value-Added Agriculture

The City shall encourage and support the expansion of value-added agricultural products (e.g., processing, packaging, product development) with an emphasis on local distribution and consumption. (Source: New Policy)

ED-10.2 Agricultural Support Services

The City shall encourage agricultural support services, such as vineyard and harvest management, to be based in Ukiah. (Source: New Policy)

ED-10.3 Airport-Related Businesses

The City shall encourage and promote the development of airport-related businesses at the Ukiah Municipal Airport. (Source: New Policy)

ED-10.4 Local-Serving Retail

The City shall encourage the establishment and expansion of commercial businesses that increase local spending within Ukiah and provide needed goods and services to residents and businesses. (Source: New Policy)

ED-10.5 Culturally Diverse Businesses

The City shall review and amend its policies and procedures to ensure equity of opportunity to encourage and support a diverse business community. (Source: New Policy)

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-11.1 Creative Economy

The City shall encourage the expansion of the local creative economy, including arts businesses, creative and performing arts, and non-profit organizations, as well as professional service sectors built around the creative arts. (Source: New Policy)

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,



Mobility Element

The Mobility Element describes the planned citywide transportation network. A key goal of the General Plan is the provision of a well-connected network of “complete streets” that provide multi-modal mobility, access to land uses, and support Ukiah’s economic and sustainability goals. The Mobility Element describes and illustrates the circulation system and provides guidelines to support and complement existing and planned development. The goals of the Mobility Element include ensuring that transportation and land use decisions are coordinated, promoting the safe and efficient transport of goods, efficient use of existing facilities, and protecting environmental quality.

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4.2 Transportation Setting

This section summarizes existing characteristics of Ukiah's transportation system. This information provides the background for the goals, policies, and implementation programs that reflect the community's vision for the future of Ukiah. The transportation system enables the movement of people and goods from one place to another, and, in doing so, affects community character, natural and built environment, and economic development patterns. Additionally, the community development pattern helps shape the transportation system.

Transportation Network

Streets and Highways. The circulation network serving the city of Ukiah includes a network of city and county-maintained streets and state highways. There are roughly 54.68 miles of roadways owned and maintained by the City of Ukiah. The state highways in Ukiah consist of U.S. Highway 101.

The connections between these roadway systems play an integral role in connecting the city of Ukiah to unincorporated areas of the Ukiah Valley, some of which use City services and exist as part of the Ukiah community, the greater Mendocino County region and additional regional destinations outside of Ukiah and Mendocino County. For example, State Routes 20 and 253 are located outside of the city limits but provide residents with east and west access to Mendocino County, Lake County, and connections to other major north-south highways such as State Route 1 and Interstate 5 which traverse most of the state. Ukiah is the largest city in Mendocino County, making the jurisdiction a city center of Mendocino County.

The cost of road improvements that serve both specific projects as well as general traffic needs is one of the most expensive components of development. As the Valley grew, there was a tendency to reduce or even avoid road improvement requirements on new subdivisions and other projects because of the cost burden. In a growing California rural community, this is not unusual. Some neighborhoods have connecting streets in a less than congruous pattern, resulting in through traffic being forced into residential areas.

Bicycling and Walking Facilities. Ukiah has an extensive sidewalk network, specifically through the downtown and surrounding areas, which provide an environment that encourages walking. Dedicated bicycle facilities in Ukiah include 1.85 miles of shared-use paths and 7.97 miles of on-street bicycle lanes. However, major areas of the city have no designated bicycle facilities, and barriers to walking trips exist, including wide crossing distances, a lack of adequate pedestrian facilities on intermittent sections of State Street, and various gaps in sidewalks throughout the City.

Public Transit Service. Public Transportation in Ukiah is provided by the Mendocino Transit Authority (MTA). MTA jurisdiction is sanctioned by a 1976 Joint Powers Authority (JPA) agreement between the County of Mendocino and



Downtown Streetscape Improvement Project. Phase 1 of the Downtown Streetscape Improvement Project was completed by the City’s Department of Public Works and its contractors in August 2021. Phase I included a “road diet” and streetscape improvements in Downtown Ukiah. The intent of the project is to transform Downtown Ukiah into a more pedestrian-oriented environment and an active location for business, recreation, and shopping while also enhancing the Downtown area for all users, including motorists, pedestrians, and bicyclists. The project includes a road diet between Henry Street and Mill Street, and it transformed the previously existing four-lane cross section into a three-lane cross section with one travel lane in each direction and a two way left-turn lane in the center, with on-street parking. In addition to the road diet, signal modifications were made at each of the three signalized intersections (Standley Street, Perkins Street, and Mill Street) to provide vehicle detection, improve coordination, and re-orient the signal equipment to support the road diet alignment. Streetscape improvements on State Street, Perkins Street, and Standley Street included sidewalk widening, curb ramps and bulb outs, street lights, street furniture, and tree planting. Phase 2 is currently being designed for portions of South State Street (Mill Street to Gobbi Street and Henry Street to Norton Street).

Bikeway Network

Active transportation methods that focus on bicycling and walking should be prioritized to enhance the community, for health or safety reasons, for convenience or necessity, for social reasons, or for just plain fun. An appealing, safe, system of connected bicycles and pedestrian’s facilities are to be enhanced and further developed during the life of the General Plan in order to reduce the negative impacts associated with transportation such as the use of non–renewable resources, creation of stormwater and air pollution, and traffic congestion. The attractiveness, safety, and directness of network will encourage people to leave their cars at home and use alternate transportation.

A key goal of the Mobility Element is to enhance bicycle travel throughout Ukiah by completing a citywide network of bikeways consistent with the City of Ukiah’s adopted Bicycle & Pedestrian Master Plan. In addition, one of the underlying goals of “complete streets” is that all modes of travel, including bicycles, should be adequately accommodated on most city streets, not just streets that are designated as bikeways. Therefore, the provision of bicycle accommodations may occur throughout the city’s transportation network (not limited to designated bikeways), consistent with the recommendations for each functional street classification described within the Mobility Element.

Types of Bikeways

Designated bikeways are routes where an additional level of bicycle accommodation is to be provided. There are four classifications of designated bikeway facilities in California, as defined by the Caltrans:



Public Facilities, Services, and Infrastructure Element

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5.1 Water

The City is a municipal water supply agency within the Upper Russian River Watershed. The City is bounded by a number of other agencies, including: Redwood Valley County Water District, Willow County Water District, Millview County Water District, Rogina Water Company, Mendocino County Russian River Flood Control and Water Conservation **Improvement** District (Flood Control District), and Sonoma County Water Agency. The City provides water service to about 99 percent of the City limits through 5,030 active water service accounts, including residential, commercial, and institutional accounts, and maintains emergency service intertie agreements with Millview and Willow County Water District. The City's water service area is roughly 3,000 acres or 4.7 square miles in size, with a population of approximately 16,000 persons. The City's senior water rights, recycled water program, groundwater facilities, and conservation measures have allowed the City to develop a diverse and resilient water supply portfolio. The City has been able to share a small portion of the water right with neighboring water districts, in times of need.

The City is a member of the Russian River Watershed Association (RRWA), which is a coalition of eleven cities, counties, and special districts in the Russian River watershed that coordinate regional programs for clean water, habitat restoration, and watershed enhancement. RRWA was formed in 2003 to create opportunities for member agencies to expand their stewardship role in the watershed. These member agencies include the Cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Santa Rosa, Sebastopol, and Ukiah, as well as Mendocino and Sonoma Counties, Sonoma Water, and the Town of Windsor.

Goals and Policies

PFS-1 *To maintain a safe and adequate water system to meet the needs of existing and future development. (Source: Existing GP Goal CF-1, modified)*

PFS-1.1 Water Service Annexation Impacts

The City shall ensure newly annexed areas within the city do not negatively affect water services to existing customers. *(Source: New Policy)*

PFS-1.2 Russian River Water Rights

The City shall protect and confirm all Russian River tributary water rights to which the Ukiah Valley and City may be entitled. *(Source: Existing Policy CF-1.1, modified)*

PFS-1.3 Consolidation of Water Districts

The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery. *(Source: New Policy)*

PFS-1.4 Water Storage

The City shall encourage the protection and expansion of existing sources and methods of water storage for future development. *(Source: Existing Policy CF-1.2, modified)*

5.4 Stormwater Management

Stormwater can provide groundwater recharge benefits for the City, provided that the stormwater entering Basin aquifers does not compromise groundwater quality. Development of land typically increases impervious surfaces which can compromise stormwater quality. The City of Ukiah adopted a Low Impact Development (LID) Technical Manual to provide technical guidance for development projects that significantly impact the impervious surface on a redevelopment site, and therefore require permanent stormwater best management practices (BMPs) to offset the impact.

Goals and Policies

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 [Stormwater Low Impact Development Technical Design Manual](#) and 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)*

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)*



For goals and policies relating to flooding and related hazards, please refer to Section 7.4 (Flood Hazards) in the Safety Element.

5.5 Utilities and Energy

The City of Ukiah Electric Utility is a Municipal Utility and operates as a department of the City of Ukiah under the authority and direction of the City Council, the City Manager, and the Electric Utility Director. The Utility is composed of electric generation, transmission and distribution facilities and boasts a diverse portfolio of power sources. The Utility owns, operates, and maintains a 3.5 Megawatt (MW) hydroelectric plant located at Lake Mendocino, transmission facilities and overhead and underground distribution facilities. Additionally, the Utility is responsible for power procurement, state, and federal regulatory requirements, and providing conservation programs to its customers. Goals and Policies

Lifelong Learning

PFS-14 *To enhance the educational support system serving the City to the benefit of all residents, regardless of age and location within the community. (Source: New Goal)*

PFS-14.1 Implementing Continuing Education

The City should encourage Mendocino College, local vocational schools, and technical training institutes to maintain and improve continuing education courses and certificate programs, including opportunities for on-line learning. *(Source: New Policy)*

5.9 Healthy Community

A healthy community promotes a positive physical, social, and economic environment that supports the overall well-being of its residents. While other parts of the General Plan also touch on aspects of health and quality of life, the purpose of section is to promote a healthy lifestyle and improve residents' quality of life.

Goals and Policies

PFS-15 *To ensure all residents have access to healthy lifestyle options. (Source: New Goal)*

PFS-15.1 Alcohol and Tobacco Sales

The City shall study the feasibility of establishing zoning code provisions limiting the location and concentration of businesses selling alcohol and tobacco near sensitive land uses. *(Source: New Policy)*

PFS-15.2 Healthy Food Options

The City shall support programs that guide healthy food options in the community. *(Source: New Policy)*

PFS-15.3 Support Government-Issued Vouchers

The City shall support the acceptance of Government-issued food vouchers (such as WIC and Cal FRESH) via an Electronic Benefit Transfer (EBT) card at food retailers and farmers markets. *(Source: New Policy)*

PFS-15.4 Vending Machine Options

The City shall support healthy food options for vending machines in City-owned and leased locations. *(Source: New Policy)*

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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		■			
D <u>Alcohol and Tobacco Ordinance</u> <u>The City shall prepare a feasibility analysis studying the establishment of establishing zoning code provisions related to the location and number of businesses selling alcohol and tobacco near sensitive land uses. (Source: New Implementation Program)</u>	<u>PFS- 15.1</u>	<u>Community Development</u>		■			

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Environment and Sustainability Element

The Environment and Sustainability Element evaluates environmental, biological, and agricultural resources, air quality, open space, and climate change and sustainability in Ukiah. It establishes policies and actions to protect and manage these resources including an emphasis on climate adaptation and sustainability, to protect the community.

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ENV-2.1 **City Tree Inventories Tree Preservation**

The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots, and city facilities. The City shall also prepare an Urban Forest Master Plan, review it's Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance. (Source: New Policy)

ENV-2.2 **Protect Healthy Trees**

The City shall review new construction and landscaping site plans to ensure that healthy trees are not removed unnecessarily. (Source: Existing Program OC-29.1b, 22-1a)

ENV-2.3 **Accommodation of Trees along Roadways**

The City shall ensure future roadway plans accommodate existing and new trees without compromising sidewalk accessibility. (Source: New Policy)

ENV-2.4 **Tree Trimming for Fire Prevention**

The City shall encourage private tree trimming as a fire hazard mitigation. (Source: New Policy)



For goals and policies relating to parks and recreation uses and designated facilities, please refer to Section 5.7 (Parks and Recreation Facilities) in the Public Facilities, Services, and Infrastructure Element.

Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
D Updated Undeveloped Land Inventory The City shall annually update the undeveloped lands inventory. <i>(Source: Existing Program CC-1.1a)</i>	ENV – 1.2	Community Development				■	
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. <u>This plan should include trees within commercial and residential areas, as well as those at city parks and facilities.</u> 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 <u>review it's Tree Management Guidelines and</u> 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		■			



Safety Element

To maintain a high quality of life for Ukiah residents, the City must minimize natural hazard risks, such as earthquakes, wildfire, and flooding, as well as man-made hazards, such as noise. Increasingly, climate change is also a risk for which the city must adapt. This Safety Element addresses these risks along with disaster preparedness and emergency response. These actions aim to protect the health and safety of residents and visitors, reduce damage and destruction of public and private property, minimize interruption to important services, protect local ecosystems, and keep the city's economy diverse and resilient.

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Landslides and Liquefaction

When strong ground shaking occurs, it can lead to liquefaction and landslides. Liquefaction occurs when loosely packed, water-logged soil at or near the surface loses its strength in response to ground shaking. This sudden loss of strength can result in major damage to buildings and other structures as the ground underneath loses its stability. Ukiah is not highly susceptible to liquefaction; however, there is moderate risk of liquefaction along creeks and rivers.

The term landslide refers to a wide range of ground movement, including rock falls, deep slope failures, and shallow debris flows. A variety of ground conditions, including soil type, soil strength, and slope height, may predispose slopes for landslide risk. Precipitation, vegetation, human modifications, and groundwater seepage can also affect landslide risk. Landslides can block transportation routes, dam creeks or drainages, and contaminate water supplies pertinent to the City's operation. With regard to transportation, landslides impacting transportation corridors are not uncommon, especially along highway segments near the Mendocino County – Sonoma County border. When landslides affect transportation routes, they can be difficult to clean-up and create substantial economic or operational impacts.

Landslides have occurred in the Ukiah Valley over the years and geologic studies have revealed several large ancient landslides located in Spanish Canyon, Gibson Canyon, and the Robinson Creek drainage. Steep mountain slopes are susceptible to rapidly moving surface landslides that occur during torrential rains. The risk of these slides is increased when the ground is already saturated by high rainfall and the water becomes trapped between the surface soils and bedrock. [The California Geological Survey \(CGS\) has not yet assessed the potential for liquefaction and seismically induced landslides in the Ukiah area. However, information related to landslide susceptibility throughout the state is available in CGS Map Sheet 58.](#)

The following goals and policies address geologic and seismic hazards in Ukiah.

Goals and Policies

SAF-1 *Minimize risk to people and property resulting from geologic and seismic hazards through effective development regulation (Source: UVAP Policy HS1.1)*

SAF-1.1 Building Code Requirements

The City shall mitigate the potential impact for harm associated with geologic hazards by adopting and implementing the requirements outlined within the California Building Code and State seismic design guidelines. (Source: New Policy)

SAF-1.2 Geotechnical Report

Where projects are proposed within designated risk zones, 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. (Source: UVAP, HS1.1c)

The following goals and policies address flood hazards in Ukiah.

Goals and Policies

SAF-3 *Minimize adverse impacts related to flooding through flood mitigation components and ongoing flood management practices. (Source: New Goal)*

SAF-3.1 Flood Control Regulation

The City shall coordinate with FEMA to ensure that the City's regulations related to flood control are in compliance with Federal, State, and local guidelines. *(Source: New Policy)*

SAF-3.2 Flood Plain Management Ordinance

The City shall maintain an updated Flood Plain Management Ordinance specifying proper construction methods in identified flood hazard areas. *(Source: New Policy)*

SAF-3.3 National Flood Insurance Program

The City shall maintain compliance with the provisions of FEMA's National Flood Insurance Program (NFIP). *(Source: New Policy)*

7.5 Wildfire

Mendocino County, like much of California, is highly susceptible to wildfires. Climate conditions, topography and landscape patterns are all key contributors to the fire hazard potential of an area. The regional Mediterranean climate in California creates an environment hospitable to fire development, and the shrubs and trees native to the California landscape are often highly susceptible to burning. Mendocino County has this natural environment of large, forested areas, brush, and mixed chaparral that are conducive to burning. Similarly, the steep terrain on either side of the Ukiah Valley is susceptible to wildland fires. The area is fairly inaccessible to emergency vehicles and consists of manzanita and scrub vegetation with a high oil and fuel content that will burn quickly with extreme heat. Under dry and/or windy weather conditions a small fire could move quickly through the dry brush and grow out of control. Fires in the Valley's hilly areas are not only a threat to residences located in the hills but could endanger the more heavily populated areas along the base of the slopes, or even the City of Ukiah itself.

Wildfires in Mendocino County are a common occurrence, with a declared fire season typically lasting from early June to mid or late October. Climate change has exacerbated fire hazard risk by creating warmer temperatures and variations in rainfall, resulting in more intense wildfires. The County has experienced historic wildfires that have burned thousands of acres and resulted in considerable damage to property and human life. The following is a list of recent historic wildfires within close proximity to the City of Ukiah [\(as shown on Figure 7-4\)](#).

- **August Complex Fires (2020)** - The August Complex Fire consisted of multiple wildfires sparked by erratic summer thunderstorms across northern California. The fires burned over 1 million acres across seven counties including over 600,000 acres within the Mendocino National Forest from August through

November of 2020. The August Complex Fires combined accounted for \$319 million in damages and became one of the single-largest wildfire events in California history.

- Mendocino Complex Fire - Ranch and River Fires (2018) - The Mendocino Complex Fire consisted of multiple wildfires that burned across northern California in late 2018. The Mendocino Complex Fire burned 410,203 acres over 3 counties, including Mendocino, Colusa, and Glenn Counties. The Ranch Fire, a component of the Mendocino Complex Fire, burned approximately 8 miles northeast of Ukiah.
- Redwood Complex Fire (2017) - The Redwood Complex Fire consisted of multiple fires that burned 36,523 acres of land north of Ukiah in Mendocino County. The fire complex destroyed over 500 structures and burned for 21 days.
- Hopkins Fire (2021) - The Hopkins Fire was the result of arson and burned 257 acres of land north of Ukiah. The fire complex destroyed over 46 structures, and damaged at least 5 more.

Data and mapping of historic wildfires throughout the state is maintained by the California State Board of Forestry and Fire Protection . Additionally, the U.S. Geological Survey (USGS) LANDFIRE (LF) products (available online) can be used by local jurisdiction in support of strategic vegetation, fire, and fuels management planning to evaluate management alternatives across boundaries and facilitate national- and regional-level strategic planning and reporting of wildland fire management activities.

Severity Zones

The California Department of Forestry and Fire Protection (CAL FIRE) is the fire department for the California Natural Resources Agency and is responsible for oversight of the State's private and public forests, as well as providing emergency services to local governments through agreements. CAL FIRE has identified fire hazard severity levels for the areas within its state responsibility area (SRA). Levels may be identified as Moderate Fire Hazard Severity, High Fire Hazard Severity, Very High Fire Hazard Severity, or Unzoned based on a number of factors, such as fuel, slope, fire weather, et. Lands within the City limits are not located within the SRA but are included in the Local Responsibility Area (LRA) and under the jurisdiction of the Ukiah Valley Fire Authority. However, the City of Ukiah contains approximately 387 acres of Very High Fire Hazard Severity Zone (VHFHSZ) in an LRA along the western city limits, and is bounded by a VHFHSZ in an SRA to the west. Figure 7-5 depicts the Fire Hazard Severity Zones within the City of Ukiah and the immediate vicinity. CAL FIRE maintains the most up to date Fire Hazard Severity Zones through CAL FIRE's Fire Resource Assessment Program (FRAP).

There are no critical City facilities or infrastructure currently located within a VHFHSZ (see Figure 7-5). However, as conveyed on Figure 2-1 of the Land Use Element, areas that contain VHFHSZ lands include Recreational (Low Gap Regional Park and Ukiah Golf Course), Public Facilities (open land and Public uses such as the landfill within future Annexation Areas), Rural Residential, Low-Density Residential, and Hillside Residential Land Uses. Presently, existing development in the VHFHSZ include only recreation opportunities and limited residential and the low-intensity recreational uses listed above.

Although properties within the City limits are not located within an SRA, the City of Ukiah (Ukiah City Code Section 5200) has adopted the SRA regulations for lands within the City limits located in High or VHFHSZs. This includes

development standards contained within Public Resources Code Sections 4290 and 4291, which are designed to provide defensible space and fire protection for new construction and ensure adequate emergency access. Additionally, the City's Hillside Overlay Zoning District (which also generally overlaps lands within VHFHSZs) includes development standards for residential development relating to fire hazards, including increased setbacks, the restriction of using combustible roof materials, water and fire hydrant requirements, slope requirements, etc.

Ukiah is also susceptible to wildfire threats starting outside of the City boundaries. Ukiah is in a region with large stretches of high fire severity hazard zones located to the west, southwest, and northwest. Although the risk from those areas is lessened due to their relative distance from Ukiah, fire in these areas could spread to the city, as demonstrated in recent urban conflagrations in Santa Rosa and Paradise. Brush fires in Ukiah and the surrounding area are common during the summer but are generally extinguished before developed areas sustain much damage. Large fires in the surrounding area do pose threats to the City of Ukiah.

In 2003, CAL FIRE constructed a shaded fuel break (north to south) along the base of the western hills along the entire length of the city to reduce fuel loads and protect the community from wildfire risk. A shaded fuel break is a forest management strategy used for mitigating the threat of wildfire leading to a dangerous buildup of combustible vegetation. The goal of a shaded fuel break is to thin the surface vegetation, conduct selective thinning, remove dead and down woody material, and remove ladder fuels to prevent a catastrophic fire and prevent the loss of structures. Maintenance was performed on the 100-foot wide, 2.6-mile fuel break in late 2018 and early 2019, with ongoing annual maintenance performed by the property owners and the City.

Figure 7-4 Historic Wildfires Around Ukiah

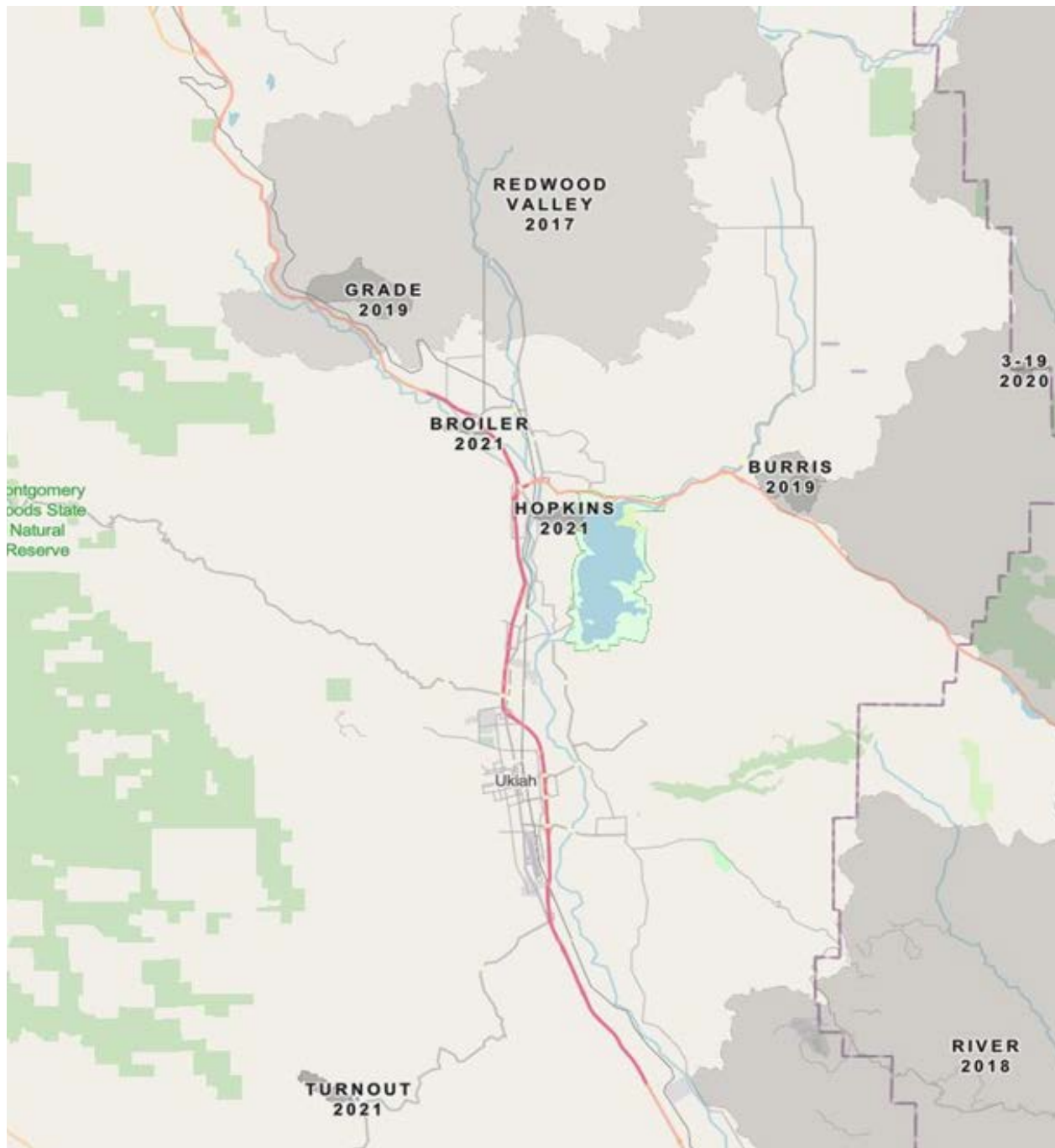
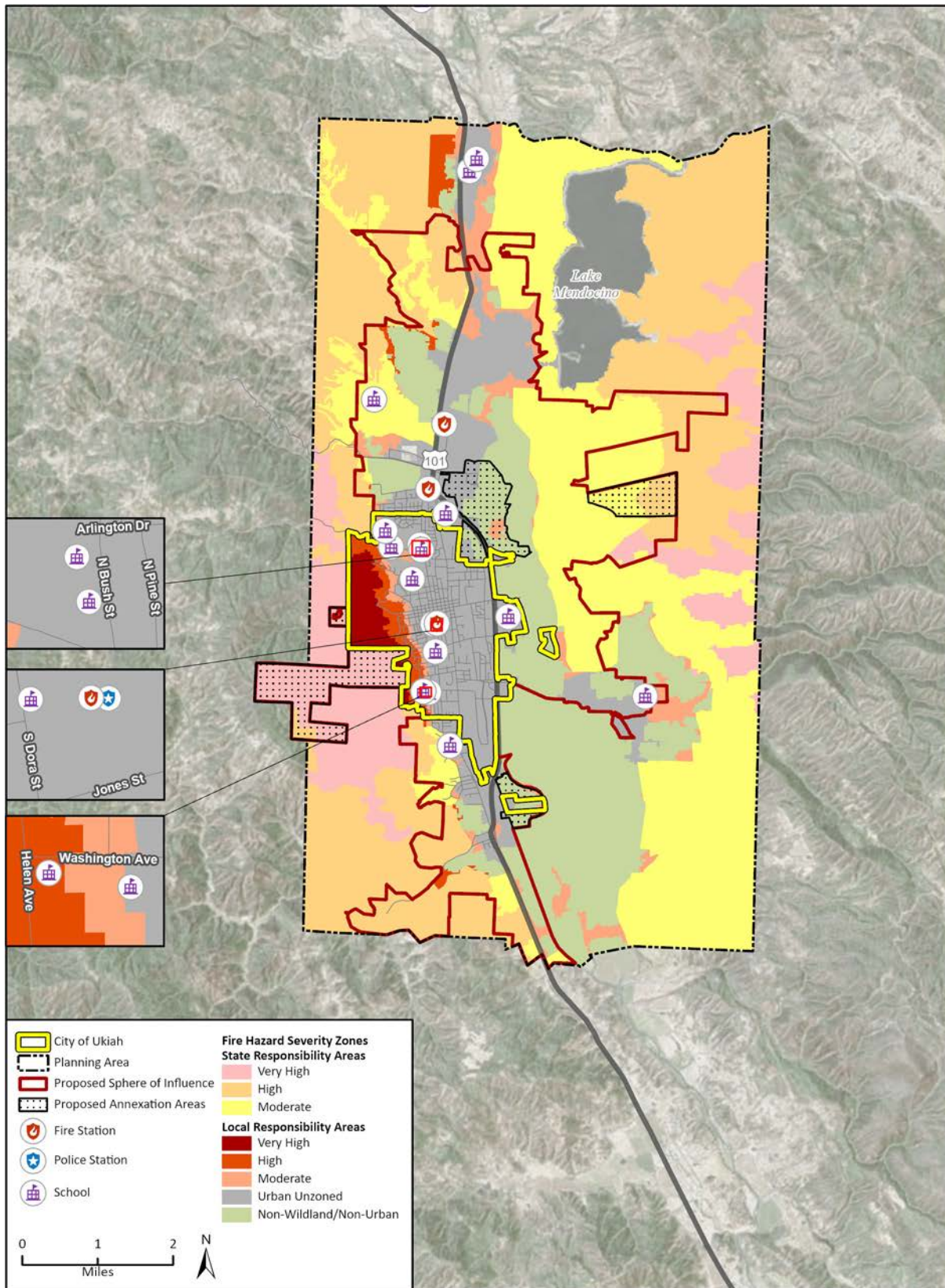


Figure 7-5 Fire Hazard Severity Zones


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Additional data provided by Mendocino County and Cal Dept of Conservation, 2015; CAL FIRE, 2007.

Fire Protection

Ukiah Valley Fire Authority

The Ukiah Valley Fire Authority (UVFA) is responsible for fire protection services within the City of Ukiah and the Ukiah Valley. The UVFA is a consolidated body of two previously separate fire agencies; the City of Ukiah Fire Department and the Ukiah Valley Fire District. As of July 2017, under a Joint Powers Agreement (JPA) between the City of Ukiah and the Ukiah Valley Fire Protection District, the UVFA became permanently effective as a joint organization to maximize the use of existing resources, reduce costs, and deliver effective fire services. The Agreement jointly manages, equips, maintains and operates all-risk fire, emergency medical and rescue services to the City and Fire District. This relationship was further strengthened in October 2021 when the Mendocino Local Agency Formation Commission (LAFCo) approved the Ukiah Valley Fire Protection District's annexation of the City of Ukiah. A primary purpose of the annexation was to ensure fiscal stability of fire and emergency medical response services for the long-term benefit of Ukiah Valley residents served by the UVFA.

The service area for UVFA covers approximately 90 square miles, including the city of Ukiah and a majority of the Ukiah Valley. The UVFA is organized into four divisions: Administration, Operations, Training and Safety, and Fire Prevention. There are four fire stations operated by the UVFA, two of which are staffed with career personnel. There are sixteen full-time safety employees, including a Fire Chief, two Battalion Chiefs, six Captains, six Engineers, and three Firefighters. The safety employees are supplemented by UVFA's Volunteer Fire Division, consisting of up to twenty dedicated volunteer firefighters. The UVFA responds to fires, medical emergencies, traffic collisions, technical rescues, hazardous materials, explosions, floods and earthquakes, as well as non-emergency public service calls, through a consistent state of readiness. Volunteer Firefighters participate in training activities and augment career staffing during emergency and non-emergency activities.

CAL FIRE Mendocino Unit

The majority of areas within Mendocino County are considered State Responsibility Areas for fire protection. The CAL FIRE Mendocino Unit is geographically divided into six battalions. During the fire season, the CAL FIRE Mendocino Unit includes approximately 125 career personnel and approximately 120 seasonal personnel. The unit has 10 fire stations, 16 engines, 5 bulldozers, and other fire suppression equipment. CAL FIRE has two stations in the planning area: one just North of Hopland and one north of Ukiah on North State Street near Hensley Creek.

The Ukiah Valley includes the densest population centers in Mendocino County, including the city of Ukiah. CAL FIRE works in coordination with the Ukiah Valley Fire Authority to mitigate the fire hazards and protect the community from fire-related damage.

Mutual Aid Agreements

The UVFA primarily serves residents and property within the District and City jurisdictional boundaries. However, due to the critical need for rapid response in emergency situations, when a call for service is received, the nearest available response unit is dispatched regardless of jurisdictional boundary. Therefore, the UVFA response area is larger than the UVFA and the City boundaries based on the Countywide Mutual Aid System. Mutual aid refers to reciprocal service and support provided to another agency upon request under a mutual aid agreement between one

or more agencies. Automatic aid differs in that no request for aid is necessary for reciprocal service and support between agencies within the automatic aid agreement. These types of pre-arrangements allow for the dispatch and use of additional equipment and personnel that a single jurisdiction cannot provide on its own and also entails a reciprocal return of resources when needed.

According to the 2015 Mendocino County Community Wildfire Protection Plan, the UVFA is within Mutual Aid/Planning Zone 2, which includes the City of Ukiah, Ukiah Valley Fire District, Potter Valley Community Services District, Redwood Valley-Calpella Fire District, and Hopland Fire Protection District. The UVFA maintains verbal mutual aid agreements with the Redwood Valley-Calpella Fire District, Hopland Fire Protection District, Potter Valley Community Services District and Little Lake Fire Protection District, as well as an automatic aid agreement with CAL FIRE. In addition to the local mutual aid system, the UVFA participates in the California Fire Service and Rescue Emergency Mutual Aid System for wildland fire incidents throughout the State. UVFA responds to out-of-County fire incidents upon request and when the remaining equipment and personnel are capable of providing adequate service levels in the District and City boundaries.

Lastly, the UVFA participates in the following regional and service-specific associations and organizations:

- The Fire Chief is an active member of the Mendocino County Fire Chief's Association, the Mendocino County Association of Fire Districts, the Fire Districts Association of California, and the California Fire Chiefs Association.
- The District is a sponsor of the Mendocino Fire Safe Council.

Below are examples of the UVFA's interagency collaborative arrangements and efforts:

- Actively participates in Redwood Empire Hazardous Incident Team.
- Is a County Emergency Medical Services (EMS) System participant.
- Works with CAL FIRE in implementing vegetation fuel management grants to reduce vegetative fire hazards in and around the District, such as when the District as part of the UVFA cooperated with CAL FIRE on the Western Hills Fuel Break.

Regional **Wildfire** Plans

Regional plans also contribute to wildfire mitigation and readiness of the area. Mendocino County has three regional fire plans:

CAL FIRE Mendocino Unit Strategic Fire Plan. The Mendocino Unit Strategic Fire Plan was developed in 2020 by the CAL FIRE Mendocino Unit. It is focused on fire suppression capabilities and proposed pre-fire projects to reduce future fire impacts. The Plan expands on the broad goals set forth in the 2019 Strategic Fire Plan for California to establish an appropriate community context and was most recently updated in 2021.

The Mendocino County Community Wildfire Protection Plan (MCCWPP). The MCCWPP (2015) is a cooperative effort of the Mendocino County Fire Safe Council and CAL FIRE's Mendocino Unit, with input from local fire departments and engaged citizens. The Plan establishes goals and policies for pre-fire projects, local fire safe councils, mutual aid agreements and relationships, and establishes a Community Wildland Protection Plan.

Mendocino County Fire Vulnerability Analysis: The overall goal of the Mendocino County Fire Vulnerability Assessment (FVA) is to prevent loss of life, minimize property damage caused by wildfires and reduce recovery effort spending. To accomplish this, County areas and populations that are most vulnerable to fire (critical facilities, infrastructure, commercial buildings, vulnerable population locations and private property (residential units)) have been identified and recommendations are made on how to improve the County's existing strategies and practices. See Section 7.6, *Emergency Planning*, below for a discussion of other regional and local hazard mitigation and emergency response plans, including information related to evacuation. Water supply, fire protection and emergency response is also further discussed in Section 5.1 *Water*, and Section 5.6 *Emergency Services in the Public Facilities, Services, and Infrastructure Element*.

The following goals and policies address wildfire hazards in Ukiah.

Goals and Policies

SAF-4 *To maintain adequate and effective fire protection services for Ukiah. (Source: New Goal)*

SAF-4.1 Fire Service Rating

The City shall optimize the ISO ratings of the Ukiah Valley Fire Authority to Class 1 by prioritizing agency needs and balancing cost/quality trade-offs. *(Source: New Policy)*

SAF-4.2 Fire Service Funding

The City shall explore opportunities for increased funding for the Ukiah Valley Fire Authority in order to expand services appropriately. *(Source: New Policy)*

SAF-4.3 Fire Protection Resources

The City shall foster cooperative working relationships with public fire agencies, including CAL FIRE, to optimize fire protection resources within Ukiah. *(Source: New Policy)*

SAF-4.4 Mutual Aid Participation

The City shall continue to participate in existing mutual aid systems and agreements, and participate in opportunities for new agreements, to supplement the capacity of the Ukiah Valley Fire Authority. *(Source: New Policy)*

SAF-4.5 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 Policy)*

SAF-4.6 Local Fire Protection Plans

The City shall coordinate with the Ukiah Valley Fire Authority to continue developing local fire protection planning and programs, particularly for new development in VHFHSZs. *(Source: New Policy)*

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

SAF-5.1 Public Facilities Hazard Mitigation

The City shall to the extent possible, ensure that future public facilities are not located in Very High Fire Hazard Severity Zones. If facilities are located within Very High Fire Hazard Severity Zones the City shall reduce the hazard potential ~~for public facilities located in the Very High Fire Hazard Severity Zone~~ by requiring the incorporation of hazard mitigation measures during planned improvements. *(Source: New Policy)*

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 and Public Resources Code 4291. *(Source: New Policy)*

SAF-5.3 Evacuation Routes

The City shall identify and maintain adequate evacuation routes in the city to safeguard human life in the case of fire. Evacuation routes shall be analyzed for their capacity, safety, and viability under a range of emergency scenarios in accordance with Assembly Bill 747. Evacuation routes within VHFHSZs shall be developed in accordance with SRA Fire Safe Regulations (Title 14, Division 1.5), and residential development in VHFHSZs that do not have at least two emergency evacuation routes shall also be identified in accordance with Senate Bill 99. *(Source: New Policy)*

SAF-5.4 Roadway Vegetation Clearance

The City shall maintain an adequate vegetation clearance on public and private roads to mitigate wildfire hazards. *(Source: New Policy)*

SAF-5.5 Fuel Breaks

The City shall prioritize increasing funding for and the maintenance of appropriate fuel breaks, reductions, and pest management in high fire hazard areas to prevent the spread of fire and limit potential damages. *(Source: New Policy)*

SAF-5.6 Water Supply Infrastructure

The City shall regularly assess the integrity of existing water supply infrastructure ~~and prioritize required system for existing and proposed development to ensure adequate fire suppression needs are met.~~ *(Source: New Policy)*

SAF-5.7 Fire Code Compliance

The City shall require that all new or significantly renovated structures and facilities within Ukiah comply with local, State, and Federal regulatory standards including the California Building and Fire Codes as well as other applicable fire safety standards, including but not limited to, Public Resources Code 4291. *(Source: New Policy)*

SAF-5.8 Site Design Standards for Fire Hazard Reduction

The City shall prioritize the maintenance and update of stringent site design standards (such as those contained within the Hillside Overlay District) to reduce potential fire hazard risk, particularly within VHFHSZs, and ensure that new development maintains adequate access (ingress, egress). New residential development with VHFHSZs should be minimized. *(Source: New Policy)*

SAF-5.9 Adequate Water Supply Infrastructure

All new development shall have adequate fire protection resources. The City shall prioritize new development in areas with adequate water supply infrastructure. *(Source: New Policy)*

SAF-5.10 Fire Safety Education Programs

The City shall coordinate with the Ukiah Valley Fire Authority to inform property owners and residents of the most recent best practices in building and land management and fire safety measures to protect people and property from fire hazards. This shall include providing information to at-risk populations related to evacuation routes and wildfire evacuation events, defensible space, fire hazard impacts (such as structural damage, wildfire smoke, etc.), fire prevention measures, and structural hardening. *(Source: Existing Policy SF-10.1, modified)*



For goals and policies relating to water supply, fire protection and emergency response please refer to Section 5.1 (Water) and Section 5.6 (Emergency Services) in the Public Facilities, Services, and Infrastructure Element.

7.6 Emergency Planning and Awareness

The State of California requires all municipal governments to prepare and plan for potential emergencies including natural, man-made, and health-related events. Ukiah seeks to keep residents, property, and infrastructure as safe as possible in the event of a disaster through land use controls, hazard mitigation and emergency response efforts, and community programs. The City also works with Mendocino County on a number of plans and programs to coordinate preparedness efforts and resources. Emergency preparedness efforts in Ukiah include:

- Participation in the Mendocino County Multi-Hazard Mitigation Plan
- Participation in the North Coast Opportunities Disaster Preparedness Training Programs
- Training for residents in community preparedness and resilience skills
- Upgrades to structures to comply with building and fire codes
- Support for and information on creating a Family Disaster Plan for residents

In addition to the plans discussed in Section 7.5, *Wildfire* above, Mendocino County, as well as the City of Ukiah maintains multiple emergency planning documents to prepare for regional emergency events and hazard risks. The Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was adopted in 2020 and includes a hazard mitigation assessment and report for Ukiah. In addition to the MJHMP, Mendocino County maintains a regional Emergency Operations Plan consistent with State guidelines. A summary of these plans is provided below.

Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City's Jurisdictional Annex (Local Hazard Mitigation Plan): The MJHMP provides a discussion of prevalent hazards within the County, identifies risks to vulnerable assets, both people and property, and provides a mitigation strategy to achieve the greatest risk reduction based upon available resources.

The four cities within Mendocino County, including the City of Ukiah, participated in preparation of the MJHMP to individually assess hazards, explore hazard vulnerability, develop mitigation strategies, and create their own plan for each respective city (referred to as a "jurisdictional annex" to the MJHMP). The MJHMP (and the City's Jurisdictional Annex, which serves as the Local Hazard Mitigation Plan) was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. Within the City's Annex, hazards are identified and profiled, people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The City of Ukiah adopted its jurisdictional annex chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City's jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

Mendocino County Fire Vulnerability Assessment: As discussed in Section 7.5 *Wildfire* above, wildland fires in Mendocino County have historically burned thousands of acres and engendered considerable property loss with occasional loss of life. The overall goal of the Mendocino County Fire Vulnerability Assessment (FVA), which was

adopted in August 2020, is to prevent loss of life, minimize property damage caused by wildfires and reduce recovery effort spending. To accomplish this, County areas and populations that are most vulnerable to fire have been identified and recommendations are made on how to improve the County's existing strategies and practices. The Mendocino County Fire Vulnerability Assessment also lists and provides addresses for all critical public facilities and infrastructure.

Mendocino County/Operational Area Emergency Operations Plan (EOP): The Mendocino County EOP was adopted in September, 2016, and is in the process of being updated by the County. The Mendocino County EOP addresses response to and short term recovery from disasters and emergency situations affecting the Mendocino County Operational Area, which consists of the cities, special districts and the unincorporated areas of the County. This document serves as the legal and conceptual framework for emergency management in the Mendocino County Operational Area. However, notes that there are a number of separately published documents that support the EOP.

The Mendocino Evacuation Plan: The Mendocino Evacuation Plan (July, 2020) is an annex to the EOP and identifies evacuation routes within the County. This Plan describes existign conditions, access concerns, and strategies for managing evacuations which exceed the day-to-day capabilities of the various public safety agencies in Mendocino County. The City of Ukiah is identified as being located within "Planning Area 2" and "Zone 2f" of the Evacuation Plan. A detailed disucssion of Planning Area 2, including climate, disaster history, access issues, evacuation routes, and critical infrastructure and facilities is provided within the Evacuation Plan (p.72).

City of Ukiah Emergency Operation Plan: The City of Ukiah Emergency Operation Plan (May, 2021) is designed to ensure continuity of operations and essential services, such as police, fire, utilities, and other day-to-day operations during and after an emergency or disaster. This plan was developed in consultation with the Ukiah Disaster Council it complies with all local ordinances, state law, and aligns with contemporary emergency planning guidance. This plan serves as the primary guide for reducing emergency and disaster risk within the City of Ukiah, and establishes roles and procdures for deployment of the City's Emergency Operations Center. A current map of evacuation zones and routes is also maintained on the City of Ukiah's Office of Emergency Management webpage.

Additioanlly, a map of evacuation zones, and critical infrastructure such as hospitals, fire stations and law enforcement facilities is also maintained online by the County of Mendocino through their public Geographic Information System (GIS) portal. The following goals and policies address emergency planning and awareness in Ukiah. Emergency response is also further discussed in Section 5.6, *Emergency Services*, in the Public Facilities, Services, and Infrastructure Element.

Goals and Policies

SAF-6 *To ensure that the City is adequately prepared for emergencies of any variety through effective planning measures. (Source: New Goal)*

SAF-6.1 Evacuation Route Coordination

The City shall coordinate with the Ukiah Valley Fire Authority to review, update, and periodically exercise emergency access, protocols, and evacuation routes to assess their effectiveness. *(Source: New Policy)*

SAF-6.2 Hazard Mitigation Plan

The City shall continue to participate in and implement the Mendocino County Hazard Mitigation Plan to ensure maximum preparedness for hazard events. *(Source: New Policy)*

SAF-6.3 Locally Focused Plans

The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements. This shall include developing a plan for repopulation and redevelopment after large disaster events. *(Source: New Policy)*

7.7 Noise

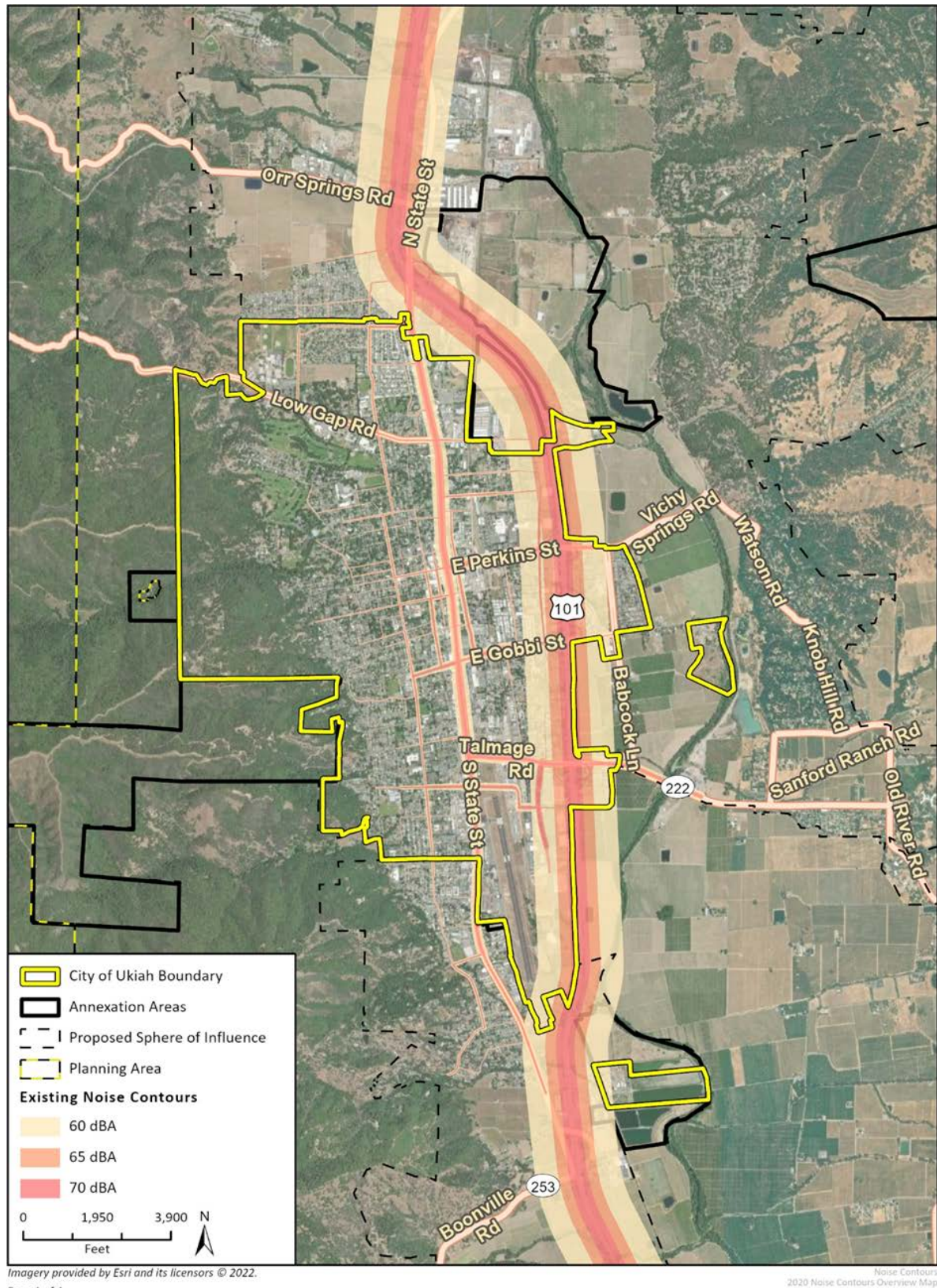
The noise environment within a community often plays a significant role in the quality of life for residents and workers. When noise levels are excessive, they are often perceived as intrusive or irritating. Perception of noise is highly variable and can be influenced by the time of day, distance from the noise source, qualities of the noise source, and characteristics of the noise receptor. Given the range of factors that can impact noise perception, public agencies typically establish their noise standards in a manner that considers timing, receptor-types, and source-types.

Sensitive noise receptors are of critical significance to the assessment of noise within a community. Sensitive receptors are key locations or people within a community that may have increased sensitivity to noise levels. Sensitive receptors typically include, but are not limited to, schools, libraries, residences, hospitals, daycare facilities, elderly housing, and convalescent facilities. Cities and counties can protect the sensitive receptors within their communities by adopting land use policies that mandate the placement of significant noise producers away from sensitive receptors or require noise mitigation.

Noise Measurement

Noise is typically described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. Noise loudness is measured in decibels (dB). Decibels (dB) are based on a logarithmic scale that condenses the range in sound pressure levels to a more usable number range. A weighted decibel (dBA) is an additional measure of sound that adjusts the sound rating scale to levels consistent with the sensitivity range of the human ear. For example, people perceive a sound 10 dBA higher than another sound as being twice as loud, and 20 dBA higher as being four times as loud, and so forth. Everyday sounds normally range from 30 dBA (very quiet) to 100 dBA (very loud).

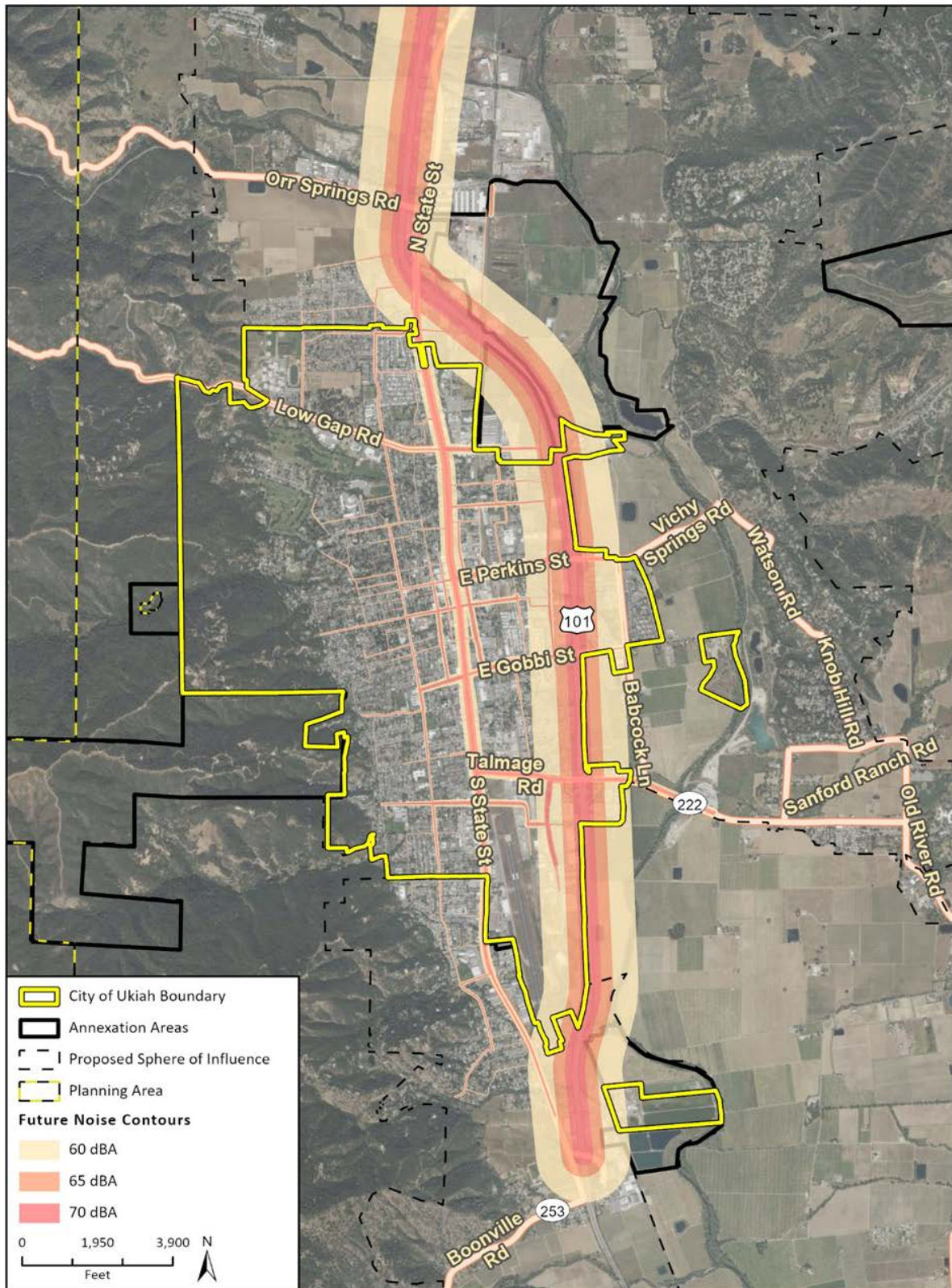
Figure 7-7 Existing Traffic Noise Contours



Future (2040) Noise Contours

~~[Description of changes to noise environment based on general plan buildout]~~ The future noise contours for the City of Ukiah are depicted in Figure 7-8 below. Implementation of Ukiah 2040 could result in additional buildout, which would generate new vehicle trips that could incrementally increase the exposure of land uses along roadways to traffic noise. The traffic noise increase shown in Figure 7-8 results from the difference between the projected future noise level and the existing noise levels. The following Ukiah 2040 proposed goals and policies are intended to help reduce traffic-related noise associated with future buildout.

Figure 7-8 2040 Traffic Noise Contours



7.8 Implementation Programs

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>	HSSAF – 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, HSL.1c)</i>	HSSAF – 1.2	Community Development		■			
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 withstands moderate to significant earthquakes and to address any deficiencies identified. <i>(Source: New Implementation Program)</i>	HSSAF – 1.3	Community Development					■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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. <i>(Source: MJHMP, 2021, modified)</i>	HSSAF – 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. <i>(Source: Existing Program SF-3.1a)</i>	HSSAF – 3.1 HSSAF – 3.2 HSSAF – 3.3	Community Development		■			
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>	HSSAF -2.1 HSSAF -2.2	City Manager Ukiah Valley Fire Authority	■				

Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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>	HSSAF – 3.1 HSSAF – 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>	HSSAF – 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>	HSSAF – 4.1	City Manager Community Development					■
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. <i>(Source: New Implementation Program)</i>	HSSAF – 4.2	Ukiah Valley Fire Authority					■

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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. <i>(Source: New Implementation Program)</i>	HSSAF – 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. <i>(Source: New Implementation Program)</i>	HSSAF – 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 <i>(Source: New Implementation Program)</i>	HSSAF – 4.5	City Manager CAL FIRE Mendocino Mendocino County Fire Safe Council					■

Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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. <u>If new residential subdivisions are proposed within the VHFHSZ a Fire Protection Plan with the following components shall be included in the proposal and reviewed by the Ukiah Valley Fire Authority:</u> <u>Risk Analysis.</u> <u>Fire Response Capabilities</u> <u>Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance.</u> <u>Mitigation Measures and Design Considerations for Non-Conforming Fuel Modification.</u> <u>Wildfire Education Maintenance and Limitations.</u> <i>(Source: New Implementation Program)</i>	HSSAF – 4.6	City Manager Ukiah Valley Fire Authority					■
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>	HSSAF – 5	Community Development	■	■	■		

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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>	HSSAF – 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>	HSSAF – 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>	HSSAF – 5.2 HSSAF – 5.3 HSSAF – 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>	HSSAF – 5.4	Public Works _____ Ukiah Valley Fire Authority		■			

Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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. <i>(Source: New Implementation Program)</i>	HSSAF – 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. <i>(Source: New Implementation Program)</i>	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. <i>(Source: New Implementation Program)</i>	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. <u>Future development will be assessed to ensure adequate water for fire suppression needs is provided.</u> Developments in areas with adequate water supply infrastructure <u>will be prioritized.</u> <i>(Source: New Implementation Program)</i>	HSSAF – 5.6 HSSAF – 5.9 Public Works				■	

Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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. <i>(Source: New Implementation Program)</i>	HSSAF – 5.7 HSSAF – 5.8 HSSAF – 5.10	Community Development	■				
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. <i>(Source: New Implementation Program)</i>	HSSAF – 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, <u>particularly those that include at-risk populations</u> , of present hazards and strategies for mitigation. <i>(Source: New Implementation Program)</i>	HSSAF – 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 VHFHSZs and require the development of adequate evacuation or shelter in place plans. <i>(Source: New Implementation Program)</i>	HSSAF – 5.10	City Manager Community Development Police Department Ukiah Valley Fire Authority	■				

Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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. <i>(Source: New Implementation Program)</i>	HSSAF – 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. <i>(Source: New Implementation Program)</i>	HSSAF – 6.2	Police Department Community Development	■				
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. <u>This shall include developing a plan for repopulation and redevelopment after large disaster events.</u> <i>(Source: New Implementation Program)</i>	HSSAF – 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. <i>(Source: New Implementation Program)</i>	HSSAF – 7.2	Community Development	■				

Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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)	HSSAF – 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)	HSSAF – 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>	HSSAF – 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>	HSSAF – 8.1 HSSAF – 8.3	Planning Services Building Services	■				■

Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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>	HSSAF – 8.2	Planning Services					
		Building Services					■
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>	HSSAF – 8.4	Planning Services					
		Building Services					■

Links to Referenced Documents and Plans (in the order they are referenced throughout the Element)

California Geological Survey (CGS) Map Sheet 58, Susceptibility to Deep-Seated Landslides in California, 2011. https://www.conservation.ca.gov/cgs/Documents/Publications/Map-Sheets/MS_058.pdf

City of Ukiah 2040 General Plan Land Use Element (Draft)
https://ukiah2040.com/images/docs/UKGP_02_PRD_LU_Element_2022_08_02_BG.pdf

Ukiah City Code Section 5200 (SRA Regulations adopted into City Code)
<https://www.codepublishing.com/CA/Ukiah/#!/html/Ukiah06/Ukiah0603-0100.html>

Ukiah City Code Section 9135-9139 (Hillside Overlay District)
<https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-1100.html>

CAL FIRE Mendocino Unit Strategic Fire Plan
https://osfm.fire.ca.gov/media/cisd30yl/2021_meu_fireplan.pdf

The Mendocino County Community Wildfire Protection Plan
<https://firesafemendocino.org/mccwpp/>

Mendocino County Fire Vulnerability Analysis
<https://www.mendocinocog.org/files/7261d7732/FireVulnerabilityAssessment.pdf>

City of Ukiah 2040 General Plan Public Facilities, Services, and Infrastructure Element (Draft) http://ukiah2040.com/images/docs/UKGP_05_PRD_PFS_Element_2022_08_02_BG.pdf
 Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)
<https://mitigatehazards.com/mendocino-county/final-mjhmp/>

MJHMP-City of Ukiah Jurisdictional Annex
<https://cityofukiah.com/wp-content/uploads/2021/10/Mendocino-MJHMP-City-of-Ukiah.pdf>

Mendocino County/Operational Area Emergency Operations Plan
<https://www.mendocinocounty.org/home/showpublisheddocument/8211/636329380557000000>

The Mendocino Evacuation Plan
<https://www.mendocinocog.org/files/cbb6532a3/%2307c+EvacuationPlan071520.pdf>.

City of Ukiah Emergency Operation Plan
<https://cityofukiah.com/wp-content/uploads/2021/10/City-of-Ukiah-Emergency-Operation-Plan.pdf>

City of Ukiah's Office of Emergency Management webpage
<https://cityofukiah.com/office-of-emergency-management/>

County of Mendocino Geographic Information System (GIS) evacuation map and critical facilities
<https://gis.mendocinocounty.org/portal/apps/webappviewer/index.html?id=96e8ab92ca234a74b66a9df596108e34>



Agriculture Element

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8.2	Ukiah Valley Agricultural Stakeholders	8-5
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8.1 Agriculture

Formalized agriculture within the Ukiah Valley began in the 1850s. Efforts included the raising of livestock and the growing of various grains, ~~and predominantly~~ hops. When the Northwestern Pacific Railroad was completed in 1889, prunes, potatoes, pears, and hops were sent from the Ukiah Valley to San Francisco and other regional markets. Hops, pears, prunes and grapes were the most widely planted crops in the 1950s, and today the Ukiah Valley is home to a number of productive agricultural activities, including organically produced crops and notable vineyards. The Valley's rich bottom-land, resourced by the Russian River, consists of prime, fertile soils and benchlands highly productive for grapes. Presently, agricultural land within the region is mostly comprised of vineyards and pear orchards but also includes row crops and pasturelands.

Agricultural production has been an important part of the regional economy for generations and will continue to be a foundational component for decades to come. In addition to the economic benefits, agricultural lands provide a pastoral quality that helps define the character of the Ukiah Valley. ~~To preserve this agricultural identity, the City has historically limited agricultural land under its jurisdiction to non-urban, agricultural uses. Increasingly, however, if~~ undertaken appropriately by addressing issues related to health and ~~environmental factors~~, potential nuisances (e.g., noise, odor, aesthetics), ~~as well as profitability~~, urban agriculture can improve access to healthy food, promote community development, and create jobs.¹

While agricultural resources are addressed and protected by numerous State laws, this Agriculture Element is included here to implement new approaches to local agriculture and strengthen existing City policies regarding preservation and enhancement of regional working lands.

Goals and Policies

AG-1 *To preserve and strengthen agricultural uses in and around Ukiah that influence the regional economy. (Source: New Goal)*

AG-1.1 Reduce Agricultural/Urban Conflict

The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City. (Source: New Policy)

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)

¹ Golden, S. (2013). *Urban Agriculture Impacts: Social, Health, and Economic: A Literature Review*. University of California Sustainable Agriculture Research and Education Program: Agricultural Sustainability Institute at UC Davis.

AG-1.3 Plan Together

The City shall identify and involve stakeholders, as well as advisors with knowledge and expertise, to create and implement a comprehensive planning framework that preserves and strengthens agricultural uses in and around Ukiah that inform and influence the regional economy. (*Source: New Policy*)

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*)

AG-2.5 Buy Local, Enjoy Local

The City shall encourage additional farmer and community markets, food trucks, and farm stands to support production, distribution, and sale of locally grown foods and continue to support community-based food production and local, nutritious food by working with local landowners for the creation of additional community gardens. (*Source: New Policy*)

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*)

AG-2.7 Farmer's 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. (*Source: New Policy*)

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 for local consumption and export. 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*)



Appendix A | Goals, Policies, and Implementation Programs



Appendix A | Goals, Policies, and Implementation Programs

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A.1 Land Use Element

GOALS AND POLICIES

Residential

LU-1 To provide a variety of housing types that offer choices for Ukiah residents and create complete, livable neighborhoods. (Source: New Goal)

LU-1.1 Existing Neighborhoods. The City shall maintain and enhance the quality of existing residential neighborhoods, ensuring adequate public facilities such as parks, streets, water supply, and drainage. (Source: New Policy)

LU-1.2 Connectivity. The City shall encourage new residential development to incorporate design features that promote walking and connectivity between blocks. (New Policy)

LU-1.3 Neighborhood Infill. The City shall encourage objectively designed infill developments that enhance neighborhood quality and respond to community input in the planning and design of infill projects or non-residential, neighborhood-serving uses. (Source: New Policy)

LU-1.4 High-Density Residential Uses. The City shall encourage new high-density residential development to locate in areas close to services and transit. (Source: New Policy)

LU-1.5 Existing Neighborhoods. The City shall encourage all new multi-family residential development to comply with objective design and development standards. (Source: New Policy)

Mixed-Use

LU-2 To encourage mixed-use development projects that create vibrant, walkable districts. (New Goal)

LU-2.1 Downtown Mixed-Use. The City shall encourage mixed-use development to locate within the Downtown. Such developments include housing, retail commercial, offices, open space, and other compatible uses. This development pattern should create vibrant, walkable areas, in contrast to strip retail developments along corridors. (Source: New Policy)

LU-2.2 Compatibility with Adjacent Uses. The City shall require new mixed-use development to be compatible with adjacent land uses, particularly residential uses, through site and architectural design techniques that establish transitions between uses and minimize negative impacts. (Source: New Policy)

LU-2.3 Mixed-Use Design. The City shall require new mixed-use development to limit the number of access driveways, minimize building setbacks, and provide public ground floor spaces adjacent to sidewalks. (Source: New Policy)

LU-2.4 Pedestrian Orientation. The City shall require new mixed-use and commercial developments with street or bike route frontage to include amenities that connect and create a comfortable environment for walking, sitting, and socializing. (Source: New Policy)

LU-2.5 Live/Work. The City shall encourage mixed-uses in appropriate non-residential or existing mixed-use areas, facilitate the adaptive reuse of otherwise obsolete structures, and promote the growth of the arts and small business ventures in the community by allowing combined workspace and living quarters in appropriate buildings in commercial or industrial zoning districts. (Source: New Policy)

Downtown

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-3.1 Downtown Activities and Functions. The City shall maintain the Downtown as a center for shopping and commerce, social and cultural activities, and government and civic functions. (Source: New Policy)

LU-3.2 New Downtown Development. The City shall ensure new development in the Downtown is compatible with existing uses and enhances the character of the area. (Source: Existing Policies CD-9.2 and CD-9.3, modified)

LU-3.3 Downtown Arts Entertainment. The City shall encourage private-sector investment in Downtown to transform it into a safe, vibrant, and prosperous arts and entertainment district that offers enhanced shopping, dining, recreational, and cultural experiences and events for residents, families, and visitors. (Source: New Policy)

LU-3.4 Downtown Pedestrian Improvements. The City shall work with public agencies and private entities to create a safe, convenient, and pleasant pedestrian environment that supports the continued revitalization of the Downtown area. Improvements could include pedestrian-oriented amenities such as lighting, wider sidewalks, clearly marked pedestrian crossings, benches, landscaping, signage, sidewalk seating areas, and public art. (Source: New Policy)

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)

Commercial

LU-4 To encourage the growth and development of retail, office, service, and entertainment uses in Ukiah to provide jobs, support City services, and make Ukiah an attractive place to live. (New Goal)

LU-4.1 High-Quality Building Design. The City shall encourage distinctive and high-quality commercial building design and site planning that respects the character of Ukiah. (Source: New Policy)

LU-4.2 Commercial Center Design. The City shall require new commercial centers to incorporate standards of site design, construction, buffering, and screening that objective compatibility development standards when located adjacent to residential neighborhoods. (Source: New Policy)

LU-4.3 Clustering Commercial Uses. The City shall encourage new commercial uses to group into clustered areas or centers containing professional offices, retail sales and services. New commercial clusters shall be located at the intersections of major thoroughfares and exclude "strip" commercial. (Source: New Policy)

LU-4.4 Commercial Property Landscaping. The City shall require that landscaping on commercial properties be well maintained and encourage those commercial properties currently without landscaping to provide landscaping. (Source: Existing Program CD-17.2a, modified)

LU-4.5 Pedestrian Access to Commercial Uses. The City shall support convenient and direct pedestrian access to commercial uses that are located adjacent to residential areas. (Source: New Policy)

Industrial

LU-5 To encourage, facilitate, and support the development of new employment and industrial uses and retention of existing industry to ensure compatibility with existing surrounding uses and planned uses. (Source: New Goal)

LU-5.1 Industrial Park Development. The City shall encourage the development of well-designed industrial park areas to attract new light industrial development to Ukiah. (Source: New Policy)

LU-5.2 Industrial Design standards. The City shall ensure that new industrial developments contribute to the overall attractiveness of the community through appropriate site design, architectural design, and landscaping. (Source: New Policy)

LU-5.3 Screening Industrial Areas. The City shall require the screening of loading areas and open storage areas so that they are not visible from major roads. (Source: New Policy)

Hillside Areas

LU-6 To preserve the natural character of hillside development areas. (Source: New Goal)

LU-6.1 Natural Features. The City shall require development to preserve outstanding natural physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, and water features.; (Source: New Policy)

LU-6.2 Hillside Development. The City shall require new development in hillside areas to minimize grading to retain a natural hillside setting. The City shall encourage clustered dwelling units in hillside areas and roadways to be designed to preserve the ecological and scenic character of the hillsides. (Source: New Policy)

LU-6.3 Open Space Access. The City shall encourage new hillside developments to provide public access (as appropriate) to adjacent greenways, open space corridors, trails, and parks if development is proposed adjacent to such facilities. (Source: New Policy)

Development Pattern

LU-7 To ensure the orderly and timely growth and expansion of the City. (Source: New Goal)

LU-7.1 Development Pattern. The City shall ensure an orderly, contiguous development pattern that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities. (Source: New Policy)

LU-7.2 Annexations. The City shall support property owners and applications that seek to annex adjoining unincorporated land within the City's Sphere of Influence where the City determines it to be in residents' interests to do so, to promote orderly development, to implement General Plan goals, and if the annexation would improve the fiscal health of the City, provide a more efficient delivery of municipal services to the area, and/or create a more logical City boundary. The City shall consider annexation of lands outside of the SOI but within the Planning Area if the City and all local agencies with relevant jurisdiction, arrive at an agreement ensuring adequately compensated

for the costs it will incur due to development in its Planning Area (Source: New Policy; City Staff; City Council Annexation Policies).

LU-7.3 Annexation Considerations. The City shall consider the following factors when reviewing annexation proposals:

- a. Availability of public services and facilities;
- b. Proximity to existing urban development;
- c. Existing agricultural uses;
- d. Fiscal impacts on City finances;
- e. Potential economic benefits;
- f. Regional housing needs; and
- g. Public health and safety. (Source: New Policy)

LU-7.4 Required Public Facilities and Services. The City will support annexation of land for new development only if public services and facilities meeting City standards are available or plans are in place demonstrating their availability in the near future. (Source: New Policy)

LU-7.5 Agriculture and Annexation. The City shall discourage urban development of unincorporated land in the City's Sphere of Influence until such lands are annexed by the City. The City shall support County land use regulations that require minimum lot sizes to protect the viability of local agriculture and to prevent the development of incompatible or undesirable land use patterns prior to eventual annexation and urbanization. (Source: New Policy)

LU-7.6 Fair Share Housing Needs Reduction. The City shall amend the Housing Element as a condition of annexation of residential lands from the County, to increase the City's housing fair share by the number of needed housing units the County is surrendering. (Source: Existing Program LU-4.1a, modified)

LU-7.7 County Housing Needs. The City shall give consideration to the County's regional "fair share" housing needs when reviewing applications for new development within the City's Planning Area. (Source: Existing Program LU-4.1b, modified)

LU-7.8 Legal Non-conforming Uses. The City shall allow the continued use of legally existing non-conforming land uses in conformance with approved permits. (Source: Existing Policy LU-1.1, modified)

Growth Management

LU-8 To promote growth and development practices that improve quality of life, protect open space, natural and historical resources, and reduce resource consumption. (Source: New Goal)

LU-8.1 Contiguous Development. The City shall strongly discourage new development that is not contiguous with existing urban development. (Source: New Policy)

LU-8.2 Protection of Agricultural Areas. The City shall support the long-term economic viability of agriculture and agri-tourism and encourage landowners with land in agricultural production to undertake succession planning or agricultural preservation, as appropriate. (Source: New Policy)

LU-8.3 Infill Development. The City shall encourage population and employment growth toward infill development sites within the city. (Source: New Policy)

LU-8.4 Reuse of Underutilized Property. The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth. (Source: New Policy)

LU-8.5 Historic Preservation. The City shall strive to preserve residential and commercial structures of historic value to the community. (Source: New Policy).

LU-8.6 Historic Resource Maintenance. The City shall encourage property owners to maintain these structures in accordance with state and federal standards. (Source: New Policy).

Missing Middle Housing

LU-9 To provide opportunities for housing that can accommodate the needs, preferences, and financial capabilities of current and future residents in terms of different housing types, tenures, density, sizes, and costs. (Source: New Goal)

LU-9.1 Mixed Residential Neighborhoods. The City shall encourage creation of mixed residential neighborhoods through new and innovative housing types that meet the changing needs of Ukiah households and expand housing choices in all neighborhoods. These housing types include, but are not limited to, single dwelling units, multi-family dwelling units, accessory dwelling units, small and micro units, use of pre-fabricated homes, and clustered housing/cottage housing. (Source: New Policy)

LU-9.2 Housing Types and Designs. The City shall support housing types and designs that increase density while remaining consistent with the building scale and character present in existing neighborhoods. This includes multi-family units or clustered residential buildings that provide relatively smaller, less expensive units within existing neighborhoods. (Source: New Policy)

LU-9.3 Adaptation of Existing Residential Units. The City shall encourage the adaptation of existing residential units to support multi-family use. (Source: New Policy)

Special Planning Areas

LU-10 To assure coordination and consistency with special planning areas. (Source: New Goal)

LU-10.1 Downtown Zoning Code. The City shall update the Downtown Zoning Code to assure consistency with the General Plan goals, policies, and land use designations. (Source: New Policy)

LU-10.2 Ukiah Valley Community. The City shall recognize that the Ukiah Valley is one community and foster collaborative decision-making between the City, county, and other public agencies. (Source: UVAP Goal LU-7, modified)

LU-10.3 Ukiah Valley Area Plan. The City shall coordinate with Mendocino County to assure consistency with the Ukiah Valley Area Plan goals and policies. (Source: New Policy)

LU-10.4 Ukiah Airport Master Plan. The City shall periodically update the Ukiah Airport Master Plan to reflect changing airport needs, aircraft type and use, and new noise and safety standards. (Source: New Policy)

LU-10.5 Ukiah Municipal Airport Land Use Compatibility Plan. The City shall require new development within each airport zone that conforms to the height, use and intensity specified in the land use compatibility table of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). (Source: UVAP Policy LU 2.1b, modified)

LU-10.6 Mendocino County Airport Land Use Commission. As required within the UKIALUCP, the City shall refer new development projects in the Ukiah Airport area of influence to the Mendocino ALUC for review and comment. (Source: New Policy)

Community Character and Design

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

LU-11.1 Commercial Character. The City shall update and maintain objective commercial design standards for all commercial land use designations, to enhance community character and encourage economic development. (Source: Existing Policy CD-1.1)

LU-11.2 Gateways. The City shall establish key gateways to Ukiah through landscape design, appropriately-scaled signage, and building form, and historic themes to create a unique sense of place. (New Policy)

LU-11.3 Neighborhood Character. The City shall ensure that Zoning Code standards and design guidelines are reflective of neighborhood character and land use intensity, complement views from US 101. (Source: Existing Programs CD-1.1a, -3.1a, and 5.3a, modified)

LU-11.4 Public Buildings and Spaces. The City shall ensure that all new public buildings and places are consistent with City design review guidelines and standards, designed to be attractive, safe, and serve the neighborhood needs, and conform to standards similar to those applied to private development. (Source: Existing Programs CD-16.1a, -16.1b, 16.2a, and 16.2b, modified)

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)

LU-11.6 Public Art. The City shall encourage the installation of public art and identify permanent funding mechanisms to support new installations and maintenance. (New Policy)

LU-11.7 Sign Regulations. The City shall update the Zoning Code sign provisions to incorporate a consistent program for new signs to simplify the signage process. (Source: Existing Program CD-13.1c, modified)

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)

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)

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)

Environmental Justice

LU-12 To ensure that land use decisions do not adversely impact disadvantaged individuals and groups differently than the population as a whole. (Source: New Goal)

LU-12.1 Fair Treatment and Meaningful Involvement. The City shall provide for the fair treatment and meaningful involvement in respect to the development and review of land use decision and policies for all people regardless of income, race, color, or national origin. (Source: New Policy)

LU-12.2 Disproportionate Land Use Impacts. The City shall evaluate and avoid, reduce, or mitigate disproportionate adverse health and safety impacts of land use decisions on identified disadvantaged communities. (Source: New Policy)

LU-12.3 Coordination on Siting of Utilities . The City shall coordinate with utility providers in the siting, site layout, and design of gas and electric facilities, including changes to existing facilities, to minimize environmental, and safety impacts on disadvantaged communities. (Source: New Policy)

LU-13 To ensure that all community members have equal access to healthy foods, education, green spaces, and medical services. (Source: New Goal)

LU-13.1 Access to Community Resources. The City shall identify and address gaps in access to residential, commercial, recreation, natural open spaces, and public resources, and ensure these community resources are accessible to all, regardless of income, race, color, or national origin. (Source: New Policy)

LU-13.2 Equitable Capital Improvements. The City shall promote equitable investment in capital improvements City-wide. (Source: New Policy) [

LU-13.3 Public Assistance Collaboration. The City shall support non-profit organizations and public agencies which provide assistance to the homeless and access to healthcare, rental assistance and food assistance, and other poverty alleviating programs and services. (Source: New Policy)

LU-14 To develop, implement, and enforce policies to ensure access to safe and sanitary housing throughout the community. (Source: New Goal)

LU-14.1 Code Enforcement. The City shall prioritize code enforcement for rental housing in disadvantaged communities to assure safe, sanitary housing. (Source: New Policy)

LU-14.2 Clean and Safe Drinking Water. The City shall ensure access to clean and safe drinking water for all community members. (Source: New Policy)

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)

LU-15.2 Communication Channels. The City shall continue to improve communication channels and methods for meaningful dialogue between community members and decision-makers. The City shall also continue to share public information across a variety of media, technological, and traditional platforms, and languages based upon the demographics of the community. (Source: New Policy)

LU-15.3 Public Engagement. The City shall hold special meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for disadvantaged community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome. (Source: New Policy)

LU-15.4 Translation Services. The City will continue to evaluate the need for the provision of translation services, to the extent feasible, in conveying important information to the community. (Source: New Policy)

General Plan Use and Maintenance

LU-16 Promote the effective use and implementation of the General Plan Land Use Map. (Source: New Goal)

LU-16.1 Land Use Map. The City shall maintain and implement a Land Use Map describing the types of allowed land uses by geographic location and the density of allowed uses within each designation. (Source: New Policy)

LU-16.2 Land Use Designations. The City shall apply the land use designation specific parcels of land as designated on the General Land Use Map (Figure 2-1), even if a parcel does not meet other criteria specified in the General Plan. (Source: New Policy)

LU-16.3 Zoning Designations. The City shall ensure that zoning designations are consistent with the General Land Use Map (Figure 2-1). (Source: New Policy)

LU-16.4 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. (Source: New Policy)

Implementation 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. (Source: Existing Program CD-9.3a, modified)	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. (Source: New Implementation Program)	LU– 3.5	Public Works Community Development		■			

Implementation Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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. (Source: New Implementation Program)	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. (Source: New Implementation Policy)	LU– 9.2	Community Development Public Works	■				

Implementation 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. (Source: New Implementation Program)	LU– 16.4	Community Development					
I <u>Annexation Guide.</u> The City shall develop, maintain, and make publicly-available a City of Ukiah Annexation Guide that includes an annexation applicant’s responsibilities, the requirements for environmental review, requirements for development plans, and fees associated with applications for annexation. (Source: New Implementation Program; City Council Annexation Policies)	LU-7.2	<u>Community Development</u>					

A.2 Economic Development Element

GOALS AND POLICIES

ED-1 To be a key partner with other agencies and organizations to achieve the City’s and the region’s economic goals. (Source: New Goal)

ED-1.1 Interagency Coordination. Coordinate with local agencies, jurisdictions, and tribes; and other groups and organizations working to promote Ukiah’s economic development. (Source: New Policy)

ED-1.2 Economic Initiatives. The City shall support regional economic initiatives and marketing activities by actively participating in economic development programs. (Source: New Policy)

ED-1.3 Public /Private Partnerships. The City shall support and encourage public/private partnerships and other efforts to implement key development projects that meet the City’s economic development goals. (Source: New Policy)

ED-1.4 Economic Development Strategy. The City shall prepare and periodically update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals, policies, and programs of the General Plan. (Source: New Policy)

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

ED-2.1 City Investment Priorities. During review and updates of public facility master plans and the Capital Improvement Program, the City shall prioritize investment in infrastructure, services, and other assets that are critical to future economic vitality, including public safety, water supply and quality, transportation, energy, and environmental resources, to support job growth and economic development. (Source: New Policy)

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)

ED-3 To provide opportunities for expansion of businesses by ensuring the availability of suitable sites, appropriate zoning, and access to infrastructure and amenities. (Source: New Goal)

ED-3.1 Land Supply Inventory . The City shall maintain and/or annex an adequate land supply to meet projected commercial and industrial land demand. (Source: New Policy)

ED-3.2 Infill Sites. The City shall coordinate with interested developers and relevant public agencies to develop infill sites consistent with the Land Use Diagram. (Source: New Policy)

ED-3.3 Airport Industrial Park. The City shall develop adequate linkage from the Airport Industrial Park to the east side of the airport. (Source: New Policy)

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

ED-4.1 Supporting Tourism. The City shall encourage and support the development of sustainable and innovative visitor-serving attractions that expand on the tourism market in Ukiah and Mendocino County and add to the quality of life for residents. (Source: New Policy)

ED-4.2 Downtown. The City shall reinforce the Downtown as the civic and cultural heart of Ukiah by supporting public arts, cultural and entertainment programs, restoration of aging structures, lodging, and a robust mix of residential, retail, and service uses. (Source: New Policy)

ED-4.3 Boutique Hotel. The City shall encourage and support the development of a boutique hotel in Downtown to provide an opportunity for overnight stays in the heart of Downtown and for visitors to enjoy and explore Ukiah's local business, restaurants, and nightlife. (Source: New Policy)

ED-4.4 Public Art. The City shall reduce barriers for private efforts that create art in public places (e.g., murals, sculptures), and support development of a Public Art Master Plan with appropriate funding mechanisms to support and maintain public art installations. (Source: New Policy)

ED-4.5 Tourism-Supporting Services. The City shall support the local dining, lodging, and retail sectors to ensure visitors enjoy Ukiah to the fullest. (Source: New Policy)

ED-5 To ensure Ukiah's long-term economic success and sustainability by diversifying and expanding tourist attractions. (Source: New Goal)

ED-5.1 Outdoor Recreation. The City shall maintain existing and promote new outdoor recreation opportunities and facilities at a high level to solidify Ukiah's position as a leader in outdoor recreation. (Source: New Policy)

ED-5.2 Bicycle Tourism. The City shall support efforts to promote and expand the local and regional bicycle trail network to attract visitors seeking a quality outdoor recreation experience. (Source: New Policy)

ED-5.3 Great Redwood Trail. The City shall continue to support the expansion of the Great Redwood Trail linking Marin, Sonoma, and Humboldt counties and enhancing trail access in Ukiah. (Source: New Policy)

ED-5.4 Special Events. The City shall support special events that benefit local businesses and contribute to the City's overall economic success. (Source: New Policy)

ED-5.5 Agricultural Tourism. The City shall strive to attract tourism centered on the agriculture industry throughout the Mendocino County region, including wineries, cannabis farm tours, farm stays, tasting rooms, and beverage production tours. (Source: New Policy)

ED-6 To maintain a supportive business climate and a healthy economy that leads to the expansion of existing businesses and the attraction of new ones. (Source: New Goal)

ED-6.1 Regulatory Environment. The City shall promote business-friendliness in the regulatory and permitting process through collaboration, innovation, exchange of ideas and best practices, and the improvement in clarity and efficiency in the permitting process to take advantage of opportunities for streamlining in the development permit process. (Source: New Policy)

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

ED-7.1 Attract Skilled Workers. The City shall support, maintain, and enhance the social and cultural amenities of the city (such as attractive public spaces, public art displays, museum(s), historic venues and sites, and recreational facilities and programs). (Source: New Policy)

ED-8 To cultivate a culture of entrepreneurship to encourage and support local business start-ups. (Source: New Goal)

ED-8.1 Business Incubators. The City shall encourage and support the establishment of local business incubators and programs designed to support the successful development of entrepreneurial companies through an array of business support resources and services. (Source: New Policy)

ED-8.2 Home-Based Businesses. The City shall support and expand the opportunities for establishment and operation of home-based businesses that are compatible with surrounding neighborhoods. (Source: New Policy).

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)

ED-9.1 Interagency Workforce Collaboration. The City shall work with Mendocino College, Ukiah Unified School District, and Mendocino County to support innovation and the development, retraining, and retention of a skilled workforce. (Source: New Policy)

ED-9.2 Local Graduate Retention. The City shall actively support efforts to keep local high school and college graduates in the local workforce. (Source: New Policy)

ED-9.3 City Hiring Practices. The City shall pursue best practices aimed at maximizing local hiring in coordination with education and training providers. (Source: New Policy)

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

ED-10.1 Value-Added Agriculture. The City shall encourage and support the expansion of value-added agricultural products (e.g., processing, packaging, product development) with an emphasis on local distribution and consumption. (Source: New Policy)

ED-10.2 Agricultural Support Services. The City shall encourage agricultural support services, such as vineyard and harvest management, to be based in Ukiah. (Source: New Policy)

ED-10.3 Airport-Related Businesses. The City shall encourage and promote the development of airport-related businesses at the Ukiah Municipal Airport. (Source: New Policy)

ED-10.4 Local-Serving Retail. The City shall encourage the establishment and expansion of commercial businesses that increase local spending within Ukiah and provide needed goods and services to residents and businesses. (Source: New Policy)

ED-10.5 Culturally Diverse Businesses. The City shall review and amend its policies and procedures to ensure equity of opportunity to encourage and support a diverse business community. (Source: New Policy)

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-11.1 Creative Economy. The City shall encourage the expansion of the local creative economy, including arts businesses, creative and performing arts, and non-profit organizations, as well as professional service sectors built around the creative arts. (Source: New Policy)

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)

ED-11.4 Sustainable Business Development. The City shall encourage the development and expansion of businesses that advance social equity, environmental quality, and economic sustainability, as well as capitalize on key industry strengths. Economic sustainability includes planning and preparation for disaster response and long-term resiliency of businesses and economic assets in the city. (Source: New Policy)

Implementation Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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. (Source: New Implementation Program)	ED– 1.4	City Manager Community Development	■				

A.3 Mobility Element

GOALS AND POLICIES

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)

MOB-1.2 Multi-modal Access. The City shall require that all new development and redevelopment projects include provisions for multi-modal access provisions such as pedestrian and bicycle facilities, and vehicle and transit where relevant. (Existing Policy CT-3.1, modified)

MOB-1.3 Reallocate Space for Complete Streets. The City shall reallocate roadway space to allow complete streets improvements on streets with excess traffic capacity. (New Policy)

MOB-1.4 Block Length. The City shall limit block lengths to 600 feet wherever feasible to enhance multi-modal circulation and connectivity. (New Policy)

MOB-1.5 Balance Transportation Spending. The City will provide funding for transportation improvements for each of the key travel modes to support the long-term viability and safety of each mode, as well as required maintenance. (New Policy)

MOB-1.6 Roundabouts. The City shall consider the installation of roundabouts to enhance safety at intersections, and as a key component of Ukiah's sustainability strategy. (New Policy)

MOB-1.7 Land Use and Street Classification Compatibility. The City shall ensure that General Plan land use density and intensity standards are compatible with the classification of streets from which the land uses are accessed. (Source: Existing Program CT-1.1a, modified)

MOB-1.8 New Development and Complete Streets. The City shall require all new development to provide adequate access for pedestrians, bicyclists, motorists, transit users, and persons with disabilities, as well as facilities necessary to support the City's goal of maintaining a complete street network. (Source: Existing Program CT-1.1b, modified)

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)

MOB-1.10 Bicycle Parking Standards. The City shall maintain efficient and updated parking standards for bicycle parking to ensure development provides adequate bicycle parking, while reducing reliance on automobiles. (New Policy)

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)

Vehicle Miles Traveled

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)

MOB-2.2 Transportation Demand Management. The City shall support programs to reduce vehicle trips, including measures such as reduced parking requirements that aim to increase transit use, car-pooling, bicycling and walking. (New Policy)

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)

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)

MOB-2.5 Transit Ridership. The City shall support funding and incentives to increase transit ridership opportunities. (Source: Existing Policy CT-9.2, modified)

MOB-2.6 Downtown Transit Center. The City shall support creation of a Transit Center. (Source: Existing Policy CT-10.5)

MOB-2.7 Bicycle Accessible Transit. The City shall encourage the MTA and other public transportation providers to make bus routes connecting Ukiah with other areas bicycle accessible. (Source: Existing Program CT-8.1e, modified)

Transportation Safety and Planning

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

MOB-3.1 Safety Improvements. The City shall provide safety improvements along high-injury and fatality streets and intersections. (Source: New Policy)

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)

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)

MOB-3.4 Safety Considerations. The City shall ensure that planned non- transportation capital improvement projects, on or near a roadway, consider safety for all travel modes during construction and upon completion. (Source: New Policy) [SQ]

MOB-3.5 Community Engagement . The City shall engage the community in promoting safe walking and bicycling through education and outreach. (Source: New Policy)

MOB-3.6 Emergency Access. The City shall work with the Ukiah Valley Fire Authority to address street design and the accessibility required for emergency vehicles. (Source: New Policy)

MOB-3.7 Video Enforcement. The City shall consider the use of video surveillance for traffic enforcement. (Source: New Policy)

MOB-3.8 Truck Traffic in Residential Areas. The City shall discourage truck traffic on local residential streets to increase safety and reduce noise (Source: New Policy)

Transportation and Mobility Needs

MOB-4 To maintain an ongoing periodic evaluation process to inventory transportation and mobility needs. (Source: Existing GP Goal CT-5)

MOB-4.1 Multi-modal Transportation Studies. The City shall conduct multi-modal transportation studies in association with required updates to the Regional Transportation Plan to update the General Plan and appropriately update and amend the Mobility Element. (Source: Existing Policy CT-5.1, modified)

MOB-4.2 Transportation Performance Measures . The City shall evaluate transportation performance holistically, taking into consideration multi-modal system performance measures that emphasize the efficient movement of people. (Source: New Policy)

MOB-4.3 Safety Monitoring . The City shall monitor high-priority corridors and intersections to better understand the potential for safety improvements. (Source: New Policy)

MOB-4.4 Level of Service. The City shall use peak-hour traffic level of service (LOS) to consider whether a street or intersection has adequate remaining capacity to service the traffic generated by a proposed project, except that meeting traffic LOS goals should not occur in a manner that would limit travel by other modes or result in increased VMT. (Source: New Policy)

MOB-4.5 Peak Hour Traffic LOS Goals. The City shall adopt the following intersection peak hour traffic Level of Service (LOS) goals to guide street network planning (but not to be used for assessing CEQA impacts):

- a) At intersections with signals, roundabouts or four-way stop signs: operation at LOS D, except where pedestrian volumes are high in which case LOS E may be acceptable.
- b) At intersections with stop signs on side streets only: operation at LOS E, except where side streets have very low traffic volumes, in which case LOS F conditions may be acceptable. (Source: Existing Program CT-16.4e, modified)

MOB-4.6 Alternate Access Routes. The City shall explore the feasibility of establishing alternate north/south and east/west access routes. (Source: Existing Goal CT-19, modified)

MOB-4.7 Meet Future Travel Demand. The City shall extend existing streets or construct new streets as needed to meet existing and future travel demands. (Source: Existing Policies CT-19.1, CT-19.2, modified)

Parking

MOB-5 To promote a balance of multi-modal options, to be reflected in flexible parking regulations. (Source: Existing GP Goal CT 14)

MOB-5.1. Incentives for Travel Alternatives. The City shall work with downtown businesses and employers reduce the need for and expenses of off-street parking by supporting and encouraging alternatives to single-occupant vehicles such as incentives and priority parking for carpools and vanpools, secure bicycle parking, and free bus passes. (Source: Existing Policy CT-14.2, modified)

MOB-5.2 Support for Charging Stations. The City shall support the provision of charging stations for electric vehicles, as well as other types of vehicles, as new technologies emerge. (Source: New Policy)

Aviation

MOB-6 To promote the Ukiah Municipal Airport for the Community's benefit and provide for the airport's long-term viability, including ensuring future development considered by the 2040 Ukiah General Plan is consistent with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP). (Source: combines Existing GP Goals AE1 to AE-4)

MOB-6.1 Airport Promotion. The City shall ensure that the airport is a key part of the City's economic development strategy and promotional efforts. (Source: Existing Program AE-1.1a, modified)

MOB-6.2 Uniform Airport Area Development Regulations. The City shall coordinate with the County to develop a similar or duplicate implementing code for development in and around the airport. (Source: Existing Policy AE-3.1)

MOB-6.3 Infill Policy for Compatibility Zones. The City shall work collaboratively with the County to develop an In-fill Policy within the Municipal Airport Compatibility Zones. (Source: New Policy)

Implementation Programs	Implements Which Policy(is)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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) Urban Street Design Guide. (Source: New Implementation Program)	MOB – 1.1 MOB – 1.3 MOB – 1.4 MOB – 1.6	Public Works	■	■	■		

Implementation Programs	Implements Which Policy(is)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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. (Source: Existing Program CT-1.3a, modified)	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. (Source: Existing Programs CT-5.1c and 5.2a, modified)	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). (Source: New Implementation Program)	MOB – 2.1 MOB – 2.2	Community Development					
		Public Works	■				
E VMT Modeling The City shall develop a model for assessing VMT for new development consistent with new VMT performance measures. (Source: New Implementation Program)	MOB – 2.1 MOB – 2.2	Community Development					
		Public Works	■				

Implementation Programs	Implements Which Policy(is)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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. (Source: Existing Program CT-3.1a, modified)	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. (Source: Existing Program CT-10.5a, modified)	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. (Source: New Implementation Program)	MOB – 3.1 MOB – 3.2 MOB – 3.3 MOB – 3.4 MOB – 4.3	Public Works _____ Community Development		■			■

Implementation Programs	Implements Which Policy(is)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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. (Source: Existing Programs CT-5.1a and CT-5.2b, modified)	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. (Source: Existing Program CT-2.1a, modified)	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. (Source: Existing Goal CT-19, modified, Existing Policies CT-19.1, CT-19.2, modified)	MOB – 4.6 MOB – 4.7	Public Works Community Development	■				

Implementation Programs	Implements Which Policy(is)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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. (Source: Existing Program AE-2.1a, modified)	MOB – 6.1 MOB – 6.2 MOB – 6.3	Community Development	■				

A.4 Public Facilities, Services, and Infrastructure Element

GOALS AND POLICIES

Water

PFS-1 To maintain a safe and adequate water system to meet the needs of existing and future development.
 (Source: Existing GP Goal CF-1, modified)

PFS-1.1 Water Service Annexation Impacts. The City shall ensure newly annexed areas within the city do not negatively affect water services to existing customers. (Source: New Policy)

PFS-1.2 Russian River Water Rights. The City shall protect and confirm all Russian River tributary water rights to which the Ukiah Valley and City may be entitled. (Source: Existing Policy CF-1.1, modified)

PFS-1.3 Consolidation of Water Districts . The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery. (Source: New Policy)

PFS-1.4 Water Storage. The City shall encourage the protection and expansion of existing sources and methods of water storage for future development. (Source: Existing Policy CF-1.2. modified)

PFS-1.5 Recycled Water Project. The City shall explore the potential expansion of the Recycled Water Project to provide non-potable water to areas of large-scale urban irrigation, such as Todd Grove Park and the golf course. (Source: New Policy)

PFS-1.6 Reduce Reliance on the Russian River. The City shall continue to support the reduction on the reliance of surface water from the Russian River as a water source to serve the community. (Source: New Policy)

PFS-1.7 Groundwater Recharge. The City shall enhance groundwater supply by looking to expand its capacity to recharge by developing storm ponding and retention basins where feasible. In some areas these ponds or basins can be incorporated into a recreational area, used as wildlife habitat area, or may be required by new development to offset impacts associated with new nonpermeable surfaces. (Source: New Policy)

Wastewater

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-2.1 Level of Service. The City shall maintain an adequate level of service in the City's wastewater collection, treatment, and disposal system to meet the needs of existing and projected development and all State and Federal regulations. (Source: Existing Policy CF-6.1)

PFS-2.2 Wastewater System Funding. The City shall ensure that the wastewater collection, treatment, and disposal system has adequate funds and programs for maintenance, upgrades when required, and day-to-day operations. (Source: Existing Program CF-6.1(a), modified)

PFS-2.3 Wastewater Service Coordination. The City shall coordinate with the Ukiah Valley Sanitation District to ensure ongoing wastewater treatment capacity within the wastewater treatment plant for future development. (Source: New Policy)

PFS-2.4 Ukiah Valley Sanitation District . The City should collaborate with Ukiah Valley Sanitation District to ensure adequate wastewater collection and treatment is provided to properties within City limits and their jurisdictional boundaries. (Source: New Policy)

PFS-2.5 Out of Area Service Agreements. The City shall require out of service area agreements in rural areas where the Ukiah Valley Sanitation District cannot feasibly provide wastewater services. (Source: Existing Program CF-7.1(b), modified)

PFS-2.6 Wastewater Service Capacity. The City shall ensure there is adequate wastewater service capacity prior to annexation of additional land. (Source: New Policy)

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)

Solid Waste, Composting and Recycling

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.)

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)

PFS-3.3 Construction and Demolition Waste. The City shall require all new development to comply with the current CALGreen requirements for construction and demolition waste diversion. (Source: New Policy)

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)

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)

PFS-3.6 Waste Reduction Education. The City shall collaborate and partner with local organizations to provide waste reduction education programs to residents and businesses. (Source: New Policy)

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.)

Stormwater Management

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 [Stormwater Low Impact Development Technical Design Manual](#) and 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)

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)

Utilities and Energy

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)

PFS-6.2 Undergrounding Utilities . The City shall encourage the conversion of overhead transmission and distribution lines to underground as economically feasible. (Source: New Policy)

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)

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)

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)

PFS-6.6 Local Power Generation. The City shall support local power generation and production that is economically and operationally feasible. (Source: New Policy)

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

PFS-7.1 Resilient Electric Grid. The City shall explore options for hardening the electric grid to continue to provide ongoing service to the community without disruption caused by natural (seismic events, flooding, wildfires, extreme wind events) or man-made hazards. (Source: New Policy)

PFS-7.2 Vegetation Clearance. The City shall require vegetation clearance and tree trimming adjacent to transmission and distribution lines and other critical electrical infrastructure. (Source: New Policy) [RDR]

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)

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)

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)

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)

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)

PFS-8.5 LEED Certification. The City shall encourage new construction, including municipal building construction, to achieve third-party green building certifications, such as LEED rating system, or an equivalent. (Source: New Policy)

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)

Fire Protection and Emergency Response

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

PFS-9.1 Emergency Medical Services. The City shall coordinate emergency medical services between agencies servicing the city. (Source: Existing Policy CF-8.1, 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)

PFS-9.3 Interagency Coordination . The City shall coordinate with Cal Fire and the Ukiah Valley Fire Authority regarding the fire protection and wildfire safety standards. (Source: New Policy)

Law Enforcement

PFS-10 To provide high-quality public safety and crime reduction services to maintain a safe and secure community. (Source: New Goal)

PFS-10.1 Police Staffing. The City shall prioritize the maintenance of Police Department staffing levels in line with community needs. (Source: New Policy)

PFS-10.2 Interagency Coordination. The City shall coordinate with the Mendocino County Sherriff's Office on joint operations and services. (Source: New Policy)

PFS-10.3 Community Policing Strategies. The City shall promote community policing strategies that strengthen trust and collaboration with the residents of Ukiah, including those of all races, ethnicities, and cultural backgrounds, and ensure public safety through meaningful cooperation and problem-solving techniques. (Source: New Policy) [MPSP]

PFS-10.4 School Safety. The City shall collaborate with the Ukiah Unified School District to enhance school security and student, teacher, and administrator safety. (Source: New Policy)

PFS-10.5 Public Safety Communications. The City shall use a variety of communication methods (e.g., social media, text messaging, television and radio alerts, website postings) to communicate and inform residents and businesses about crimes, investigations, and emergencies. (Source: New Policy)

Community Facilities

PFS-11 To ensure adequate community facilities. (Source: Existing GP Goal CF-10, modified) .

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) [SQ]

PFS-11.2 Joint-Use Facilities . The City shall partner with Mendocino County and the Ukiah Unified School District to provide joint-use facilities. (Source: Existing Policy CF-10.1, modified) [IGC]

Parks and Recreation

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

PFS-12.1 Connected Park System. The City shall provide an interconnected park system that creates an urban greenbelt and links all trail systems within the City. (Source: New Policy)

PFS-12.2 Expansion of Recreational Amenities and Programs. The City shall expand amenities and recreational programs in parks and recreational facilities that accommodate a variety of ages and address the needs of families. (Source: New Policy)

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)

PFS-12.4 Access for Persons with Disabilities. The City shall design all parks and recreation facilities to have adequate access for those with accessibility issues. (Source: New Policy)

PFS-12.5 Park Visibility. The City shall assure that all parks are visible from the public right-of-way when possible and remain clear of visual obstructions that reduce visual connections for safety concerns. (Source: New Policy)

PFS-12.6 Park Safety. The City Police Department shall patrol and secure parks and recreational facilities from potential crime and misuse. (Source: Existing Policy PR-2.4, modified)

PFS-12.7 Great Redwood Trail – Ukiah. The City shall support the continued phased development of the Great Redwood Trail through and beyond the city limits, to connect adjoining regional trail networks. (Source: New Policy)

PFS-12.8 Collaborative Partnerships for Improved Services. The City shall work with Mendocino County, Ukiah schools, and other large land or facility owners to establish and maintain partnerships to improve access and maintenance to parks and recreation. (Source: New Policy)

Education

PFS-13 To ensure high-quality educational institutions for all community members that foster diversity and educational attainment. (Source: New Goal)

PFS-13.1 Consideration of Impacts. The City shall consider potential impacts on the Ukiah Unified School District during the review of new development projects. (Source: Existing Policy CF-11.2, modified)

PFS-13.2 Planning for Future Growth. The City shall collaborate with Ukiah Unified School District in its long-range planning efforts to ensure the adequacy of school facilities to serve new development. (Source: New Policy)

PFS-13.3 School Siting Coordination. The City shall coordinate with Ukiah Unified School District on the future location of schools in relation to transportation and land use plans and seek to avoid traffic impacts and facilitate joint use of community parks and other public facilities by schools. (Source: Existing GP Program CF-11.3(b), modified)

Lifelong Learning

PFS-14 To enhance the educational support system serving the City to the benefit of all residents, regardless of age and location within the community. (Source: New Goal)

PFS-14.1 Implementing Continuing Education. The City should encourage Mendocino College, local vocational schools, and technical training institutes to maintain and improve continuing education courses and certificate programs, including opportunities for on-line learning. (Source: New Policy)

Healthy Community

PFS-15 To ensure all residents have access to healthy lifestyle options. (Source: New Goal)

PFS-15.1 Alcohol and Tobacco Sales. The City shall shall study the feasibility of establishing zoning code provisions limiting the location and concentration of businesses selling alcohol and tobacco near sensitive land uses.

PFS-15.2 Healthy Food Options. The City shall support programs that guide healthy food options in the community. (Source: New Policy)

PFS-15.3 Support Government-Issued Vouchers. The City shall support the acceptance of Government-issued food vouchers (such as WIC and Cal FRESH) via an Electronic Benefit Transfer (EBT) card at food retailers and farmers markets. (Source: New Policy)

PFS-15.4 Vending Machine Options. The City shall support healthy food options for vending machines in City-owned and leased locations. (Source: New Policy)

PFS-15.5 Healthy Food at Government-sponsored Events. The City shall support the provision of healthy foods at City-sponsored meetings and events when food is provided. (Source: New Policy)

PFS-15.6 Healthy Homes. The City shall promote green building practices that support “healthy homes,” such as low VOC materials, environmental tobacco smoke control, and indoor air quality construction pollution prevention techniques. (Source: New Policy)

Implementation 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. (Source: New Implementation Program)	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. (Source: New Implementation Program)	PFS – 12.1 PFS – 12.3	Community Services	■				

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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. (Source: Existing Policy PR-2.1)	PFS – 12.1 PFS – 12.5 PFS – 12.6	Community Services		■			
D <u>Alcohol and Tobacco Ordinance</u> <u>The City shall prepare a feasibility analysis studying the establishment of establishing zoning code provisions related to the location and number of businesses selling alcohol and tobacco near sensitive land uses. (Source: New Implementation Program)</u>	<u>PFS- 15.1</u>	<u>Community Development</u>		■			

A.5 Environment and Sustainability Element

GOALS AND POLICIES

Open Space

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-1.1 Landscaping Compatibility. The City shall require landscaping in new development to be compatible with preservation and restoration goals of open space management and native vegetation. (Source: Existing Policy OC-1.3, modified)

ENV-1.2 Open Space Management. The City shall manage and maintain City-owned open spaces to preserve the integrity of these public spaces. (Source: New Policy)

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)

ENV-2 To maintain and enhance the urban forest to create a sense of urban space and cohesiveness with the surrounding natural environment. (Source: Existing GP Goal OC-29, modified)

ENV-2.1 ~~City Tree Inventories~~ Tree Preservation. The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots, and city facilities. The City shall also prepare an Urban Forest Master Plan, review its Tree Management Guidelines and study the feasibility of preparing a Tree Protection Ordinance.

ENV-2.2 Protect Healthy Trees. The City shall review new construction and landscaping site plans to ensure that healthy trees are not removed unnecessarily. (Source: Existing Program OC-29.1b, 22-1a)

ENV-2.3 Accommodation of Trees along Roadways. The City shall ensure future roadway plans accommodate existing and new trees without compromising sidewalk accessibility. (Source: New Policy)

ENV-2.4 Tree Trimming for Fire Prevention. The City shall encourage private tree trimming as a fire hazard mitigation. (Source: New Policy).

Historic-Archeological

ENV-3 To preserve and protect historic and archaeological resources in Ukiah. (Source: New Goal)

ENV-3.1 The City shall support the listing of eligible properties, sites, and structures as potential historic designations and their inclusion in the California Register of Historical Resources and National Register of Historic Places. (Source: New Policy)

ENV-3.2 Archaeological Resource Impact Mitigation. The City shall ensure appropriate and feasible mitigation for new development that has the potential to impact sites likely to contain archaeological, paleontological, cultural, or tribal resources. (Source: New Policy)

ENV-3.3 Protect Archaeological Resources. The City shall require any construction, grading, or other site altering activities cease if cultural, archaeological, paleontological, or cultural resources are discovered during until a qualified professional has completed an evaluation of the site. (Source: New Policy)

ENV-3.4 Tribal Consultation. The City shall proactively engage local Native American tribes in the planning process, particularly when matters related to Native American culture, heritage, resources, or artifacts may be affected. (Source: New Policy)

ENV-3.5 Educational Outreach. The City shall coordinate with the museum to provide education to the public on how to protect sites and structures. (Source: Existing Policy HA-8.1, modified)

ENV-3.6 City-owned Historic Sites and Structures. The City shall maintain, preserve, and improve City-owned historic structures and sites in an architecturally and environmentally sensitive manner. (Source: Existing Policy HA-5.1, modified)

ENV-3.7 Adaptive Reuse. The City shall encourage appropriate adaptive reuse of historic resources. (Source: Existing Policy HA7.3)

Conservation

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)

ENV-4.2 Trail Connectivity. The City shall identify appropriate areas for trails along the ridge line that can be connected to trails in the valley. (Source: Existing Policy OC-10.3)

ENV-4.3 Interconnected Greenways. The City shall encourage new development to incorporate and facilitate interconnected greenways that support wildlife conservation and recreational purposes. (Source: Existing Policy OC-11.2, modified)

ENV-4.4 River and Creek Preservation. The City shall work cooperatively with the County and private landowners to develop pedestrian access along creeks flowing through the City where safe and feasible to do so and where it will not cause adverse impacts. (Source: Existing Program OC-9.4a)

ENV-4.5 Recycled Water. The City shall support efforts to increase recycle water use. (Source: New Policy)

ENV-4.6 Groundwater Protection. The City shall require, for new development that could result in a significant reduction in groundwater recharge area or water quantity, an analysis, prepared by a licensed hydrologist, of the project impacts on groundwater recharge and quality. (Source: Existing Program OC-12.1a)

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)

ENV-4.8 Mitigate Water Resource Pollutants. The City shall protect water quality from adverse impacts of urban and agricultural runoff. (Source: Existing Policy OC-15.1, modified)

Biological Resources

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)

ENV-5.2 Community Education. The City shall work with schools' education providers, and non-profit community groups, to organize educational trips, cleanup days, and similar activities that promote involvement with and knowledge of the Russian River habitat. (Source: New Policy)

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)

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

ENV-6.1 Restoration Master Plans The City shall establish a Creek and Stream Restoration Master Plan for each creek flowing through the City limits. (Source: Existing Policy OC-9.1, modified)

ENV-6.2 Contamination and Sedimentation Prevention. The City shall require new development to use site preparation, grading, and construction techniques that prevent contamination and sedimentation of creeks and streams. (Source: New Policy)

ENV-6.3 Waterway Restoration. The City shall encourage and provide resources to landowners in the city to remove invasive species, plant native plant species, and prevent pollution from entering local creeks and waterways. (Source: New Policy)

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)

ENV-6.5 Creek Protection. The City shall require new development located adjacent to stream corridors to include appropriate measures for creek bank stabilization, erosion and sedimentation prevention, and natural creek channel and riparian vegetation preservation. (Source: Existing Programs OC-7.5(a), OC-9.2d, OC-9.2e, modified)

ENV-6.6 Erosion Control Plans. The City shall require new development that requires significant grading near creeks, streams, wetlands, and riparian areas to prepare erosion control plans that address grading practices that prevent soil erosion, loss of topsoil, and drainageway scour, consistent with biological and aesthetic values. (Source: New Policy)

ENV-6.7 Public Open Space. The City shall work with Mendocino County and the Public Spaces Commission to identify and select appropriate locations along creek channels, hillsides, and ridgelines that would be appropriate for future acquisition and development as trails, pocket parks, wildlife preserves, or other public open space. (Source: Existing Programs OC-9.4b, -10.3a, -10.3b, -27.1a modified)

ENV-6.8 Research and Educational Access. The City shall work with public and private landowners adjacent to creeks to allow public access to creeks, streams, waterways, and riparian areas for educational and research programs. (Source: New Policy)

Air Quality

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-7.1 Transit Oriented Development. The City shall encourage concentration of new development near areas served by transit access and reduce single-occupancy vehicle dependency. (Source: Existing Policy OC-31.1, modified)

ENV-7.2 Active Transportation. The City shall prioritize pedestrian and bicycle access, infrastructure, and education to encourage increased use of alternative modes of transportation as a means to reduce direct and indirect air contaminant emissions. (Source: New Policy)

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)

ENV-7.4 Public Outreach. The City shall cooperate with the MCAQMD and Mendocino County Public Health to create public awareness and education programs about air quality issues and safety measures during hazardous air events. (Source: Existing Policy OC-36.1, modified)

ENV-7.5 Construction and Operations. The City shall require that development projects incorporate feasible measures that reduce construction and operational emissions for reactive organic gases, nitrogen oxides, and particulate matter (PM10 and PM2.5). (Source: Existing Program OC-37.2b, modified)

ENV-7.6 Wood Burning Fireplace Replacement. The City shall promote the replacement of non-EPA certified fireplaces and woodstoves and encourage city residents to participate in MCAQMD and NSCAPCD programs, such as the Wood Stove Rebate Program. (Source: Existing Program OC-38.1a, OC-38.1e, modified)

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)

ENV-7.8 Residential EV Charging Stations. The City shall encourage new development to install EV charging stations in homes to increase the potential for the public to use zero-emission vehicles, lessening the impacts to air quality through pollution. (Source: New Policy)

ENV-7.9 Public EV Charging Stations. The City shall install public charging stations in its commercial areas to provide additional charging options for city visitors. (Source: New Policy)

Climate Change and Sustainability

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

ENV-8.1 Carbon Neutrality Resolution. The City shall adopt a Carbon Neutrality Resolution that provides a foundation for all subsequent climate actions. (Source: New Policy)

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)

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)

ENV-8.4 Municipal Preference of Emissions-Reduced Equipment. The City shall contract only with providers who use electric-powered equipment where available and feasible for City construction projects or contract services. (Source: New Policy)

ENV-8.5 Energy Conservation and Renewable Energy. The City shall promote energy conservation in municipal facilities by seeking opportunities to install energy efficient fixtures and appliances, solar panels, solar battery storage, and other retrofits to new and existing structures. (Source: New Policy)

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)

ENV-9.2 Household Waste Programs. The City shall provide convenient, easy-to-use bulky item and household hazardous waste programs that facilitate the reuse and recycling of materials. (Source: New Policy)

Implementation 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 provide 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. (Source: OC-11.2a, modified)	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. (Source: Existing Program OC-23.1b, modified)	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. (Source: Existing Program OC-2.1a)	ENV– 1.2	Community Development	■				

Implementation Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
D Updated Undeveloped Land Inventory The City shall annually update the undeveloped lands inventory. (Source: Existing Program OC-1.1a)	ENV – 1.2	Community Development				■	
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. <u>This plan should include trees within commercial and residential areas, as well as those at city parks and facilities.</u> This plan shall be updated every five years. (Source: New Implementation Program)	ENV – 2.1	Community Development Public Works Community Services			■		
F Tree Protection Ordinance The City shall <u>review its Tree Management Guidelines</u> and study the feasibility of preparing a Tree Protection Ordinance. (Source: New Implementation Program)	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. (Source: New Implementation Program)	ENV – 3.1	Community Development		■			

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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. (Source: Existing Program HA-2.1a)	ENV– 3.1	Community Development	■				
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. (Source: Existing Programs HA-2.2a, 5.1b, 6.1a, 7.2b, 7.4b, HA-7.4c)	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. (Source: New Implementation Program)	ENV– 4.5 ENV– 4.6 ENV– 4.7	Community Development Public Works	■				

Implementation Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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		■			

Implementation Programs	Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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		■			
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. (Source: New Implementation Program)	ENV– 8 ENV– 8.1 ENV– 8.3 ENV– 9.1	Community Development	■				

A.6 Safety Element

GOALS AND POLICIES

Geologic and Seismic Hazards

SAF-1 Minimize risk to people and property resulting from geologic and seismic hazards through effective development regulation (Source: UVAP Policy HS1.1)

SAF-1.1 Building Code Requirements. The City shall mitigate the potential impact for harm associated with geologic hazards by adopting and implementing the requirements outlined within the California Building Code and State seismic design guidelines. (Source: New Policy).

SAF-1.2 Geotechnical Report. Where projects are proposed within designated risk zones, 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. (Source: UVAP, HS1.1c)

SAF-1.3 Resilient Infrastructure – Gathering Places. Encourage privately owned critical facilities (e.g. churches, hotels, other gathering facilities) to evaluate the ability of the buildings to withstand earthquakes and to address any deficiencies identified. (Source: MJHMP, 2021)

SAF-1.4 Resilient Infrastructure – Unreinforced Masonry. Continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings to understand earthquake risks and precautions and, for owners, to understand retrofitting options and available funding mechanisms. (Source: MJHMP, 2021)

Climate Change Hazards

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)

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)

Flood Hazards

SAF-3 Minimize adverse impacts related to flooding through flood mitigation components and ongoing flood management practices. (Source: New Goal)

SAF-3.1 Flood Control Regulation. The City shall coordinate with FEMA to ensure that the City's regulations related to flood control are in compliance with Federal, State, and local guidelines. (Source: New Policy)

SAF-3.2 Flood Plain Management Ordinance. The City shall maintain an updated Flood Plain Management Ordinance specifying proper construction methods in identified flood hazard areas. (Source: New Policy)

SAF-3.3 National Flood Insurance Program. The City shall maintain compliance with the provisions of FEMA's National Flood Insurance Program (NFIP). (Source: New Policy)

Wildfire

SAF-4 To maintain adequate and effective fire protection services for Ukiah. (Source: New Goal)

SAF-4.1 Fire Service Rating. The City shall optimize the ISO ratings of the Ukiah Valley Fire Authority to Class 1 by prioritizing agency needs and balancing cost/quality trade-offs. (Source: New Policy)

SAF-4.2 Fire Service Funding. The City shall explore opportunities for increased funding for the Ukiah Valley Fire Authority in order to expand services appropriately. (Source: New Policy)

SAF-4.3 Fire Protection Resources. The City shall foster cooperative working relationships with public fire agencies, including CAL FIRE, to optimize fire protection resources within Ukiah. (Source: New Policy)

SAF-4.4 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 Policy)

SAF-4.5 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 Policy)

SAF-4.6 Local Fire Protection Plans. The City shall coordinate with the Ukiah Valley Fire Authority to continue developing local fire protection planning and programs particularly for new development in VHFHSZs. (Source: New Policy)

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

SAF-5.1 Public Facilities Hazard Mitigation. The City shall to the extent possible, ensure that future public facilities are not located in Very High Fire Hazard Severity Zones. If facilities are located within Very High Fire Hazard Severity Zones the City shall reduce the hazard potential ~~for public facilities located in the Very High Fire Hazard Severity Zone~~ by requiring the incorporation of hazard mitigation measures during planned improvements. (Source: New Policy)

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 and Public Resources Code 4291. (Source: New Policy)

SAF-5.3 Evacuation Routes. The City shall identify and maintain adequate evacuation routes in the city to safeguard human life in the case of fire. Evacuation routes shall be analyzed for their capacity, safety, and viability under a range of emergency scenarios in accordance with Assembly Bill 747. Evacuation routes within VHFHSZs shall be developed in accordance with SRA Fire Safe Regulations (Title 14, Division 1.5), and residential development in VHFHSZs that do not have at least two emergency evacuation routes shall also be identified in accordance with Senate Bill 99. (Source: New Policy)

SAF-5.4 Roadway Vegetation Clearance. The City shall maintain an adequate vegetation clearance on public and private roads to mitigate wildfire hazards. (Source: New Policy)

SAF-5.5 Fuel Breaks. The City shall prioritize increasing funding for and the maintenance of appropriate fuel breaks, reductions, and pest management in high fire hazard areas to prevent the spread of fire and limit potential damages. (Source: New Policy)

SAF-5.6 Water Supply Infrastructure. The City shall regularly assess the integrity of ~~existing~~ water supply infrastructure and prioritize required system for existing and proposed development to ensure adequate fire suppression needs are met. (Source: New Policy)

SAF-5.7 Local Fire Ordinance. The City shall adopt and maintain a local fire ordinance in compliance with the Statewide SRA Fire Safety Regulations, including but not limited to, Public Resources Code 4291. (Source: New Policy)

SAF-5.8 Site Design Standards for Fire Hazard Reduction. The City shall prioritize the maintenance and update of stringent site design standards (such as those contained within the Hillside Overlay District) to reduce potential fire

hazard risk, particularly within VHFHSZs, and ensure that new development maintains adequate access (ingress, egress). New residential development with VHFHSZs should be minimized. (Source: New Policy).

SAF-5.9 Site Design Standards for Fire Hazard Reduction. The City shall prioritize the maintenance and update of stringent site design standards to reduce potential fire hazard risk. (Source: New Policy)

SAF-5.10 Adequate Water Supply Infrastructure. All new development shall have adequate fire protection resources. The City shall prioritize new development in areas with adequate water supply infrastructure. This shall include providing information to at-risk populations related to evacuation routes and wildfire evacuation events, defensible space, fire hazard impacts (such as structural damage, wildfire smoke, etc.), fire prevention measures, and structural hardening. (Source: New Policy)

SAF-5.11 Fire Safety Education Programs. The City shall coordinate with the Ukiah Valley Fire Authority to inform property owners and residents of the most recent best practices in building and land management and fire safety measures to protect people and property from fire hazards. (Source: Existing Policy SF-10.1, modified)

SAF-6 To ensure that the City is adequately prepared for emergencies of any variety through effective planning measures. (Source: New Goal)

SAF-6.1 Evacuation Routes. The City shall coordinate with the Ukiah Valley Fire Authority to review, update, and periodically exercise emergency access, protocols, and evacuation routes to assess their effectiveness. (Source: New Policy)

SAF-6.2 Hazard Mitigation Plan. The City shall continue to participate in and implement the Mendocino County Hazard Mitigation Plan to ensure maximum preparedness for hazard events. (Source: New Policy)

SAF-6.3 Locally Focused Plans. The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements. This shall include developing a plan for repopulation and redevelopment after large disaster events. (Source: New Policy)

Noise

SAF-7 To stabilize or reduce transportation noise impacts on residential uses. (Source: Existing GP Goal NZ-1)

SAF-7.1 Noise Inventory. The City shall inventory noise contours for major traffic corridors and the airport. (Source: Existing Policy NZ-1.1)

SAF-7.2 Sound Attenuation Strategies. The City shall require all new residential development located along major transportation corridors to incorporate sound attenuation strategies to mitigate noise levels to acceptable levels. (Source: New Policy)

SAF-7.3 Airport Noise Disclosure. The City shall require disclosure of potential airport noise impacts for property transactions located within the 55 to 65 decibal airport noise contours. (Source: Existing Policy NZ-1.5- Modified)

SAF-7.4 Airport Noise Attenuation. The City shall require the incorporation of sound reducing measures in all new construction in the airport compatibility zones, consistent with the Ukiah Municipal Airport Master Plan. (Source: New Policy)

SAF-7.5 Roadway Expansion. The City shall require the use of accepted acoustic engineering features when designing for the expansion of existing roads examples include low landscaped berms, landscaping, below-grade construction, and speed control - to minimize expansion of the existing Design to Cost (DTC). (Source: Existing Program NZ-1.2c, modified)

SAF-7.6 Noise Equipment. The City shall require that commercial passenger service aircraft comply with the best available noise equipment standards to reduce noise impacts on the ground. (Source: Existing Program NZ-1.4c)

SAF-8 To reduce noise impacts through the enforcement of appropriate building and land use codes. (Source: Existing GP Goal NZ-2- Modified)

SAF-8.1 Update Noise Attenuation Standards. The City shall review and update Article 6 of the City Municipal Code to ensure enforcement of best practices for noise attenuation standards. (Source: New Policy)

SAF-8.2 Noise Impact Analysis. The City shall ensure adequate analysis of noise impacts when reviewing project permits. (Source: Existing Policy NZ-2.2)

SAF-8.3 Noise Attenuation Requirements. The City shall require all new commercial and manufacturing uses that could produce excessive noise to incorporate applicable noise mitigation measures to reduce noise levels to acceptable levels. (Source: New Policy)

SAF-8.4 Acoustical Studies. The City shall require acoustical studies for all new development projects with potential to generate excessive noise to identify potential noise impacts and appropriate mitigation measures. (Source: New Policy)

Implementation 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. (Source: New Implementation Program)	SAF – 1.1	Community Development					

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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. (Source: UVAP, HS1.1c)	SAF – 1.2	Community Development		■			
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)	SAF – 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: MJ HMP, 2021, modified)	SAF – 1.4	Community Development					■

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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)	SAF – 3.1 SAF – 3.2 SAF – 3.3	Community Development					
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. (Source: New Implementation Program)	SAF-2.1 SAF-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. (Source: New Implementation Program)	SAF – 3.1 SAF – 3.3	Public Works					

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
H	Fire Protection Rating Monitor the City's fire protection rating and cooperate with the Ukiah Valley Fire Authority to correct deficiencies. (Source: New Implementation Program)	SAF – 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. (Source: Existing Program SF-6.1a)	SAF – 4.1	City Manager Community Development					■
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)	SAF – 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)	SAF – 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)	SAF – 4.4	City Manager Ukiah Valley Fire Authority					■

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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)	SAF – 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. <u>If new residential subdivisions are proposed within the VHFHSZ a Fire Protection Plan with the following components shall be included in the proposal and reviewed by the Ukiah Valley Fire Authority:</u> • <u>Risk Analysis.</u> • <u>Fire Response Capabilities.</u> • <u>Fire Safety Requirements – Defensible Space, Infrastructure, and Building Ignition Resistance.</u> • <u>Mitigation Measures and Design Considerations for Non-Conforming Fuel Modification.</u> • <u>Wildfire Education Maintenance and Limitations</u> (Source: New Implementation Program)	SAF – 4.6	City Manager Ukiah Valley Fire Authority					■

Implementation 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. (Source: New Implementation Program)	SAF – 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. (Source: New Implementation Program)	SAF – 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. (Source: New Implementation Program)	SAF – 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. (Source: New Implementation Program)	SAF – 5.2 SAF – 5.3 SAF – 6.1	City Manager Ukiah Valley Fire Authority Community Development	■				

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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. (Source: New Implementation Program)	SAF – 5.4	Public Works Ukiah Valley Fire Authority		■			
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)	SAF – 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)	SAF – 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)	SAF – 5.5	Community Development Ukiah Valley Fire Authority Mendocino County Fire Safe Council				■	

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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)	SAF – 5.6 SAF – 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)	SAF – 5.7 SAF – 5.8 SAF – 5.10	Community Development	■				
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)	SAF – 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)	SAF – 5.10	City Manager Ukiah Valley Fire Authority			■		

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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)	SAF – 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)	SAF – 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)	SAF – 6.2	Police Department					
			Community Development	■				
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)	SAF – 6.3	Police Department					
			City Manager	■	■	■		
			Community Development					

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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)	SAF – 7.2	Community Development	■				

Implementation 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. 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." (Source: Existing Program NZ-1.5a)	SAF – 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)	SAF – 7.4	Planning Services					
			Building Services					

Implementation 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). (Source: New Implementation Program)	SAF – 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. (Source: New Implementation Program)	SAF – 8.1 SAF – 8.3	Planning Services Building Services	■				■

Implementation Programs		Implements Which Policy(ies)	Responsible Supporting Department(s)	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
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. (Source: Existing Policy NZ-2.2)	SAF – 8.2	Planning Services Building Services					■
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. (Source: New Implementation Program)	SAF – 8.4	Planning Services Building Services					■

A.7 Agriculture Element

GOALS AND POLICIES

AG-1 To preserve and strengthen agricultural uses in and around Ukiah that influence the regional economy.
(Source: New Goal)

AG-1.1 Reduce Agricultural/Urban Conflict . The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City (Source: New Policy).

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)

AG-1.3 Plan Together. The City shall identify and involve stakeholders, as well as advisors with knowledge and expertise, to create and implement a comprehensive planning framework that preserves and strengthens agricultural uses in and around Ukiah that inform and influence the regional economy. (Source: New Policy).

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)

AG-2.5 Buy Local, Enjoy Local. The City shall encourage additional farmer and community markets, food trucks, and farm stands to support production, distribution, and sale of locally grown foods and continue to support community-based food production and local, nutritious food by working with local landowners for the creation of additional community gardens. (Source: New Policy)

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)

AG-2.7 Farmer's 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. (Source: New Policy)

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)

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)

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)

Implementation Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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 <u>hazardous exposures and</u> conflict between incompatible land uses. (Source: OC-20.1(b))	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. (Source: OC-17.3)	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. (Source: New Implementation Program)	AG– 5.1	Community Development		■			
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. (Source: New Implementation Program)	AG– 5.1	Community Development City Manager	■				

Implementation Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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. (Source: New Implementation Program)	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’. (Source: New Implementation Program)	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. (Source: New Implementation Program)	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. (Source: New Implementation Program)	AG – 5.5 AG – 5.8	Community Development		■			

Implementation Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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. (Source: Existing Implementation Program OC-30.2(b))	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.” (Source: New Implementation Program)	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. (Source: New Implementation Program)	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. (Source: New Implementation Program)	AG – 5.6	Community Development					☒
		Public Works					

Implementation Programs	Implements Which Policy(ies)	Responsible	2022 – 2025	2026 – 2030	2031 – 2040	Annual	Ongoing
		Supporting Department(s)					
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 (2019-2027)

GOALS AND POLICIES

Goal H-1 Conserve, rehabilitate, and improve the existing housing stock to provide adequate, safe, sustainable, and decent housing for all Ukiah residents.

Policy 1-1: Encourage the rehabilitation of existing residential units.

Policy 1-2: Promote the use of sustainable and/or renewable materials and energy technologies (such as solar and wind) in rehabilitated housing and new housing construction; and reduce greenhouse gas emissions.

Policy 1-3: Preserve at-risk housing units.

Policy 1-4: Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

Policy 1-5: Continue to implement effective crime prevention activities.

Goal H-2 Expand housing opportunities for all economic segments of the community, including special needs populations.

Policy 2-1: Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.

Policy 2-2: Encourage the development of a variety of different types of housing.

Policy 2-3: Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need. In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

Policy 2-4: Pursue State and Federal funding for very low, low, and moderate income housing developments.

Policy 2-5: Facilitate the production of housing for all segments of the Ukiah population, including those with special needs.

Policy 2-6: Expand affordable housing opportunities for first time homebuyers.

Goal H-3 Remove governmental constraints to infill housing development.

Policy 3-1: Improve building and planning permit processing for residential construction.

Policy 3-2: Encourage the use of density bonuses and provide other regulatory concessions to facilitate housing development.

Policy 3-3: Encourage the development of mixed residential and commercial uses in the commercial zoning districts where the viability of the commercial activities would not be adversely affected.

Goal H-4 Promote well-planned and designed housing opportunities and projects for all persons, regardless of race, gender, age, sexual orientation, marital status, or national origin.

Policy 4-1: Promote fair housing practices in the sale or rental of housing with regard to race, color, national origin, ancestry, religion, disability/medical conditions, sex, age, marital status, familial status, source of income, sexual orientation/gender identify, or any other arbitrary factors.

Policy 4-2: Promote and facilitate community awareness of the City of Ukiah's goals, tools, available resources and programs for lower income households.

Goal H-5 Provide support for future housing needs.

Policy 5-1: Pursue annexation efforts that lead to an orderly expansion of growth, where services are adequate for future residential development.

Policy 5-2: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies.

Policy 5-3: Assume a leadership role in the development of all types of housing in the community.

Implementing Programs	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. Funding: CDBG, HOME, and/or other local, state or federal sources	Community Development Department, Housing Services Division	Ongoing, as funding is available
1b Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs. Funding: Energy efficiency and renewable energy rebate program funds	Electric Utility Department	Ongoing, as funding is available
1c Support funding or other applications that would preserve/conserv e existing mobile home parks. This might include programs such as the Mobile Home Park Rehabilitation and Resident Ownership Program. Funding: N/A – application support through technical assistance.	Community Development Department, Housing Services Division.	Ongoing, as funding is available
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. Funding: Departmental budget	Community Development Department, Building Services Division	Ongoing, as funding is available

Implementing Programs	Responsible Department(s)	Schedule
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. Funding: General Funds and/or other funding if available.	Community Development Department, Planning Services Division	Establish development standards and design guidelines by the end of calendar year 2020.
1f Develop an At-Risk Units Program. Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State, and local agencies to preserve the units. Funding: Ukiah Housing Trust Fund, CDBG, HOME, and/or other funding sources as available and as needed	Community Development Department, Housing Services Division	Develop At-Risk Program by the end of calendar year 2020.
1g Tenant Education and Assistance for Tenants of At-Risk Projects. Require property owners to give notice to tenants of their intent to opt out of low-income use restrictions. Provide tenants of at-risk units with education regarding tenant rights and conversion procedures. Funding: Departmental budget	Community Development Department, Housing Services Division	Develop education program and notification procedures by June 30, 2020; implement program on an ongoing basis throughout the 2019-2027 planning period.

Implementing Programs	Responsible Department(s)	Schedule
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	Updated annually, by June 30 of each year; posted on the City's website and at the public counter.
2b Monitor the rate of conversion of primary residences to short-term rental units. Research ordinances limiting short-term rentals and present report to City Council. Funding: General Funds.	Community Development Department, Planning Services Division; City Council.	Develop monitoring program by June 30, 2020; annually track number of short-term rentals and present information along with annual progress report to City Council each year; short-term rental ordinance research report due June 30, 2025
2c Monitor the conversion of single-family residential homes to commercial uses. If conversions continue and the City's vacancy rate for homeownership is greater than three percent citywide, the City will design an ordinance that restricts the conversion of single-family residences to commercial uses. Funding: Departmental budget.	Community Development Department, Planning Services Division.	Gather data and report findings to City Council by June 30, 2021.

Implementing 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.	Ongoing.
2e Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community. This effort is designed to build long-term development partnerships and gain insight into specialized funding sources, particularly in identifying the range of local resources and assistance needed to facilitate the development of housing for extremely low-income (ELI) households and households with special needs, including persons with disabilities and persons with developmental disabilities. This policy is also designed to encourage the production of a variety of housing types, including multi-family supportive, single room occupancy, shared housing, and housing for the “missing middle.” Funding: Departmental budget.	Community Development Department, Housing Services Division; City Manager’s Office-Economic Development Section	Ongoing community and stakeholder outreach, occurring at least on a quarterly basis and continuing throughout the 2019-2027 planning period.

Implementing 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.

Implementing 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.

Implementing 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	Ongoing
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	Ongoing
2l Review existing City processes for compliance with AB 2162. Revise zoning codes/processes to allow supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Funding: Departmental budget	Community Development Department, Planning Services Division	Complete review of existing City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020
2m Housing Units Replacement Program. The City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to 1) non-vacant sites; and 2) vacant sites with previous residential uses that have been vacated or demolished. Funding: Departmental budget	Community Development Department, Planning Services Division	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Implementing 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	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.
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	Complete draft Zoning Code amendments by December 30, 2021; secure adoption by June 30, 2022

Implementing 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	Complete draft policy by June 30, 2020
3c Explore other policies and regulations that facilitate new infill housing development. Produce report with recommendations and present to Planning Commission and City Council. Possible areas of research include, but are not limited to, the following: Temporary housing options. Low Impact Development offsite mitigation. Community benefit zoning. Funding: Departmental budget	Community Development Department, Planning Services Division; Planning Commission; City Council	Complete draft report by June 30, 2026
3d Facilitate improvements to permit processing to streamline housing development. Continue to work on improving processing procedures and by June 30, 2021 develop a brochure to guide developers through City processes. Continue to offer a pre-application conference with project applicants to identify issues and concerns prior to application submittal. Funding: Departmental Funding	Community Development Department, Planning Services Division, Building Services Division	Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021

Implementing 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	Ongoing
3f Review Site Development Permit and Use Permit Processes. Produce report for City Council analyzing processes and making recommendations for how to revise processes and/or Ukiah City Code such that project approval process is accelerated. Funding: Departmental budget	Community Development Department, Planning Services Division	Report due to City Council by December 31, 2020; process and/or code improvements to be implemented immediately thereafter.
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	Ongoing
4b Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD). Funding: Departmental budget	Community Development Department, Housing Services Division	Ongoing

Implementing Programs	Responsible Department(s)	Schedule
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	Develop referral procedure and revise planning permit application form by December 31, 2019; implement on January 1, 2020.
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	Updated regularly, as new and relevant information is available.
5b Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan. Include an annexation policy. Funding: Departmental budget, other funding as available	2020- Sphere of Influence and Municipal Service Review; 2021- Ukiah 2040 General Plan.	Community Development Department, Planning Services Division
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.	Ongoing, at least on an annual basis.



APPENDIX C

City of Ukiah

2022 – Disadvantaged Unincorporated
Communities (DUC) Analysis

Prepared By: City of Ukiah Community Development Department
Public Hearing: 11/09/2022 (Planning Commission)

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BACKGROUND AND OVERVIEW

Senate Bill (SB) 244 (Wolk), approved by Governor Brown in October 2011, requires cities to identify and describe disadvantaged unincorporated communities (DUCs) within or near its boundaries. The intention of this legislation is to address the complex legal, financial, and political barriers that contribute to regional inequity and associated infrastructure deficits. Cities and counties are required to identify DUCs in long-range planning documents, particularly the Housing Element and Land Use Element, to produce a more efficient delivery of services and infrastructure to identified disadvantaged communities.

State law further requires the identification and analysis of DUCs as part of municipal service reviews (MSRs), annexation requests, and sphere of influence (SOI) updates undertaken by Local Agency Formation Commissions (LAFCo).

Based on the requirements of SB 244, this analysis includes an assessment of infrastructure (including water, wastewater, storm drainage, and structural fire protection); deficiencies for each of the identified DUCs, and potential funding mechanisms. As defined under Government Code Section 65302.10, the DUCs identified for the City of Ukiah in association with the updated Land Use Element are below:

- 1) Ukiah SXS
- 2) Norgard Lane
- 3) Empire Gardens
- 4) Talmage (County Identified)
- 5) The Forks (County Identified)

These five (5) DUCs are the subject of this report, which compiles information from various sources to characterize the conditions in each disadvantaged community. This includes the review of geographic information system (GIS) files for infrastructure and housing, the most recent and accurate household income data released by the US Census Bureau via California Association of Local Agency Formation Commissions (CALAFCo), past Municipal Service Reviews prepared by the Mendocino LAFCo, previous DUC analysis from the County of Mendocino and City of Ukiah's 6th Cycle Housing Elements, and interviews from stakeholders of key County Departments and Special Districts.

LAFCO DUC REQUIREMENTS

Per the Mendocino Local Agency Formation Commission policies and procedures, a DUC is defined as a developed area that has been identified as such by LAFCo, the County or applicable City; or one that meets all the following standards:

- Substantially developed with primarily residential uses;
- Does not have reliable public water, sewer, or structural fire protection service available;
- Contains at least 12 registered voters; and
- A median household income (MHI) level of 80% or less than the statewide MHI.

Mendocino LAFCo policy further states that the Commission will identify DUCs for the purpose of:

- **Municipal Service Reviews:** Water, Wastewater, and Fire Protection Municipal Service Reviews will identify opportunities for the improved provision of services to DUCs.

- **City and District Annexations:** DUCs located adjacent to areas proposed for annexation shall be included in the annexation or reorganization proposal or separately proposed for annexation unless the Commission determines that the community would not benefit, or if at least 50% of the registered voters within the affected territory have indicated opposition to annexation.

Under the Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH), LAFCOs are required to undertake DUC analysis in conjunction with MSR and SOI Updates. CKH restricts approval of annexation requests greater than 10 acres per Government Code Section 56375(a)(8)(A) where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community has been filed with the executive officer.

COUNTY AND CITY REQUIREMENTS

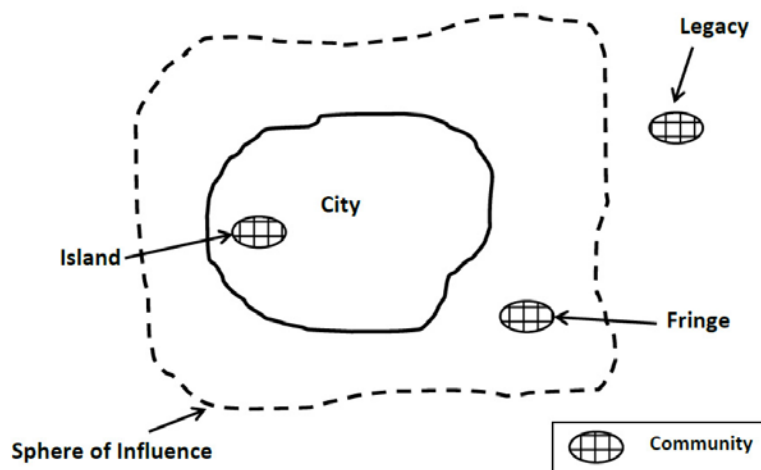
SB 244 affects cities and counties, but in different ways, depending on the location and age of identified communities. Government Code Section 65302.10(b) states:

- Cities must identify and describe "unincorporated islands" and "fringe communities";
- Counties must identify each "legacy community", defined as "a geographically isolated community that is inhabited and has existed for at least 50 years";
- The Land Use element update must include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each identified community;
- An analysis of potential financing mechanisms that could make the extension of services to identified communities.

SB 244 distinguishes three (3) types of DUCs based on the following definitions, illustrated in Figure 1-1:

- **"Island community"** means any inhabited and unincorporated territory that is substantially surrounded by one or more cities, or by one or more cities and the Pacific Ocean.
- **"Fringe community"** means any inhabited and unincorporated territory that is within a city's sphere of influence.
- **"Legacy community"** means a geographically isolated community that is inhabited and has existed for at least 50 years.

Figure 1 – Types of Communities



Source: California Office of Planning and Research 2013

WATER AND ENVIRONMENTAL JUSTICE (EJ)

A “disadvantaged community (DC)” is discussed in Water Code Section 79505.5(a). Similar to SB 244, a DC is a community with an annual median household income (“MHI”) less than 80 percent of the statewide MHI. A Severely Disadvantaged Community is defined by MHI below 60% of the statewide average. A Small Disadvantaged Community refers to a Disadvantaged Community that has a year-long population of no more than 10,000 persons.

Senate Bill 1000 (Leyva, 2016) amended Government Code to require that both cities and counties that identify disadvantaged communities incorporate EJ policies into their general plans, either in a separate EJ element or by integrating related goals, policies, and objectives throughout document. The purpose of the legislation is to address the “unique or compounded health risks” in disadvantaged communities by decreasing pollution exposure, increasing community assets, and improving overall health.

DUC IDENTIFICATION METHODOLOGY – CITY OF UKIAH

As discussed above, DUCs are identified to address a myriad of issues from environmental justice to land-use planning. Linking these disparate issues together, the sole statutory criterion for determination of a DUC is Median Household Income (“MHI”). In general, a DUC is defined as a community with an annual MHI income that is less than 80 percent of the state.

Unless specific analysis is conducted, the smallest geographic units for which MHI data is publicly available are census block groups. Outside of heavily urbanized areas, however, census block groups are geographically expansive. They often include both incorporated and unincorporated territory and do not necessarily coincide with typically understood community boundaries. Although a block group might be identified as having a MHI of less than 80 percent, various portions of that block group could be significantly wealthier in rural areas, or the block group could split an otherwise contiguous community.

Therefore, within rural areas, such as Mendocino County, assembling income data for specific unincorporated communities is not straightforward. In Mendocino County, identifying and mapping DUC locations is a complex process because the delineation of DUC boundaries often differ from those common to the local agency and general public. Some entities, such as Sonoma County LAFCO and Stanislaus County, utilize Census Designated Place (CDP) communities to help provide usable geographies for DUC boundaries, but even then, mapping and data challenges persist. In particular, MHI ratios are subject to adjustment over-time and can result in a change to a community's disadvantaged status. Similarly, the number of registered voters can fluctuate during election years causing further variability.

SB 244 describes the general characteristics of DUCs, but it does not provide specific guidance or methodology for how to identify them, other than providing the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city sphere of influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80 percent or less than the statewide MHI
 - For their analysis, CALAFCO calculated 80% of the statewide MHI as 80 percent of \$75,235, which is **\$60,188** per the ACS MHI data (“MHI Threshold”));
 - Income data was sourced from the American Community Survey (“ACS”) 5-year MHI dataset for 2015-19.

In 2019, for its 6th Cycle Housing Element, the City identified eleven (11) DUCs within its Sphere of Influence. In 2022, the City updated its identified DUCs by utilizing data and mapping resources from CALAFCO. By using updated Census Data from CALAFCO, the City identified and continued three (3) DUCs in association with its 2040 General Plan. For consistency, the City also included two (2) DUCs identified in the County of Mendocino’s 6th Cycle Housing Element that were located within the City’s SOI, even though these communities were not identified by CALAFCO.

CALAFCO data aligns with the statutory considerations of SB 244, but with one modification; instead of using 12 registered voters, it opted to use 50 registered voters, as this has proved a useful best practice for large rural areas. (Simon, Smith, & Sanchez, 2022). The default threshold of 12 registered voters, which could represent an area containing as few as three or four homes, is unreasonably low for a rural jurisdiction that features expansive census tracts, such as Mendocino County.

After identifying potential DUCs using CALAFCO data, City Staff then worked with the County of Mendocino Planning and Building Service Department to refine the selections based on inhabited (i.e. residential) areas and distinguishable boundaries. Aerial imagery and site visits further developed the boundaries of selected DUCS by manually removing parcels determined to be government-owned, uninhabited, commercial, agricultural or industrially designated.

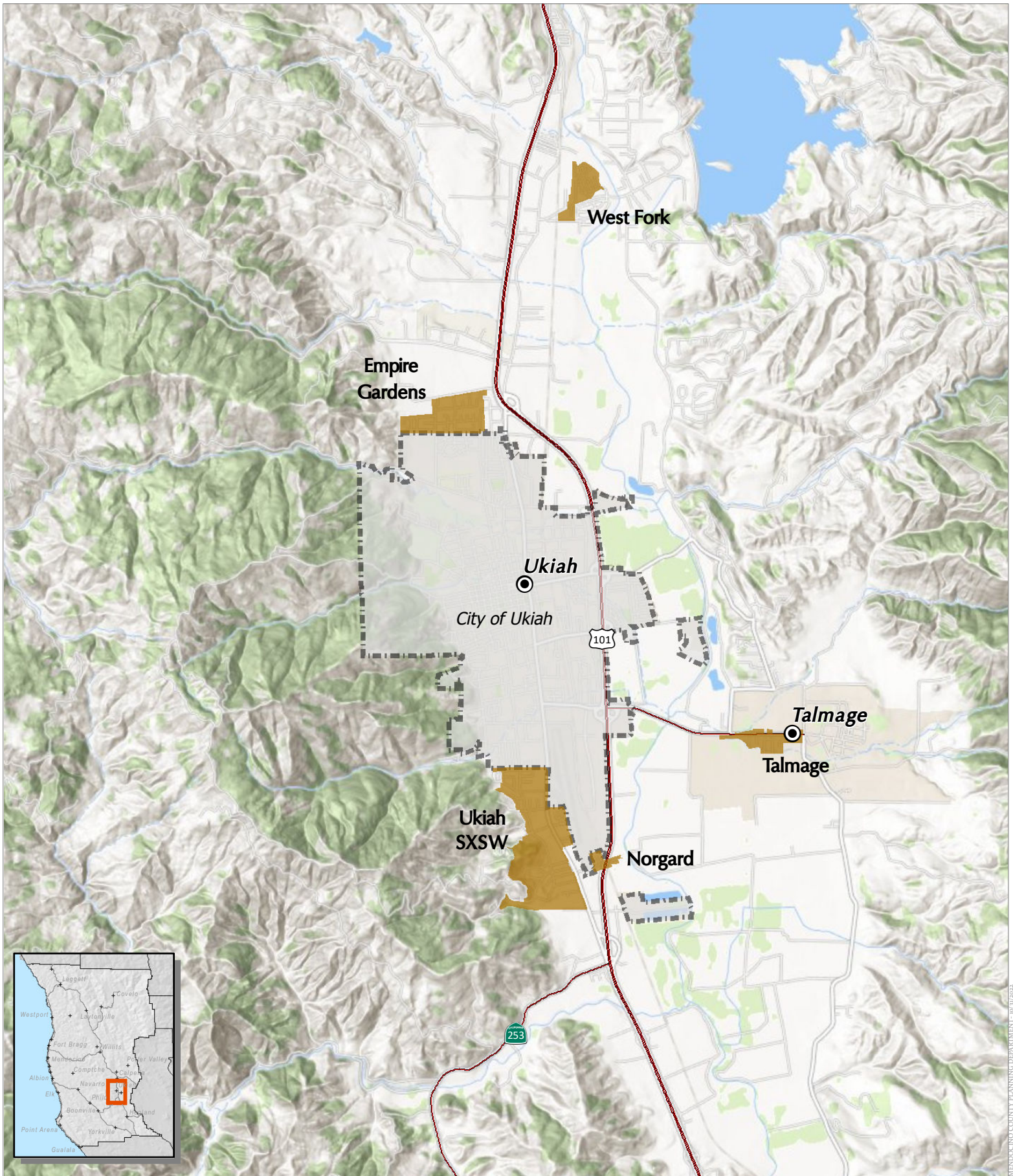
2022 DISADVANTAGED UNINCORPORATED COMMUNITIES IDENTIFIED

All DUCs identified in this analysis match the definition of a “fringe community”, as they are within the existing and proposed Sphere of Influence for the City of Ukiah. **Table 1**, below, summarizes the findings for this 2022 DUC analysis, which are further described in subsequent sections.

Table 1 Disadvantaged Unincorporated Communities Overview 2022					
DUC Identifier	Water	Wastewater	Storm-Water	Fire Protection	Underserved
South - City of Ukiah City Limits					
Ukiah SXSW - DUC	■	■	■	■	■
Norgard/ Airport South – DUC	■	■	■	■	■
North - City of Ukiah City Limits					
Empire Gardens – DUC	■	■	■	■	■
Mendocino County Housing Element DUCs					
The Forks - DUC	■	■	■	■	■
Talmage - DUC	■	■	■	■	■
KEY: ■ No Deficiencies ■ Deficient					

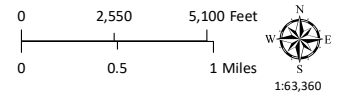
TABLE 2 IDENTIFIED DISADVANTAGED UNINCORPORATED COMMUNITIES UKIAH 2022		
DUC Identifier	DUC Size (acres)	# of Parcels
South of the City of Ukiah City Limits		
Ukiah SXSW – DUC	±286 Acres	586
Norgard/Airport South – DUC	±15 Acres	36
North of the City of Ukiah City Limits		
Empire Gardens – DUC	±84 Acres	295
Mendocino County Housing Element DUCs		
The Forks - DUC	±75 Acres	85
Talmage - DUC	±49 Acres	136

An overall map of these identified DUCs is included on the following page:



Map produced by the Mendocino County Planning & Building Svcs. Dept., October 2022
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2018
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
 Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
 Parcel numbers are for tax purposes only and do not represent legal or salable parcels.
 All spatial data is approximate. This map is not a substitute for a proper land survey.

-  Major Towns & Places
-  Proposed DUCs
-  City Limits
-  Highways



OVERALL DUCS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

Ukiah SXSW - DUC

The Ukiah SXSW DUC is located adjacent to the southwestern boundary of the City of Ukiah in unincorporated Mendocino County. This area spans from Beacon Lane to Gobalet Lane and includes ±586 parcels totaling ±286 acres with a mixture of single-family, mobile-home and multi-family residential units. Considered a 'Fringe Community', this DUC is within the existing and proposed Sphere of Influence for the City of Ukiah, and was first identified by the City of Ukiah in 2019. The community is associated with Block Group 2, Census Tract 113, which has a MHI of approximately \$44,229.

While the DUC boundaries identified by CALAFCO are slightly different from those finalized, the City has elected to update the boundaries to remove parcels not contiguous to City limits or the DUC itself. A map of the Ukiah SXSW DUC is provided after review of the infrastructure considerations for this area.

Water Infrastructure – The Ukiah SXSW DUC is primarily served by the Willow County Water District (WCWD). A small percentage of parcels, however, rely on individual domestic wells, per previous DUC analysis from the City of Ukiah Housing Element. Data on water quality in the area was not readily available, but according to the Mendocino County Environmental Health Department there are no known issues with water quality or supply for those users maintaining individual wells within the boundaries of this DUC.

As of June 24, 2022, all customers within the Willow County Water District were required to reduce water usage by 50%. As drought conditions persist, similar or more severe restrictions may be implemented by the local district or State agencies. Notwithstanding these restrictions, this community is not considered underserved with regard to water infrastructure or service.

While no active application or pre-applications have been submitted, on May 18, 2022, the Ukiah City Council approved a Letter of Intent to the SWRCB regarding *Consolidation of Municipal Water Providers*. Under new programs, the SWRCB is offering significant financial incentives to help fund the necessary infrastructure that would allow the interconnection and overall improvement of small systems into a single resilient provider. The City of Ukiah has included a policy in its 2040 General Plan to support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery.

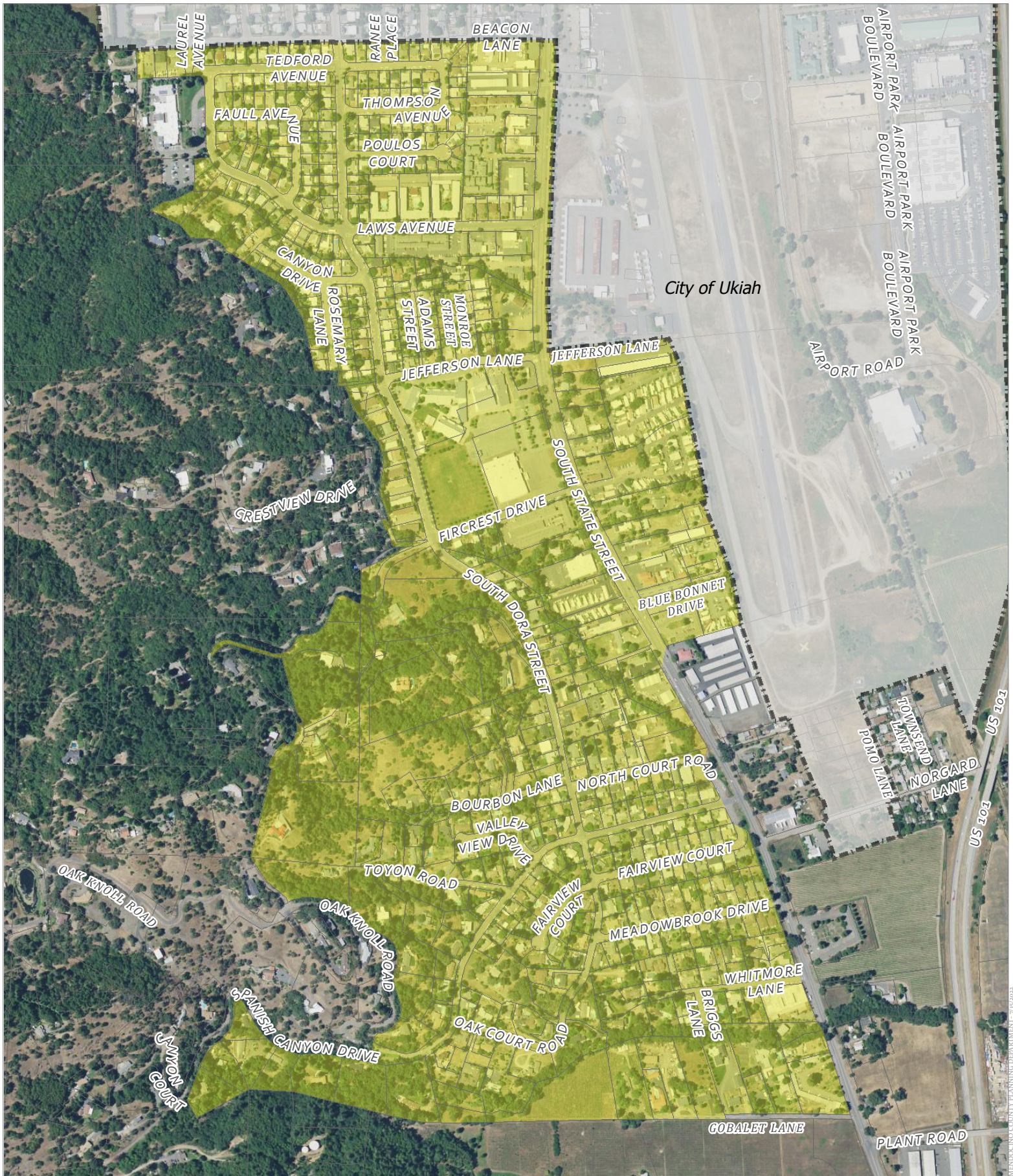
Wastewater Infrastructure– The Ukiah Valley Sanitation District provides wastewater service to this community. The UVSD contracts via a Participation Agreement with the City of Ukiah for use of the City-owned waste-water treatment plant (WWTP) and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District, there do not appear to be wastewater deficiencies in this community.

Storm Water Drainage – The County of Mendocino manages a storm-drain collection system for portions of this community. This area does not appear to have infrastructure deficiencies related to storm-water drainage. The entirety of the community is within an MS4 District subject to Mendocino County Code Chapter 16.30. According to the County of Mendocino Geographic Information System (GIS), as well as FEMA flood maps, small portions of the community, particularly those along ephemeral riparian corridors, are within the 100-year floodplain. While considered sufficient, with limited storm-water infrastructure, flood-events for this DUC are likely to be more severe and frequent during more intense rain events. Development within the 100-year flood zone would require improvements to flood control facilities and review by the Federal Emergency Management Agency (FEMA). Notwithstanding these challenges, storm-water drainage issues are minimized by generally favorable topography and adjacency to systems maintained by the City of Ukiah.

Structural Fire Protection – Fire protection for this community is provided by the Ukiah Valley Fire Authority (UVFA) and CALFIRE. The community is split between a Local Responsibility Area (LRA) and a State Responsibility Area (SRA) that features Moderate and High Fire Hazard areas. The UVFA provides structural, wildland fire suppression, and emergency medical services to DUC residents. The UVFA reviews all applications for new construction, including occupancy changes that require a building permit. Fire hydrants were identified for use within this DUC.

The UVFA Station 1 (South Station), located at 1500 S. State Street, is less than .05 miles away from this community's boundary. This station is staffed full-time. This community is not considered underserved with regard to structural fire protection, although it features risk factors that heighten wildfire probability including topography, density, and proximity to high fire hazard areas.

Future Development- Based on existing development, there appears to be limited opportunities for new residential proposals within this DUC, with the exception of Accessory Dwelling Units (ADUs) or parcels eligible for subdivision under SB 9. To the south of Gobalet Lane, the DUC's southern boundary, a Major Subdivision was recently updated to develop a total of 171 parcels (132 single-family residential parcels and 39 age restricted parcels). Construction activities have not yet commenced, and Planning Commission approval remains required as of September 2022 for this revised proposal.



Map produced by the Mendocino County Planning & Building Svcs. Dept., July 2022
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2018
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
 Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
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 City Limits
 Public Roads

0 350 700 Feet
 0 0.05 0.1 Miles

 1:8,400

UKIAH SOUTH BY SOUTHWEST PROPOSED DUC

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Norgard/Airport South – DUC

The Norgard/Airport South DUC is located adjacent to the southern boundary of the City of Ukiah in unincorporated Mendocino County along Norgard Lane. Considered a ‘Fringe Community’, it is within the existing and proposed Sphere of Influence for the City of Ukiah. Approximately half of this DUC was identified by the City of Ukiah in 2019. Presently, this area includes 36 parcels totaling nearly 15 acres. It is adjacent to the Ukiah Municipal Airport, and is bifurcated by U.S. Route 101 (US 101). The community is primarily associated with Block Group 3, Census Tract 116, which has a MHI of approximately \$31,344.

While the DUC boundaries identified by CALAFCO are slightly different from those finalized, the City has elected to modify this boundary to include similar residential development to the east of the US 101. Upon closer examination, the community on the eastern side of the US 101 is within a different Census Block Group, which is a potential reason it was not included with the previous analysis. A map of the Norgard/Airport South DUC is provided after review of the infrastructure considerations for this area.

Additional considerations for this DUC include restrictive Airport Compatibility Zones, as well as the applied non-residential County zoning designations of industrial (Light-Industrial – I1) and agricultural (AG 40).

Water Infrastructure – The Willow County Water District (WCWD) provides water to residences within this DUC. As of June 24, 2022, all customers within this District were required to reduce water usage by 50%. As drought conditions persist, similar or more severe restrictions may be implemented. Notwithstanding these restrictions, this community is not considered underserved with regard to water infrastructure.

While no active application or pre-applications have been submitted, on May 18, 2022, the Ukiah City Council approved a Letter of Intent to the SWRCB regarding *Consolidation of Municipal Water Providers*. Under new programs, the SWRCB is offering significant financial incentives to help fund the necessary infrastructure that would allow the interconnection and overall improvement of small systems into a single resilient provider. The City of Ukiah has included a policy in its 2040 General Plan to support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery.

Wastewater Infrastructure – The Ukiah Valley Sanitation District provides wastewater service to this community. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District, there do not appear to be wastewater deficiencies in this community.

Stormwater and Drainage Infrastructure – Stormwater drainage capture and transport appear non-existent within this community. Even roadside ditches, used to manage and transport stormwater runoff, appear limited. There do appear to be some curbs diverting water in front of at least one (1) residential property along Norgard Lane, but it does appear installed as part of a planned system. The entirety of the community is within an MS4 District subject to Mendocino County Code Chapter 16.30.

According to the County of Mendocino Geographic Information System (GIS), as well as FEMA flood maps, portions of the community, particularly along Norgard Lane, are within the 100-year floodplain. It is possible that flood impacts in this community may be exacerbated by elevated portions and embankments of the US 101. With limited stormwater infrastructure, flood-events for this DUC are likely to be more severe and frequent. Both Pomo Lane and Townswend Lane are considered private roads, and feature no coordinated improvements. Due to these conditions, the Norgard/Airport South DUC is considered underserved for stormwater.

Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The entirety of the community is within a Local Responsibility Area (LRA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area that require a building permit. Fire hydrants are identified for use within this DUC, but the roads do not include street identification and many residences lack appropriate addressing. The UVFA Station 1 (South Station), located at 1500 S. State Street, is less than 1 mile away. This station is staffed full time. This community is not considered underserved with regard to structural fire protection.

Additional Hazards and Constraints – Besides flood hazards, the DUC is subject to airport land use limitations, as well as noise impacts from both overflight activity and vehicular traffic via the US 101.

Figure 2 - Block Group Boundaries



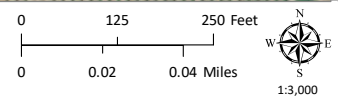
Figure 2 visualizes the difficulty of utilizing block group geographies to guide DUC identification and selection in rural jurisdictions. In this image, the boundaries of two area block groups are visualized. Block Group #3 is in purple, while Block Group #5 is in yellow. Block Group #3 includes mostly agricultural undertakings that stretch south along the Russian River and Old River Road, while Block Group #4 includes areas within the City of Ukiah surrounding the Ukiah Municipal Airport.

Future Development - Based on existing development restrictions, due to airport compatibility and non-conforming land-use designations, there appear to be limited opportunities for new development within this DUC.



Map produced by the Mendocino County Planning & Building Svcs. Dept., July 2022
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2018
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 City Limits
 Highways
 Public Roads



NORGARD PROPOSED DUC

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Empire Gardens – DUC

The Empire Gardens DUC is adjacent to the northern boundary of the City of Ukiah in unincorporated Mendocino County. Considered a ‘Fringe Community’, it is within the existing and proposed Sphere of Influence for the City of Ukiah, and was identified as a DUC by the City of Ukiah in 2019. This area includes 295 parcels spanning approximately 66 acres that feature a mixture of single-family, duplexes and multifamily residential.

While the DUC boundaries identified by CALAFCO are slightly different for ‘Empire Gardens’ from those finalized, the City has elected to modify the boundaries, as previous iterations included a gap between the City boundary and the identified DUC. Additionally, the DUC as identified by CALAFCO includes portions of active agricultural land, as well tribal properties. A map of the Empire Gardens DUC is provided after review of the infrastructure considerations for this area.

The community is associated with Block Group 1, Census Tract 113, which has a MHI of approximately \$47,833

Water Infrastructure– The Millview County Water District (MCWD) provides water to residences and businesses within this DUC. As of June 24, 2022, all customers within this District were required to reduce water usage by 50%. As drought conditions persist, similar or more severe restrictions may be implemented. Notwithstanding these restrictions, this community is not considered underserved with regard to water infrastructure.

While no active application or pre-applications have been submitted, on May 18, 2022, the Ukiah City Council approved a Letter of Intent to the SWRCB regarding *Consolidation of Municipal Water Providers*. Under new programs, the SWRCB is offering significant financial incentives to help fund the necessary infrastructure that would allow the interconnection and overall improvement of small systems into a single resilient provider. The City of Ukiah has included a policy in its 2040 General Plan to support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery.

Wastewater – The Ukiah Valley Sanitation District provides wastewater service to this community. The City owns the collection system and a Wastewater Treatment Plant (WWTP), while the UVSD owns the collection system within its jurisdictional boundaries. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District and Mendocino LAFCo, there do not appear to be wastewater deficiencies in this community.

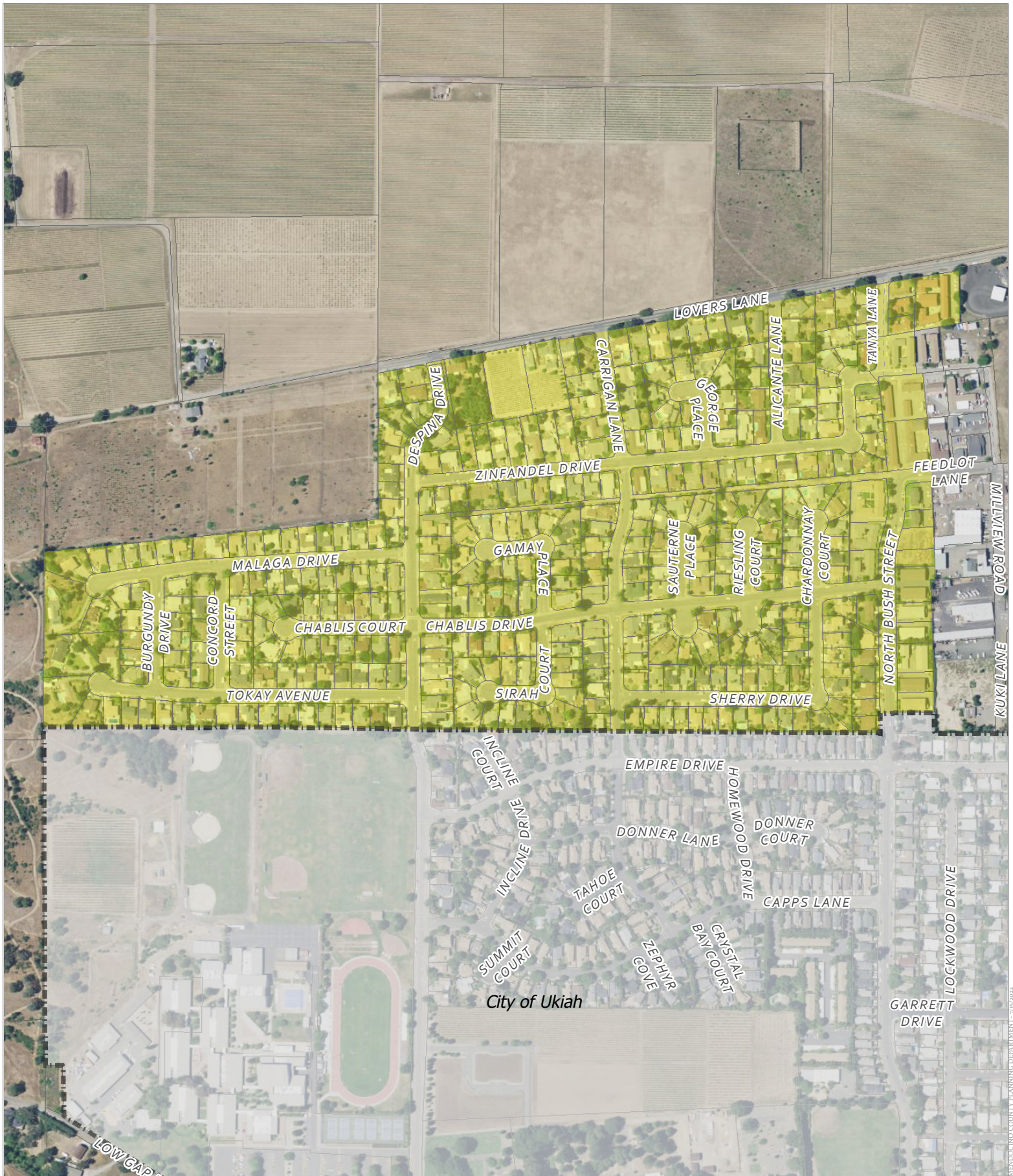
Stormwater Drainage – The County manages a storm drain collection system for this community. Based on data from the most recent DUC analysis, for this area does not appear to have infrastructure deficiencies related to stormwater drainage.

Structural Fire Protection – Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The UVFA provides structural, wildland fire suppression, and emergency medical services. UVFA staff are trained to provide emergency medical service at the Basic Life Support (BLS) level and are the first responders to these types of calls. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area and require a building permit. UVFA Station 2 (North Station), located at 1800 N. State Street, is adjacent to this DUC. This station is staffed full time. Fire protection services are considered adequate.

Future Development - Based on existing development, there appears to be limited opportunities for new residential development in this DUC, with the exception of ADUs. To the north of Lovers Lane, the DUC’s

northern boundary, a major Subdivision was proposed in 2017 to include a total of 121 parcels ranging in size from 4,882± sq. ft. to 14,742± sq. ft. and four (4) parcels comprising 2.2± acres for park/common use. Construction activities have not yet commenced, and Planning Commission approval remains required as of September 2022.

DRAFT

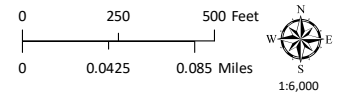


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City Limits

Public Roads



EMPIRE GARDENS DUC

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THE FORKS – DUC (COUNTY IDENTIFIED)

The Forks DUC is located due north of Ukiah and one mile west of Lake Mendocino. It was identified originally identified by the County of Mendocino and the City of Ukiah in their respective 6th Cycle Housing Elements. Considered a ‘Fringe Community’, it is within the existing and proposed Sphere of Influence for the City of Ukiah. The Forks DUC was not identified by the CALAFCO Statewide DUC Mapping Tool, but is included to ensure consistency with the County of Mendocino’s Housing Element, as it is located within the City’s proposed Sphere of Influence. A map of The Forks DUC is provided after review of the infrastructure considerations for this area.

The Forks DUC consist of approximately 75 housing units within an area of 85 acres. The current Mendocino County zoning is primarily Suburban Residential (SR). Surrounding land uses consist mainly of low-density residential uses, but the DUC itself includes the mobile-home park communities of “Happiness Is” and ‘Lake Mendocino Mobile Home Estates’. The West Fork Estates subdivision is not included or identified as part of this DUC. The Forks DUC is has a median household incomes of \$53,735 or lower per the Mendocino County Housing Element, but was not identified as a DUC by CALAFCO resources.

Water Infrastructure– The Millview County Water District (MCWD) provides water to residences and businesses within this DUC. As of June 24, 2022, all customers within this District were required to reduce water usage by 50%. As drought conditions persist, similar or more severe restrictions may be implemented. Notwithstanding these restrictions, this community is not considered underserved with regard to water infrastructure.

While no active application or pre-applications have been submitted, on May 18, 2022, the Ukiah City Council approved a Letter of Intent to the SWRCB regarding *Consolidation of Municipal Water Providers*. Under new programs, the SWRCB is offering significant financial incentives to help fund the necessary infrastructure that would allow the interconnection and overall improvement of small systems into a single resilient provider. The City of Ukiah has included a policy in its 2040 General Plan to support the consolidation of water districts to establish efficient services and ensure adequate water supply and delivery.

Wastewater – The Ukiah Valley Sanitation District provides wastewater service to this community. The UVSD contracts via a Participation Agreement to the City of Ukiah for use of the City-owned WWTP and for maintenance of its collection system. Based on the most recent data available from the Ukiah Valley Sanitation District, there do not appear to be wastewater deficiencies in this community.

Stormwater Drainage – The Forks DUC is within the Ukiah Municipal Separate Storm Sewer System (MS4), which requires permits to regulate stormwater entering municipal stormwater systems. The majority of the community has storm drains and gutters, but stormwater infrastructure is unidentified within the mobile home park in the north. With limited storm-water infrastructure, however, flood-events for this DUC are likely to be more severe and frequent.

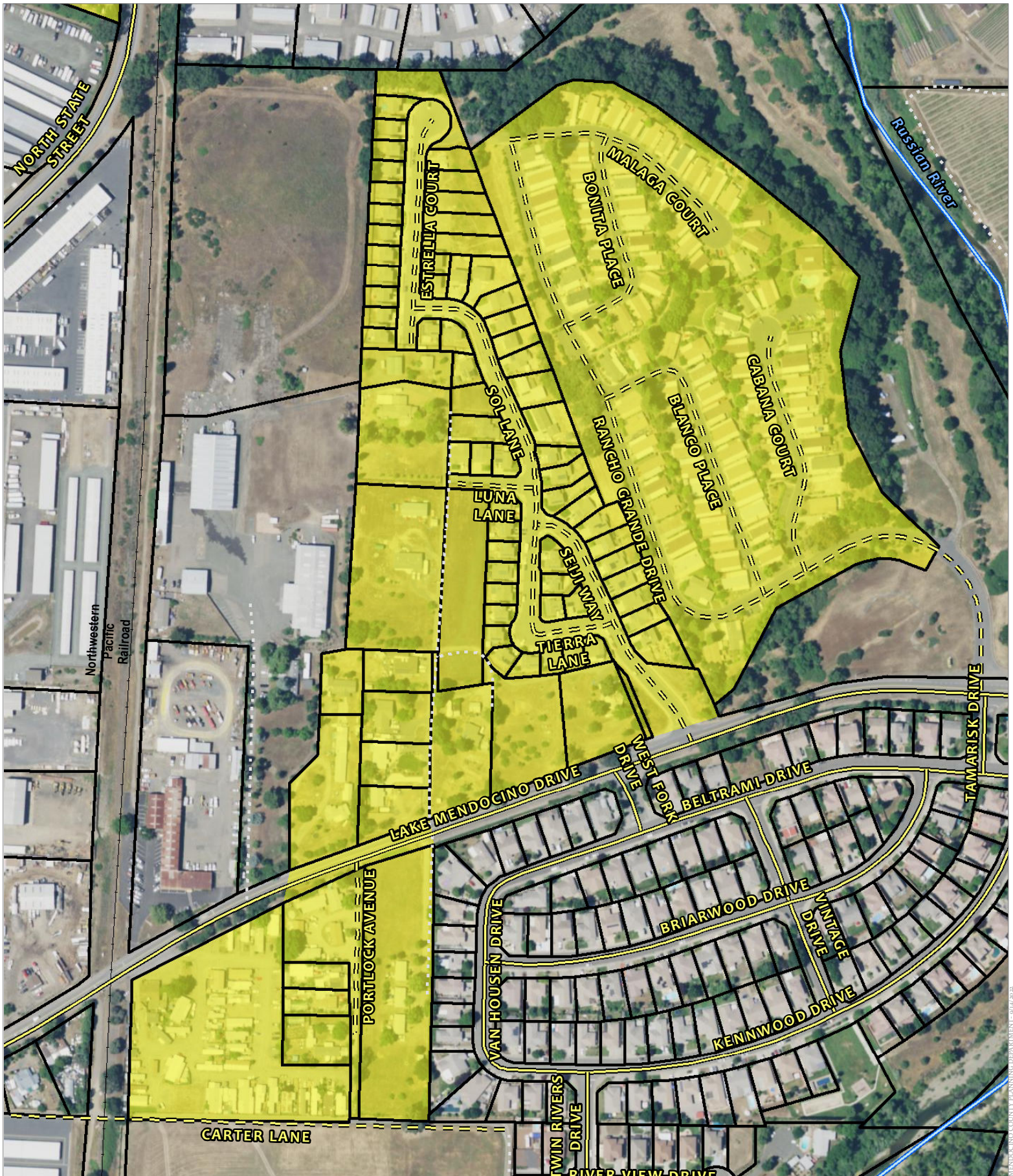
The County manages a storm drain collection system for this community. Based on data from the most recent DUC analysis, this area does not appear to have infrastructure deficiencies related to stormwater drainage.

Structural Fire Protection – The Forks DUC relies on the Ukiah Valley Fire Protection District. Fire protection is provided to this community by Ukiah Valley Fire Authority (UVFA). The community is within a Local Responsibility Area (LRA). The UVFA provides structural, wildland fire suppression, and emergency medical services. The UVFA reviews all applications for new commercial construction, multi-unit housing, occupancy changes, or tenant changes that are within its service area that require a building permit. Fire hydrants were

identified for use within this DUC. During peak fire season, CalFire operates a Station north of Ukiah a part of the Mendocino Unit, located at 2690 N. State Street. Fire protection services are considered adequate.

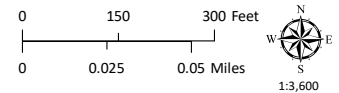
Future Development- None proposed or identified.

DRAFT



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— Public Roads
 - - - Private Roads



THE FORKS DUC

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TALMAGE – DUC (COUNTY IDENTIFIED)

The Talmage DUC is located one mile southwest of Ukiah along Talmage Road and bounded by Mill Creek to the south. Existing residential land uses located in Talmage DUC consist of approximately 136 housing units within an area of 49 acres, leading to an average density of 2.8 dwelling units per acre. The current Mendocino County zoning in Talmage DUC is Suburban Residential (SR), Multi-Family Residential (R3), and Inland Limited Commercial (C1). Surrounding land uses consist mainly of agricultural and low-density residential uses. A map of the Talmage DUC is provided after review of the infrastructure considerations for this area.

Per the Mendocino County Housing Element, the Census tract where Talmage DUC is located contains median household incomes of \$53,735 or lower, but was not identified as a DUC by CALAFCO.

Water Infrastructure – Water service to the Talmage DUC is provided by Rogina Water Company (RWC). According to the RWC, there are no known water quality or adequacy issues in the Talmage DUC.

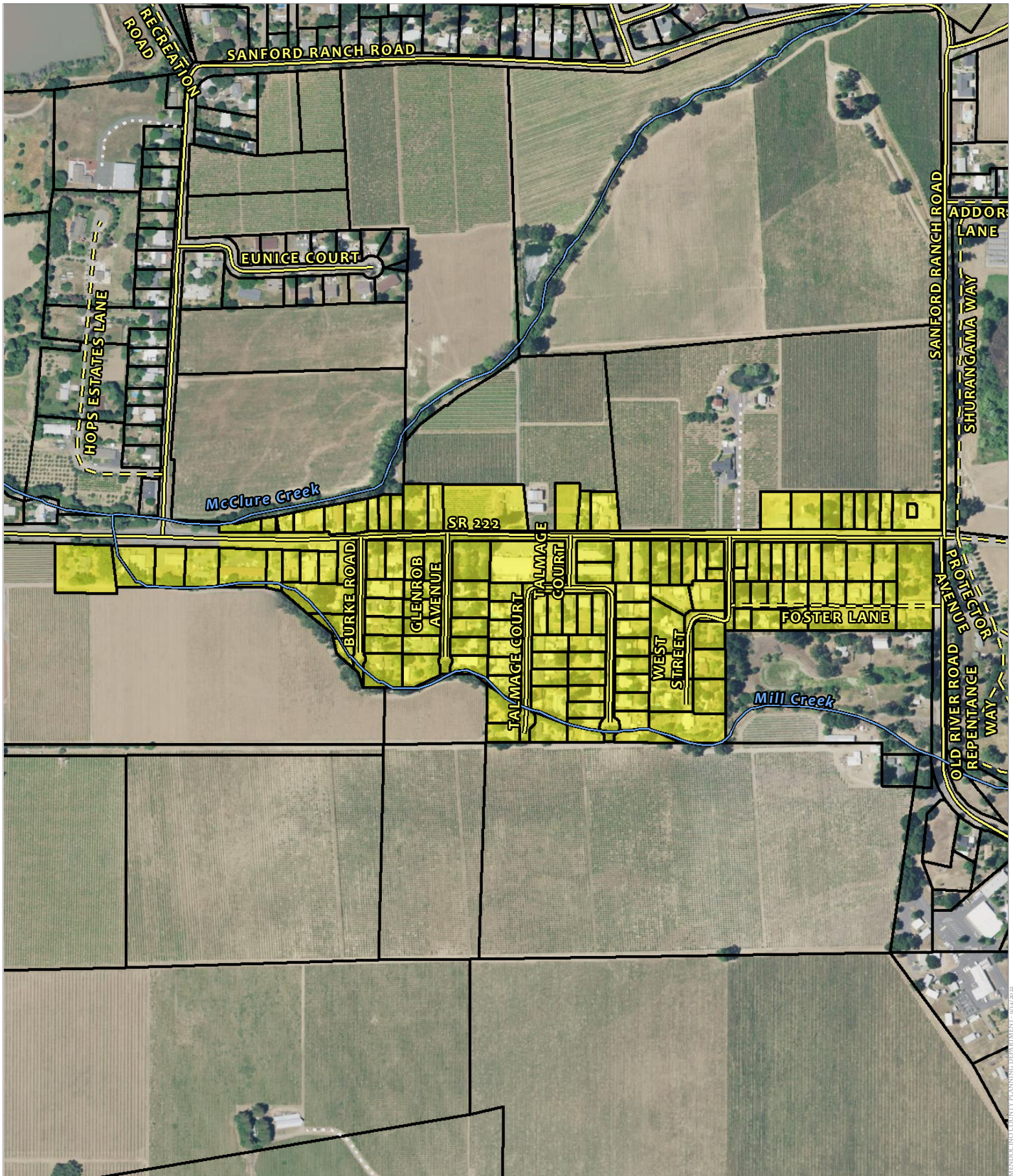
Wastewater Infrastructure – Wastewater disposal in Talmage DUC is addressed by private septic systems. Presently, there is no wastewater collection and treatment system in Talmage DUC. A select number of nearby residential developments, however, are served by a collective wastewater system. The Mendocino County Health Department regulates the inspection and maintenance of septic systems in Talmage DUC. Information on the adequacy of private septic systems within Talmage DUC was not readily available. Areas of the DUC may be sensitive to potential ground-water contamination, as it is underlain by more permeable soils and includes dense residential structures served by private septic.

Given the minimal lot sizes and existing development, there are few opportunities for residential expansion or accessory residential construction, due in part to existing private wastewater treatment systems and land use development standards. Furthermore, the proximity to Mill Creek, presents concerns regard to existing septic tanks and potential groundwater contamination. Talmage DUC is considered underserved for wastewater.

Stormwater Drainage – Talmage DUC is within the Ukiah Municipal Separate Storm Sewer System (MS4), which requires permits to regulate stormwater entering municipal stormwater systems. The County-managed MS4 Permit applies to properties within the vicinity of Ukiah but outside city limits and regulates stormwater discharge to require reduction of sediment and pollutants on the affecting property. Upon review, however, stormwater infrastructure appears minimal along local roads within the DUC. Furthermore, the southern side of the community is bounded by Mill Creek which has historically flooded nearby properties. FEMA flood maps of the community indicate that both impacted areas are partially within the 500-year floodplain or a flood hazard area without base flood elevation. The base flood elevation is a regulatory requirement for the elevation or flood-proofing of structures with FEMA based on the level floodwater is anticipated to rise during the base flood. Due to these conditions, the Talmage DUC is considered underserved for stormwater.

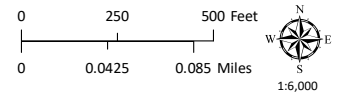
Structural Fire Protection – Talmage DUC is served by the Ukiah Valley Fire Protection District. The Talmage Volunteer Fire Station is located at 1301 Talmage Road, at the intersection of Talmage Road and Sanford Ranch Road. It has a small office space but no kitchen, living room, or sleeping quarters. This community is not considered underserved with regard to structural fire protection, although it features risk factors that heighten wildfire risk including topography, density, and proximity to high fire hazard areas.

Future Development- None proposed or identified.



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— Public Roads
 - - - Private Roads



TALMAGE DUC

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POTENTIAL INFRASTRUCTURE FUNDING SOURCES

There are Federal and State programs that could potentially help address existing deficiencies identified in the communities discussed above. The table below provides a brief summary of programs that could provide funding to address infrastructure deficiencies in DUCs.

Table 3 Potential Infrastructure Funding Sources		
Program Name	Agency	Program Description
Community Development Block Grants (CDBG)	California Department of Housing and Community (HCD)	These grants can fund the construction of projects such as water and sewer facilities, street maintenance, as well as other public work projects.
Community Facilities Direct Loan and Grant Program	United States Department of Agriculture and Rural Development	This program provides funding to develop essential community facilities in rural areas.
Impact Fees	Local Governments	Development Impact Fees can be imposed for new development, in order to acquire funding to construct capital facilities. Applying development impact fees to projects does have substantial limitations under The Mitigation Fee Act, sections 66000.
Taxation	Local Governments and Public Agencies	In 1982 the California State Legislature enacted the Community Facilities Act, commonly referred to as Mello-Roos. This act authorized local jurisdictions to establish community facility districts, which would directly serve as another funding mechanism for financing public work projects, and even public services. This method of revenue generation potentially could be used to finance projects that will make the necessary improvements to the deficiencies in these communities.
Clean Water State Revolving Fund (CWSRF)	The State Water Resources Control Board	CWSRF provides financial assistance for a wide range of water infrastructure projects. It is a partnership between the US EPA and states governments. States have the flexibility to fund a range of projects that address their highest priority water quality needs. Using a combination of federal and state funds, CWSRF provides loans to eligible recipients to construct municipal wastewater facilities and decentralized wastewater treatment systems, among other projects.
Emergency Community Water Assistance Grants	United States Department of Agriculture Rural Development	This program helps eligible communities prepare for, or recover from, an emergency that threatens the availability of safe, reliable drinking water for households and businesses.
Safe Drinking Water State Revolving Fund	California Department of Public Health	The Drinking Water State Revolving Fund (DWSRF) program assists public water systems in financing the cost of drinking water infrastructure projects needed to achieve or maintain compliance with Safe Drinking Water Act (SDWA) requirements.

Table 3 Potential Infrastructure Funding Sources		
Program Name	Agency	Program Description
Bonds	Local Governments	Bonding is a funding mechanism that can be used specifically to fund large infrastructure projects in disadvantaged communities. There are three bond types: revenue bonds, lease revenue bonds, and obligations bonds. - Revenue bonds are typically ensured by the project that is being constructed. A common revenue bond infrastructure project would be a water treatment facility. Once the bond is paid, the facility operation and ownership is turned over to the jurisdiction. - General obligation bonds are issued for the improvement and enhancement of real property. Local governments have the ability to raise property taxes in order to cover the costs of the bond and infrastructure project. Unlike the previous two types of bonding methods, the general obligation bond, does require voter approval.
Household and Small Water System Drought Assistance Program	State Water Resources Control Board	The State Water Resources Control Board authorized \$5 million to assist individual households and small water systems to address drought-related drinking water emergencies. Funding is available as low interest loans and/or grant based on recipient's income and affordability.
Integrated Regional Water Management	California Department of Water Resources	The IRWM Grant Programs include funding for planning, community involvement, implementation, and companion grant programs that support sustainable groundwater planning and water-energy programs and projects.
Proposition 84	State Water Resources Control Board	The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act (Prop 84) provides funding for capital costs on projects addressing excessive stormwater runoff, including projects related to the collection of stormwater, and treatment of water to reduce contamination.
State Water Quality Control Fund: Cleanup and Abatement Account	State Water Resources Control Board	The Cleanup and Abatement Account (CAA) was created to provide public agencies with grants for the cleanup or abatement of pollution when there are no viable responsible parties available to undertake the work. Eligible entities include public agencies, as well as certain not-for-profit organizations and tribal governments that serve a disadvantaged community and that have the authority to clean up or abate the effects of a waste.

2040 GENERAL PLAN GOALS & ACTION ITEMS – ENVIRONMENTAL JUSTICE

Environmental justice objectives and policies should seek to reduce the unique or compounded health risks in disadvantaged communities through strategies such as reducing pollution exposure, improving air quality, and promoting public facilities, food access, safe and sanitary homes, and physical activity; promote civil engagement in the public decision-making process; and prioritize improvements and programs that address the needs of disadvantaged communities.

2040 General Plan Goals and Policies

Goal: LU-12: To ensure that land use decisions do not adversely impact disadvantaged individuals and groups differently than the population as a whole. *(Source: New Goal)*

- **Policy: LU 12.2:** Disproportionate Land Use Impacts - The City shall evaluate and avoid, reduce, or mitigate disproportionate adverse health and safety impacts of land use decisions on identified disadvantaged communities. *(Source: New Policy)*
- **Policy: LU 12.3:** Coordination on Siting of Utilities the City shall coordinate with utility providers in the siting, site layout, and design of gas and electric facilities, including changes to existing facilities, to minimize environmental, and safety impacts on disadvantaged communities. *(Source: New Policy)*

Goal: LU-14: To develop, implement, and enforce policies to ensure access to safe and sanitary housing throughout the community. *(Source: New Goal)*

- **Policy: LU 14.1: Code Enforcement** - The City shall prioritize code enforcement for rental housing in disadvantaged communities to assure safe, sanitary housing. *(Source: New Policy)*

Goal: 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)*

- **Policy: 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)*
- **Policy: LU-15.3:** The City shall hold special meetings, workshops, and other public engagement opportunities at times and locations that make it convenient for disadvantaged community members to attend, particularly stakeholders who are the most likely to be directly affected by the outcome. *(Source: New Policy)*

REFERENCES

Simon, J., Smith, W., & Sanchez, J. (2022, April 1). METHODOLOGY FOR IDENTIFYING STATEWIDE DISADVANTAGED UNINCORPORATED COMMUNITIES USING AMERICAN COMMUNITY SURVEY 5-YEAR DATA (2015-19).

ATTACHMENT 2

Written Public Comments Received on the Draft General Plan as of November 2, 2022

Comment No.	Commenter	Date Received	Staff Response
1	Judy Luria	August 8, 2022	Made text suggestion to Agriculture Element
2	Rick Johnson	September 15, 2022	Made suggestions to Mobility and Economic Development elements, as appropriate. Other topics raised are discussed in the DEIR (Sections 4.6, Greenhouse Gas Emissions; 4.9, Population and Housing; 4.11, Transportation; 4.13, Utilities and Service Systems)
3	Climate Action Mendocino (1)	September 21, 2022	List of existing goals and policies with thoughts from a 2019 community workshop. See Environment and Sustainability Element for a list of goals, policies and implementation programs and their sources
4	NorCal 4 Health Project (1)	September 23, 2022	List of example language for policies and goals related to health. See Public Facilities Public Facilities, Services, and Infrastructure element Goal PFS 15-1, related policies and implementation programs
5	Russian River Flood Control and Water Conservation Improvement District	September 26, 2022	Corrected agency name
6	Linda Sanders	September 26, 2022	Corrected Figure 2-6 and made suggestions to the Land Use and Public Facilities, Services, and Infrastructure elements, as appropriate
7	Tree Advisory Group	September 27, 2022	Modified Environment and Sustainability policies and implementation programs, as appropriate
8	Climate Action Mendocino (2)	October 4, 2022	See Mobility Element Goal MOB-1 and associated policies and implementation programs
9	Healthy Mendocino	October 12, 2022	See Public Facilities, Services, and Infrastructure element Goal

			PFS 15-1, related policies and implementation programs. Added implementation program D
10	California Geological Survey (Informal)	October 20, 2022	Added suggested reference to the Safety Element
11	NorCal 4 Health Project (2)	October 20, 2022	Incorporated suggestions as appropriate to the Agriculture, Economic Development and Public Facilities, Services and Infrastructure elements
12	Pinky Kushner	November 1, 2022	No action needed by Staff; The Community Development Department thanks you for your comments

From: [Judy Luria](#)
To: [Planning Division](#)
Subject: GP comments
Date: Monday, August 8, 2022 2:26:59 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello dear planners,

Wow, so much good stuff in the GP!

When do we need to have our comments to you by? What happens to our comments?

I'm still studying this document and welcome the opportunity for input.

Meanwhile there is an item that I believe is inaccurate:

On page 177, Agriculture

"Formalized agriculture within the Ukiah Valley began in the 1850s. Efforts included the raising of livestock and the growing of various grains, predominantly hops".

Hops is not a grain, but a flower, used to flavor beer.

<https://en.wikipedia.org/wiki/Hops>

Thanks for all your hard work,

Judy Luria

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.

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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 -1.9 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.

Michelle Irace

From: Craig Schlatter
Sent: Monday, September 26, 2022 9:27 AM
To: Michelle Irace
Subject: FW: Follow up from last night's public comment session
Attachments: Sample Language - General Plans - SHS MUH.pdf; FINAL Mendocino - Poor Health Generates Costs for Businesses; Community-level Solutions Prove Promising.pdf

From: JoAnn Saccato <jsaccato@healthcollaborative.org>
Sent: Friday, September 23, 2022 11:37 AM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: Follow up from last night's public comment session

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Craig,

That was a really engaging session last night--thank you again.

I had a couple thoughts around the community engagement question. One is that I'd be glad to write a quick letter to the editor talking about the public comment period--of course I would do it from community health perspective--and encourage the public to get involved. That may be treated a little differently than a press release.

Second, the idea of having a place where a public conversation can be seen and held reminded me of comment sections on blogs and websites. I found this free one: <https://nowcomment.com/> as just one example. I'm not sure if Minter Harnish--who I believe you said is managing the Ukiah 2040 site?-- can embed something like this on the site, but it looks like you could easily set up different topic threads which would then be housed there for all to see and comment. It could be a pretty dynamic conversation space.

If you can send me the slide that shows the upcoming dates with the Planning Commission, etc. I'd be glad to share those out through my sources and encourage participation.

Also, I think I included some sample language sheets in the packet I left for you when we met, but just in case, I'm attaching one here. These are pieces gleaned from planning language from communities around California. The Clearlake example uses language that addresses tobacco, alcohol, and drug dependency, which may help address the inquiry by the mom.

I'm also attaching an article we wrote with local Mendocino data addressing the connection of community health with community economic wellness. I've recently submitted it to the UDJ, but it's a long one with graphics, so not sure it will make it into print. The article is based on a presentation we offer organizations and teams like yours to help make that connection. Let me know if you think it could be helpful and I'd be happy to present it at your convenience either in person or via Zoom to your staff or whoever else you think could benefit from it.

Not sure if it's too late in the game for these ideas, but just a few thoughts rattling around this morning. :)

Hope you have a good weekend. You and your team are highly deserving and greatly appreciated!

Together, we can!



JoAnn Saccato, MA

She/her
Community Engagement Coordinator
Lake & Mendocino
NorCal 4 Health project
California Health Collaborative

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*Creating greater wellness and prosperity
for all through advancing health and equity
in community planning and policies.*



General Plans Sample Language - Tobacco Related Components

Community	Adoption Date	Chapter / Element	Goal	Policy	Language
Clearlake	2017	Health	Healthy lifestyles and educational programs for all.	HE 3.2	Promote community and family based activities that lead to healthy and active lifestyles and programs that are geared toward combating tobacco, alcohol and drug dependency.
				3.1	Tobacco-free youth. Reduce Coachella youths' exposure to, and interest in, tobacco products through educational programs and events.
				3.1 - Action Description #10	Tobacco retail licensing fee. Adopt a tobacco retail licensing fee and penalties that would allow more stringent oversight and enforcement of tobacco sales to minors.
				3.2	Secondhand smoke. Reduce residents' exposure to secondhand smoke.
Coachella	2015	Community Health & Wellness	Smoke-Free Environments. Reduced negative public health impacts of tobacco smoke	3.2 - Action Description #11	Smoke-free public events and facilities. Ban smoking at outdoor public events and public facilities, including farmers' markets, public parks and trails, and community street fairs.
				3.2 - Action Description #12	Second- and third-hand smoke exposure. Research and adopt an ordinance that bans smoking in multi-unit residential buildings and care/convalescent facilities. Before an ordinance is passed, educate single- and multi-family property owners and managers about the effects of second- and third-hand smoke and encourage them to include anti-smoking policies in rental agreements. Connect property owners to resources (such as model lease language) if they want to ban smoking in their rental units.
				3.2 - Action Description #13	Smoke-free workplaces. Write and adopt an ordinance that bans smoking: in outdoor dining areas, within 30 feet of unenclosed waiting areas, within 30 feet of enclosed areas where smoking is prohibited, in hotel rooms, in retail stores dealing exclusively in the sale of tobacco and smoking paraphernalia, and in unenclosed places of employment.
				3.4	Liquor and Tobacco marketing. Prohibit stores from placing alcohol and tobacco products near candy and from placing alcohol and tobacco advertisements on exterior signage and below four feet in height (child's eye-level).
				3.5	Smoke-free entertainment. Work with Riverside County Department of Public Health to encourage local casinos to ban smoking to protect Coachella residents who work in, and patronize, local casinos. Approach the California Gaming Control Commission about possible tobacco-related modifications to the tribes' Tribal-State Gaming Compacts.
Colusa	2012 / 2020	Housing	Equal Access to Safe and Decent Housing For All Income Groups	Program HO 4	Access to Safe and Decent Housing In attached housing development projects consider the inclusion of tobacco control restrictions to prevent second hand smoke impacts
Marin	2007	Countywide Goals	A Healthy and Safe Lifestyle		Marin residents will have access to a proper diet, health care, and opportunities to exercise, and the community will maintain very low tobacco, alcohol, drug abuse, and crime rates.
			Communities Free of Tobacco and Alcohol Dependency, and Other Drug Abuse Problems.		Reduce alcohol, tobacco, and other drug use by creating a social and physical environment that supports healthy choices, ensuring access to treatment services and enforcing existing regulations.
				PH-2.1	Adopt and Enforce Tobacco Control Laws. Continue updating and enforcing tobacco control laws that pertain to location and retailing practices of tobacco stores (that sell to underage youth), smoking restrictions, and smoke-free home and workplace laws.
Richmond	2012	Community Health and Wellness	Improved Environmental Quality	Action HW9.T	Second-Hand Smoke Ordinance: Regularly review and update the ordinance to restrict exposure to environmental tobacco smoke in new and existing multi-unit dwellings, public events and outdoor areas such as parks and playgrounds.
				HW9.10	Continue crafting policies that reduce exposure to harmful effects of second-hand smoke in indoor and outdoor areas. Continue to make efforts to protect vulnerable populations such as children and seniors from exposure to second-hand smoke.
			Improved Safety in Neighborhoods and Public Spaces	HW8.2	Promote active use of public spaces in neighborhoods and commercial areas at all times of day to provide "eyes-on-the-street." Provide an appropriate mix of uses, high-quality design and appropriate programming of uses to facilitate natural surveillance in public spaces. Improve the sense of safety for potential users by providing amenities and services such as restrooms, street furniture, street lighting, trees for shade, public art and secure bicycle parking and by restricting or prohibiting uses that are incompatible with community needs and priorities including, but not limited to liquor stores and smoke shops.

Community	Adoption Date	Chapter / Element	Goal	Policy	Language
San Diego (City)	2020	Housing	Enhance Quality of Life		Objective L: Protect public health and safety. HE-L3: Consider the adoption of a comprehensive smoke free ordinance for multifamily housing properties that covers the entire property.
Santa Clara	2015	Health-Social and Emotional Health	Prevent & effectively address harmful habitual & addictive behaviors	HE-B.18	Density and location of tobacco retail outlets. Encourage and support cities to restrict the number of tobacco retailers near schools, other youth-populated areas, and areas with a high density of existing tobacco retailers.
				HE-B.19	Tobacco retail licensing. Encourage and support cities to create a tobacco and/or electronic smoking device retail licensing policy that earmarks a portion of the license fee for enforcement.
				HE-B.22	Flavored tobacco and electronic smoking products. Support the elimination of the sale and distribution of mentholated cigarettes and/or other flavored tobacco and electronic smoking products.
				HE-B.25	Secondhand smoke. Encourage and support cities to reduce residents' exposure to secondhand smoke by banning use on government property and public spaces and events, including outdoor dining and service areas, entryways, farmers' markets, plazas, and community street fairs
				HE-H.3	Tobacco-free multi-family housing. Coordinate with cities and other stakeholders to establish tobacco-free housing, and prohibit smoking in multi-family residential housing.
South Gate	2009	Community Health	High levels of health and well-being for all residents	HE-H.9	Smoke-free parks. Encourage and support local jurisdictions in establishing smoke-free parks and recreational areas.
				P.3	The City should cooperate with regional and national organizations to promote programs to reduce dependence on substances harmful to health, including drugs, alcohol and tobacco.
				P.4	The City will continue to update or enforce tobacco control laws that pertain to location and retailing practices, smoking restrictions and smoking-free home and workplace laws.
Tuolumne (County)	2018	Healthy Communities	Reduce secondhand smoke exposure to residents in multiunit housing developments	10.C.1	Policy 10.C.1: Create a safe environment for residents of multi-unit housing developments by reducing exposure to secondhand smoke. Implement Program 10.C.a - Encourage new multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of secondhand smoke. Implementation Program 10.C.b - Explore the development of incentives for landlords who implement voluntary smokefree policies in residential properties.
				2.F.4	Encourage new multi-family developments to include smoke-free policies to limit residents' exposure to the harmful effects of second-hand smoke
				2.F.f	Explore the development of incentives for landlords who implement voluntary smoke-free policies in residential properties, such as discounts or waivers on administrative fees (such as certificate of occupancy or inspection fees)
Vallejo	2017	Health / Community and People	Limit exposure to secondhand smoke, including from electronic smoking devices	CP-1.9B	Work with Solano Public Health and other community partners to consider adopting an ordinance regulating smoking in new and existing multi-family units.
			Protect children by restricting the location of tobacco sales	CP-1.10A	Amend City regulations to require use permit review to consider the potential negative impacts of uses proposing to sell tobacco in proximity to schools and other youth-serving facilities, and in areas with existing tobacco retailers.
			Protect children by restricting the location of tobacco sales	CP-1.10B	Consider establishing an annual fee on tobacco retailers to fund a regular monitoring program to increase compliance with tobacco related laws
Weed	2016	Health	A Community with Improved Environmental Quality	Program HE 6.1.1.2	Establish a second-hand smoke ordinance to restrict exposure to environmental tobacco smoke in new and existing multi-unit dwellings, public spaces, and outdoor areas such as parks and playgrounds. "
Windsor	2008 / 2014		CHAPTER 20 - Prohibition of Smoking: 3-20-100 - Purpose		It is the intent of the Town of Windsor in enacting this chapter, to provide for the health, safety, and welfare by discouraging the inherently dangerous behavior of smoking around nonsmokers; by protecting children from exposure to smoking while they play; by protecting the public from smoking and smoking-related litter and pollution; and, by affirming and promoting the family atmosphere of the Town of Windsor parks and public places.

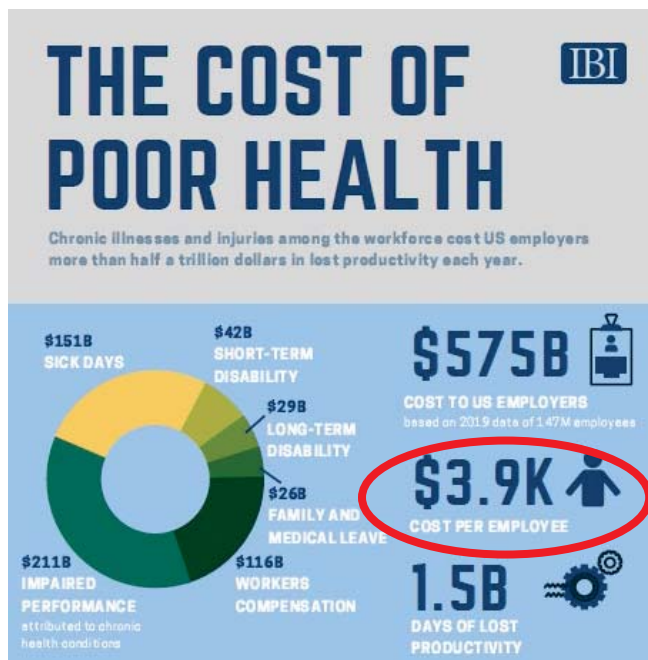
For more information www.NorCal4Health.org

Poor Health Generates Costs for Businesses; Community-level Solutions Prove Promising

We've heard it before and yet it may still be hard to believe: ***Our zip code determines our health more than our genetic code.*** Why is this important for business owners? Because poor health impacts us all through greater costs for businesses and higher taxes. Specifically, businesses are impacted by:

- Healthcare expenses are a direct cost for employers, whether through employer-provided insurance or public options supported by taxes.
- Higher rates of disability due to illness and injury generate higher insurance rates.
- Absences for illnesses and doctor's appointments plus presenteeism (working while sick) affect productivity.
- Poor health can lead to higher rates of employee turnover, causing greater costs for recruitment and training.

On a national level, this leads to what is known as the U.S. Healthcare Disadvantage and impacts our competitiveness globally. Chronic illnesses and injuries in the workforce cost U.S. employers more than half a trillion dollars (+\$500,000,000) and 1.5 billion days in lost productivity each year. That's a cost of almost \$4,000 per employee on average!



What can be done? Many communities are looking for solutions 'upstream'—before the illnesses and injuries occur. This is cost-effective because every \$1 spent on prevention saves \$5.60 on health spending "downstream."

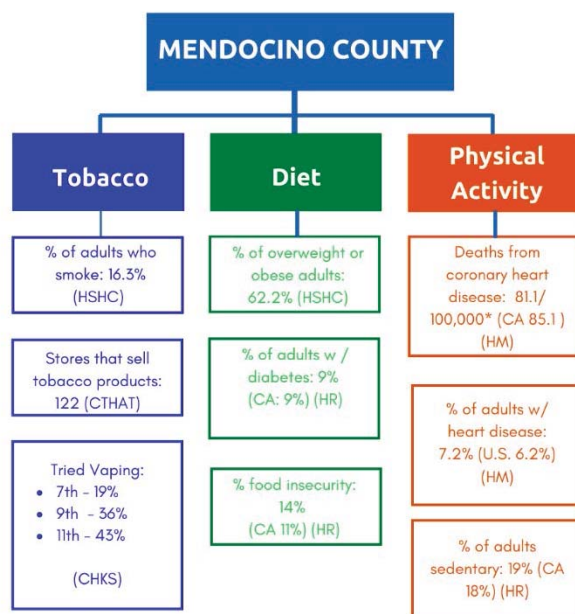
"Most of the time we're busy paying for illness and injuries on an individual basis 'downstream'—or after they've occurred," explained Amber Wier, previously a small business advisor for the North Coast Small Business Development Center and currently the Project Director of the California Health Collaborative's NorCal 4 Health project. "This can be really costly for everyone, but specifically for

businesses through direct and indirect costs, such as productivity loss, insurance rates and higher taxes."

As it turns out, most poor health outcomes are preventable and those that contribute to over 50% of deaths in California are due to personal behaviors around food, activity, and tobacco use. This phenomenon can be summed up by what is known as the 3-4-50 framework:

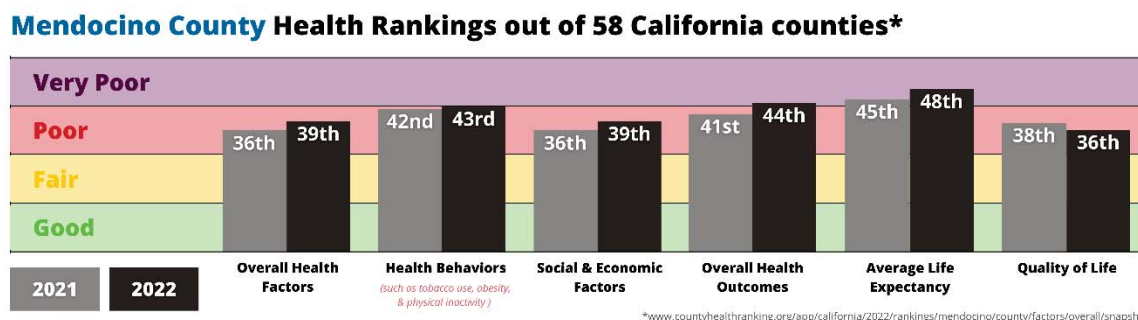


How do these behaviors translate in Mendocino County? In the graphic below we can see that while Mendocino County is ahead of the state and nation in some areas, it is behind in others:



***AGE ADJUSTED**
 CHKS - CALIFORNIA HEALTHY KIDS SURVEY (2017-19); CTHAT - CALIFORNIA TOBACCO HEALTH ASSESSMENT TOOL;
 HSHC - HEALTHY STORES HEALTHY COMMUNITIES (2018); HR - COUNTY HEALTH RANKINGS (2021); CHIS - CALIFORNIA
 HEALTH INTERVIEW SURVEY (2019-2020); HM - HEALTHY MENDOCINO (2019 DATA)

Below we can see Mendocino County residents suffer from higher rates of tobacco/nicotine use, heart disease, and food insecurity, which contribute to the county’s “poor” to “very poor” health rankings:



Promising Community-level Solutions

While we bring to light the three behavior areas that contribute to the four diseases that account for more than 50% of the deaths, addressing those behaviors on an individual level is just one point of opportunity for change. Remember the zip code determinant above? Health starts long before illness. As we now know, in America, 80-90% of health outcomes are the result of conditions in communities.¹

Additionally, the same vital conditions that shape health are the very features that attract and retain talented workers, loyal customers, tourists and prosperous businesses to a community. Some of these features include safe parks and green spaces, quality, affordable housing and public transportation, access to healthy foods, access to childcare and early childhood education, quality schools, and feelings of civic pride and responsibility.

As it happens, in America, 80-90% of health outcomes are the result of conditions in communities.¹ Additionally, the same vital conditions that shape health are the very features that attract and retain talented workers, loyal customers, tourists and prosperous businesses to a community.

¹ Hood, C. M., Gennuso, K. P., Swain, G. R., & Catlin, B. B. (2016). County health rankings: Relationships between determinant factors and health outcomes. *American Journal of Preventive Medicine*, 50(2), 129–135. Retrieved from: <https://www.hhs.gov/sites/default/files/chep-sgr-causes-health-disadvantage-fs3.pdf>.

Policies and planning decisions that build in healthier choices, like bike lanes, smoke-free outdoor spaces, smoke-free shared-wall housing (also known as multi-unit housing), and increasing access in neighborhoods for most things needed for daily living, like healthy food and household items, lead to better health outcomes naturally.”

Further, for many rural communities that rely on tourism dollars, reducing harmful tobacco consumption, secondhand smoke, and tobacco product waste helps attract tourists, especially those from urban areas who expect a tobacco-free environment.

“What we’re noticing is that communities that put specific features in place in their built environment have created natural and effortless conditions for not only better health for everyone,” concluded Wier. “but, also for better local economies. In other words, how we shape our community, in turn, shapes us.”

“We know it’s hard to think about when we’re busy working our business and assisting people in immediate need,” acknowledged Wier, “but spending a little more time addressing why they are in need, improving community conditions, and tackling the problem before it happens will ultimately save us time, money and provide a better quality of life for the long run.”

She continued, “Community health is part of business health and local business owners can have influence. They can use their voice to let elected officials know they want to create a more viable economic future through upstream prevention and planning. Speak up at public meetings. Email or call their representatives. Small businesses can influence community health and prosperity by encouraging government and local planning projects to incorporate upstream thinking and design.”

Wier invites business owners to learn more at their website www.NorCal4Health.org and looks to the Community Health and Economic Prosperity (CHEP) initiative enacted by previous Surgeon General, Jerome Adams, for inspiration: “Health and the economy are inextricably linked and both most thrive if either is to be strong.”

NorCal 4 Health is a project of the California Health Collaborative serving Lake, Mendocino, Humboldt, and Del Norte Counties. It provides education and resources on community-level solutions to elevate health and economic prosperity. The project is funded by the California Department of Public Health and works alongside local residents and organizations. Learn more at www.NorCal4Health.org

From: [Craig Schlatter](#)
To: [Michelle Irace](#)
Subject: FW: Zoom link for Ukiah General Plan Community Meeting
Date: Monday, September 26, 2022 9:26:08 AM
Attachments: [image001.png](#)
[image004.png](#)

From: Elizabeth Salomone <districtmanager@rrfc.net>
Sent: Friday, September 23, 2022 8:39 AM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: RE: Zoom link for Ukiah General Plan Community Meeting

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thanks!

Elizabeth Salomone, General Manager
Russian River Flood Control & Water Conservation Improvement District
 NEW ADDRESS: 304 N. State Street, #2, Ukiah, CA 95482
 Cell: 707-462-5278 www.RRFC.net



From: Craig Schlatter <cschlatter@cityofukiah.com>
Sent: Thursday, September 22, 2022 7:16 PM
To: Elizabeth Salomone <districtmanager@rrfc.net>
Subject: RE: Zoom link for Ukiah General Plan Community Meeting

Hi Beth- thank you so much for attending, and many apologies for the hybrid meeting technical issues. I will make sure we correct the "improvement" typographical error in the general plan, and please let me know if you'd like to discuss anything further or have questions.

Craig



Craig Schlatter, Director
 Department of Community Development
 300 Seminary Ave. Ukiah, CA 95482
 P: (707) 463-6219; F: (707) 463-6204
<http://www.cityofukiah.com/community-development/>

From: Elizabeth Salomone <districtmanager@rrfc.net>
Sent: Thursday, September 22, 2022 6:27 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: RE: Zoom link for Ukiah General Plan Community Meeting

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Craig,

Thanks for offering the hybrid meeting. The Plan looks great and is easy to read; congratulations!

One small note, the official name of the District includes the word "improvement"

Mendocino County Russian River Flood Control and Water Conservation District (Flood Control District),

Should be

Mendocino County Russian River Flood Control and Water Conservation **Improvement** District (Flood Control District),

Not sure the District will make any formal comments but I've already linked it in our website and plan to refer back to it often! Thank you, Beth

Elizabeth Salomone, General Manager

Russian River Flood Control & Water Conservation Improvement District

NEW ADDRESS: 304 N. State Street, #2, Ukiah, CA 95482

Cell: 707-462-5278 www.RRFC.net



From: Craig Schlatter <cschlatter@cityofukiah.com>

Sent: Thursday, September 22, 2022 2:28 PM

To: Craig Schlatter <cschlatter@cityofukiah.com>

Subject: Zoom link for Ukiah General Plan Community Meeting



City of Ukiah General Plan Update

Zoom Link Now Provided for Community Meeting Held at Ukiah Valley Conference Center this Evening (please see below)

Topic: Ukiah 2040 General Plan Community Meeting

Time: Sep 22, 2022 05:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83831051007>

Meeting ID: 838 3105 1007

One tap mobile

+16694449171,,83831051007# US

+13462487799,,83831051007# US (Houston)

Dial by your location

+1 669 444 9171 US

+1 346 248 7799 US (Houston)

+1 719 359 4580 US

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

833 548 0276 US Toll-free

**City of Ukiah Draft General Plan Update
9-22-2022
Comments submitted by Linda Sanders**

On Page 12 titled under the header "Maintaining the General Plan" states, "For the General Plan to be a useful document, it must be monitored and periodically revised to respond to and reflect changing conditions and needs over time. The General Plan should be reviewed annually."

How will a new General Plan be monitored and followed on an annual basis? The above statements have not been followed by the City in years' past. As stated above, an annual review of the General Plan is important and useful as a planning tool for future growth and development. The City has spent thousands of dollars in its creation, required by the State and it is a public compact for the people of Ukiah. If a project or development is not "income enhancing" the City has demonstrated time and again its lack of motivation in pursuing any stated goals for open space, parks and the urban forest unless it is required by the state or federal government. I present my comments here to illustrate my concern that quality- of- life enhancements are desirable and cherished when they exist. The City of Ukiah has stymied many public benefits identified in the 1995 Ukiah General Plan.

Page 41 LU 4.4

Commercial Property Landscaping- The City shall require that landscaping on commercial properties be well maintained and encourage those commercial properties currently without landscaping to provide landscaping. (Source: Existing Program CD-17.2a, modified)

The City has not implemented this existing goal. Once a project has been approved by the Planning Commission and the conditions of approval are adopted with landscaping requirements, landscaping violations occur on commercial properties that go unenforced. What commonly happens post-planning commission or ministerial hearing when the project was approved then at some later time the owner or their designee decides to have their trees removed and they are not replaced and/or the irrigation system is disconnected allowing the landscaping to dry up and die with no follow up from the City. What specific modification has been made to actually implement this policy?

LU-6 Page 42

*Hillside Areas-To preserve the natural character of hillside development areas. (Source: New Goal)
Natural Features. The City shall require development to preserve outstanding natural physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, and water features.
(Source: New Policy)*

Hillside Development-The City shall require new development in hillside areas to minimize grading to retain a natural hillside setting. The City shall encourage clustered dwelling units in hillside areas and roadways to be designed to preserve the ecological and scenic character of the hillsides. (Source: New Policy)

Open Space Access- The City shall encourage new hillside developments to provide public access (as appropriate) to adjacent greenways, open space corridors, trails, and parks if development is proposed adjacent to such facilities. (Source: New Policy)

How will the City implement this goal and policy? The City has approved hillside development and has not allowed for public access. The City Council needs to adopt hillside development ordinance.

Figure 2-6 Page 60

*The map titled “Identified Disadvantaged and Unincorporated Communities” is the same map as shown in Figure 2-5 Airport Zone on Page 56. **Please correct this error.***

4.3 Page 87

The General Plan states, “A commitment to providing Complete Streets is a key to effective transportation planning and will maximize the effectiveness of the existing street network. One means of increasing the capacity of the existing system is to consider all forms of transportation when making planning decisions.”

How will the City implement this goal and policy? Past practices have shown that the City has been adverse in implementing ‘Complete Streets’ in their transportation planning.

“Emphasis on Sustainable Mobility Planning that respects the small-town quality of life in Ukiah will retain the intimacy of streets that attract pedestrian usage. Maintaining a balance between the various travel mode options during the planning process ensures that getting from home to work, shop, or play is convenient and easy without requiring use of a motor vehicle. “

How will the City implement this goal and policy? The argument the City has consistently used to eliminate pedestrian only access is there must be adequate width to accommodate a large fire truck. This has been a decade-long struggle by the Wagonseller neighborhood begging that the City of Ukiah fix the Orrs’ Street Bridge for pedestrian and bicycle travel. A “special project reserve fund” was set aside by former City Councils to make this happen but it was objected by city staff. The bridge now has been demolished.

Page 95

Pedestrian Corridor Network- The UBPMP identifies a Pedestrian Corridor Network that upon completion would provide a connected network of streets intended to improve pedestrian connections to neighborhood destinations, transit and recreational opportunities and serve high volumes of existing or expected pedestrian activity. The network includes corridors that serve the following land uses: • Retail shopping areas • Transit • Schools • Parks and community centers • Higher density residential development • Libraries • Community centers • Senior centers or senior living facilities • Large employment centers.

MOB 1.11 Page 98

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)

Pedestrians walk or travel in wheelchairs using the street to avoid the many obstructions encountered on the sidewalk, a few examples are: poorly maintained or non-existent sidewalks, driveway dips, unmaintained vegetation encroaching into the public right of way.

Figure 4.3 Page 96

The Orr Creek Trail Feasibility Study if implemented will at long last join an under resourced neighborhood to an existing park that is across four-lanes of interstate highway and is not easily accessible by walking or biking.

5.2 Page 109

Ukiah Valley Sanitation District- The City should collaborate with Ukiah Valley Sanitation District to ensure adequate wastewater collection and treatment is provided to properties within City limits and their jurisdictional boundaries. (Source: New Policy)

Why is “should” used in the above statement and not “shall”? Given the long, drawn out and expensive litigation the City has had with the Ukiah Valley Sanitation District in the past it would be advantageous to the ratepayers that the City maintain a collegial relationship with the District.

5.4 Page 111

PFS 5.1 & 5.2 are listed as new policy goals.

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)

The “Stormwater Low Impact Development Technical Design Manual” has been adopted by the Ukiah City Council since 2014 and has been in effect. The Ukiah Paths, Open Space and Creek Commission prepared the “City of Ukiah Creek Maintenance Policies and Procedures” that were also adopted by the Ukiah City Council back in May 18, 2010.

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)

How will the City communicate to the public about maintaining an adequate stormwater management system to accommodate run-off and improve environmental quality? Most residents believe that it is lawful to blow their leaves onto city streets. Unfortunately, the services of the street sweeper are often inconsistent and inadequate thus hindering the goal of improving stormwater management and water quality.

PFS 7.2 Page 112

Vegetation Clearance- The City shall require vegetation clearance and tree trimming adjacent to transmission and distribution lines and other critical electrical infrastructure. (Source: New Policy)

How will the City address the conflict that comes from vegetation clearance and the loss of important shade canopy which then leads to added energy consumption by air conditioning usage and with increasing outdoor irrigation?

PFS-10 Page 114

To provide high-quality public safety and crime reduction services to maintain a safe and secure community. (Source: New Goal)

PFS 10.3-Community Policing Strategies- The City shall promote community policing strategies that strengthen trust and collaboration with the residents of Ukiah, including those of all races, ethnicities,

and cultural backgrounds, and ensure public safety through meaningful cooperation and problem-solving techniques. (Source: New Policy)

Who in the City is responsible for policing the Ukiah Police Department? A new structure is essential for the public's safety given the astronomical litigation payouts that have resulted from a poorly handled insular internal affairs structure and from past command blunders. How will complaints from the public be handled in the future? Citizen and visitor complaints shall receive a thorough and thoughtful response to their complaints so that they are reassured that identified problems or excessive police actions are properly corrected.

12.1 & 12.3 Page 116

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)

Connected Park System- The City shall provide an interconnected park system that creates an urban greenbelt and links all trail systems within the City. (Source: New Policy)

Both above items are listed as a new policy, however in the previous Ukiah General Plan that was adopted by the Ukiah City Council on December 6, 1995 on Page 13 under the heading V.2 Parks and Recreation, number 2.05 titled, Orr Creek-Wagonseller Neighborhood Park was identified with the General Plan goal to "Develop parks and recreation facilities in the Orr Creek Wagonseller neighborhood." Policy PR-4.1 states, "Establish new neighborhood parks and recreation facilities in the Orr Creek-Wagonseller neighborhood area to serve the needs of residents."

27 years later the neighborhood continues to grow and in the last couple of years has added another three major multi-family developments. The only action City staff have taken to create a neighborhood park was in authoring a draft document titled, "Wagonseller Neighborhood Park Feasibility Analysis, December 2017 that was presented to the Planning Commission on February 14, 2018. Yet, It still lingers on the planning shelf waiting for the City Council decision makers to take action.

Will the City of Ukiah ever invest resources into this neighborhood or will the decision makers continue making policies to keep it disenfranchised?

6.1 Page 123

City Tree Inventories- The City shall update and maintain City tree inventories to support landmark trees preservation and urban biodiversity, including trees designated for streets and parking lots. (Source: New Policy)

On Page 8 of the "City of Uklah Tree Management Guidelines, revised November 19, 2014" specifies the following, "at least one tree shall be planted for every tree that is removed from City property," with the purpose of maintaining the urban canopy. Unfortunately, past practices resulted in large amounts of city trees being removed and not replaced because no mechanism was used to track the loss of trees on city property. The City has required tree lists that are available on the city website and this list includes: Required Riparian Tree List, Required Street Tree List, Required Parking Lot Tree List and Required Parks Tree List and all were approved and adopted by City Council.

ENV 3.6 Page 126

City-owned Historic Sites and Structures- The City shall maintain, preserve, and improve City-owned historic structures and sites in an architecturally and environmentally sensitive manner. (Source: Existing Policy HA-5.1, modified)

The City of Ukiah has a demolition committee to review requests for demolishing buildings 50 years or older. This committee is comprised of two staff positions and one volunteer position. To my knowledge no historic building in Ukiah has ever been saved from demolition unless the building was listed on the federal or state registrar. The Palace Hotel still stands because of its listing.

ENV 6.1 Page 128

Restoration Master Plans- The City shall establish a Creek and Stream Restoration Master Plan for each creek flowing through the City limits. (Source: Existing Policy OC-9.1, modified)

There are currently two studies that were conducted on Orrs and Gibson creeks. The final draft of the "Orrs Creek Habitat Enhancement and Flood Control Study" was submitted to the City in the Summer of 1999. The second study, titled "Gibson Creek Habitat Enhancement and Public Access Study" was submitted to the City of Ukiah in September of 2000. The Paths, Open Space and Creeks Commission over a period of two years prepared the "Doolin Creek, A Vision for Restoration and Enhancement" document which was submitted to the City Council in 2015. Unfortunately, all these studies sit on the Planning shelf gathering dust.

ENV 6.5 Page 129

Creek Protection- The City shall require new development located adjacent to stream corridors to include appropriate measures for creek bank stabilization, erosion and sedimentation prevention, and natural creek channel and riparian vegetation preservation. (Source: Existing Programs OC-7.5(a), OC-9.2d, OC-9.2e, modified)

In 2015 the Paths, Open Space and Creeks Commission began discussing creek setbacks for future development. Unfortunately, the planning staff was not supportive of this goal and no ordinance was ever prepared for City Council to adopt.

Page 23-24

Goals and Policies Each element contains the goals and policies to guide future land use, development, resource management, and environmental protection decisions in Ukiah. The goals and policies in the General Plan are presented in a standard format. Goal A goal is a statement that describes, in general terms, a desired future condition or “end” state. Goals describe ideal future conditions for a topic and are intentionally general and broad. Policy A policy is a statement that guides a specific course of action for decision-makers to achieve a desired goal. “Shall” vs. “Should” Policies and implementation measures throughout the General Plan use terms such as “shall” and “should” to define the intentions of the City relative to these components. These modifiers are used as follows in the General Plan: “Must” or “shall” or “required” are used to signify a mandatory requirement that the City will follow. For example, Policy ED-3.2 says: “The City shall coordinate with interested developers and relevant public agencies to develop infill sites consistent with the Land Use Diagram.” Words such as “should” or “may” are used to signify a less rigid directive, that will be honored in the absence of compelling or contravening considerations. For example, Policy PFS-14.1 says: “The City should encourage Mendocino College, local vocational schools, and technical training institutes to maintain and improve continuing education courses and certificate programs, including opportunities for on-line learning..” This provides flexibility in addressing the policy in the context of the project or proposal. Figure I-3 shows an example goal and policy that illustrates this standard presentation format Implementation Programs While many policies can be implemented as part of standard City operations, some policies require specific implementation programs to ensure their implementation. The last section of each element includes a table of implementation programs in a format illustrated on Figure I-4. Similar to policies, implementation programs that address one or more of the cross-cutting topics described earlier include an icon to highlight the implementation program’s relationship to these topics, as applicable. To ensure all policies can be implemented, the General Plan contains a wide range of implementation programs. While the City intends to pursue the implementation programs included in the General Plan, the City will need to evaluate each program in light of City resources. This includes resources such as financial, staffing, and technology. Over the 20-year planning period, the City Council and staff will need to prioritize various implementation programs based on the resources available, and some implementation programs may not be completed as planned. Figure I-4 shows an example implementation program that illustrates this standard presentation format.

**Tree Advisory Group Recommendations
City of Ukiah General Plan Update
March 2, 2020**

Long term 20-year goal: Maintain and expand the City's Urban Forest as an economic asset and environmental resource that improves the quality of life for all residents.

To achieve this goal, implement short-term and long-term measures as follows:

- Provide adequate funding in the annual budget for tree-related activities, such as tree replacement planting, young tree care, staff training.
- Evaluate existing City code relating to street trees, parking lot trees, and new developments and combine into a tree ordinance for all City properties and right-of-ways.
- Review and update every 5 years the City's *Required Tree Lists*, with emphasis on native trees that are adaptable to hotter, drier climate conditions
- Promote the Landmark Tree Program and expand protection for future listings.
- Develop tree inventories and planting plans for all City parks
- Establish a tree commission to assure public input, oversight and coordination of tree-related activities.
- Review and update every 10 years the City's Tree Management Guidelines
- Complete and implement a City-wide tree planting, preservation and protection ordinance.
- Develop and continually update a tree inventory within the City.

With the purposes of providing input and monitoring the success of the General Plan, and identifying important goals, elements and policies identified in the 1995 General Plan should be included in the General Plan Update. They are as follows:

Policy GP-10.6 Ensure a City response to all citizen requests related to citizen involvement activities.

3.02.03 Responsible use of resources

Goal GP-20 Maintain and enhance area natural resources balancing the use of the resources, replenishment, and remaining supply.

Goal GP-21 Conserve open space, hillsides, stream courses, and indigenous flora and fauna for the enjoyment of future generations.

3.02.04 Aesthetics in planning and development

Goal GP-24 Conserve and enhance the natural beauty of the Ukiah Valley.

Goal GP-25 Ensure aesthetic qualities in the design and construction of the community.

Goal GP-26 Require that landscaping be significant component of development and redevelopment.

IV. The Resource Elements Open Space and Conservation

Policy OC-1.3 Coordinate landscaping of public and private development with preservation and restoration of open space and native vegetation

Goal OC-22 Conserve and replenish valley oaks in the Valley.

Goal OC-23 Native plant landscaping shall be encouraged.

Goal OC-24 Replace aging trees with new trees.

Goal OC-25 Maintain and enhance the City's canopy of shade trees.

Goal OC-29 Maintain and enhance the "urban forests" which create a sense of urban space.

IV.2 Noise

Policy NZ-2.4 Protect existing residential areas from future noise impacts.

IV.4

Energy

Goal EG-5 Site design shall incorporate shade trees for energy conservation.

V.5

Circulation and Transportation

5.01 ...wide streets which may inappropriately encourage higher speeds and remove trees or natural landscaping that enhance much of the areas rural character

Goal CT-7 Develop pedestrian access.

VI.2

Community Design

Goal CD-4 Seek uniform, attractive landscaping standards for non-single-family residential development throughout the Valley.

Policy CD-4.2 Encourage planting of native trees and plants.

Policy CD-4. 3 Require landscaping that will result in the creation of new street canopies.

2.02 The Ukiah Valley setting

...Many outstanding large trees of all species, which are significant visual resources and part of the heritage of the community, can be conserved or protected through creative site design.

Policy CD-5.2 Preserve native vegetation on the Russian River and along tributary creeks in the Ukiah Valley.

Policy CD-6.1 Enhance, protect and preserve view-scapes and visually important community separators

Goal CD-7 Improve the appearance of area gateways.

Policy CD-12.1 Maintain and improve Ukiah's streets, lighting, trees, landscaping, and parks in a manner that enhances the City's beauty and historic fabric.

Goal CD-17 Require commercial and industrial parking lots to be designed and sited so as to increase the attractiveness of the areas in which they are located.

To: [Brent Gibbons; jim@mintierharnish.com](mailto:jim@mintierharnish.com); [Michelle Irace](#)
Subject: FW: Complete Streets
Date: Tuesday, October 4, 2022 8:03:25 AM

Additional comments here from Climate Action Mendocino.

-----Original Message-----

From: Judy Luria <judya@pacific.net>
Sent: Friday, September 23, 2022 1:22 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>; Eileen Mitro <climateactionmendocino@gmail.com>
Subject: Complete Streets

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Craig,

I hope the GP Plan presentation and public input went well, sorry I had to miss it!

I'm looking back over my notes on our recent meeting on the GP and want to make sure I have this correct.

— "Ukiah Complete Streets Policy is in compliance with the state". I'm wondering where I would find that, or maybe it's irrelevant because:

— "General Plan to say that we need to develop a Complete Streets policy", not sure if I'm quoting you right here. It seems like a really good idea to define Complete Streets standards somewhere, maybe you have an idea on the best way to go about this.

And another question, as the Planning Commission is meeting in October, might this be something they would get involved with?

Somewhat obsessed here, thanks in advance for your advice!

Judy



Dear City of Ukiah Council Members, Planning Staff and Consultants,

Firstly, we would like to thank you for all you do to support and serve our community. We feel strongly that our city employees and City Council devote great efforts to keeping our citizens safe and healthy and our community moving in a positive direction. We also realize that our region faces many hurdles in accomplishing these goals.

Healthy Mendocino is an active coalition whose members include individuals and organizations from a variety of sectors, including community wellness, health service workers, education, tribal partners, family and child services.

We appreciate this opportunity to provide public input on the General Plan update underway and wish to voice our support for the inclusion of language and goals in the General Plan that address the overall health of all our community members.

While we encourage you to consider community health in all planning and policy decisions, particularly, we would like you to consider these options that can be influenced and/or addressed in the General Plan:

- Creating conditions for all residents to have easy access to healthy foods and smoke-free outdoor spaces (e.g. parks, sidewalks, parking lots, worksites).
- Creating secondhand and thirdhand smoke protections for families and children through smoke-free multi-unit housing (e.g. apartments, condominiums, duplexes, and other shared wall living spaces).
- Limiting the number of tobacco and vape retailers in our community to the California average of 2 per 2,500 residents. (Ukiah currently has 4 per 2,500 residents.)ⁱ
- Restricting tobacco, vape and other nicotine product retailing within 1,000 feet of youth-friendly locations such as parks, schools, and activity centers. (Ukiah currently has 3 retailers within 1,000 feet of a school.)ⁱⁱ

Behaviors such as limited physical activity, poor diet, and tobacco use contribute to diseases such as cancer, heart disease and stroke, Type 2 diabetes, and lung disease. Tobacco is the leading cause of preventable death in the United States.

The Mendocino County 2021 adult smoking rate was 15%, higher than the statewide rate of 10%.ⁱⁱⁱ According to the U.S. Surgeon General, there is no safe level of exposure to secondhand smoke and families living in rental housing are more likely to be exposed to secondhand smoke.^{iv}

Lack of smokefree housing, therefore, creates health disparities among those living in rental housing.

While individual behavior is a contributing factor to poor health, we now know that 80 - 90% of health outcomes are the results of conditions in communities.^v Most of these conditions can be addressed through planning and policies.

We recognize the power of planning in our communities and encourage you to take these considerations to heart when updating our General Plan.

Thank you, again for this opportunity to have input in this valuable process that helps create a vibrant, healthy, and prosperous Ukiah.

Sincerely,

Holly Madrigal, Program Director

Healthy Mendocino

i Stanford CTHAT. <https://cthat.org/>. Accessed 9 June 2022.

ii Stanford CTHAT. <https://cthat.org/>. Accessed 9 June 2022.

iii County Health Rankings & Roadmaps, <https://www.countyhealthrankings.org/app/california/2022/rankings/mendocino/county/outcomes/overall/snapshot>. Accessed 9 June 2022.

iv Vital Signs: Disparities in Nonsmokers' Exposure to Secondhand Smoke — United States, 1999–2012. https://www.cdc.gov/mmwr/preview/mmwrhtml/mm6404a7.htm?s_cid=mm6404a7_w. Accessed 6 Oct. 2021.

v Hood, C. M., Gennuso, K. P., Swain, G. R., & Catlin, B. B. (2016). County health rankings: Relationships between determinant factors and health outcomes. *American Journal of Preventive Medicine*, 50(2), 129–135. Retrieved from: <https://www.hhs.gov/sites/default/files/chep-sgr-causes-health-disadvantage-fs3.pdf>.

From: CGS.SHMP@DOC
To: [Michelle Irace](#)
Subject: RE: City of Ukiah General Plan Safety Element review
Date: Thursday, October 20, 2022 10:03:30 AM
Attachments: [image001.png](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Michelle,

Thank you for reaching out. We have reviewed the City of Ukiah's proposed Safety Element and have the following comments:

1. Liquefaction and Landslide Hazards

The California Geological Survey (CGS) has not yet assessed the potential for liquefaction and seismically induced landslides in the Ukiah area, although the Safety Element does include a discussion of these hazards. The City may wish to supplement the discussion of landslide hazards with information available in CGS Map Sheet 58, which analyzes landslide susceptibility throughout the state. The full map publication is available here:

https://www.conservation.ca.gov/cgs/Documents/Publications/Map-Sheets/MS_058.pdf

The GIS data for Map Sheet 58 is available at the link below. Please let me know if you have any questions regarding the use of these data.

<https://gis.conservation.ca.gov/portal/home/item.html?id=87289025c11d4ba7ae65f0f472bf7c2d>

I understand the proposed Safety Element has already been submitted to the State Clearinghouse for CEQA review, however, it has not yet been routed to CGS for review and comment. In the case that it is routed to CGS, I will resubmit these comments and copy the State Clearinghouse.

Erik

Dr. Erik Frost

Senior Engineering Geologist | Seismic Hazards Program



NorCal 4 Health

DEL NORTE • HUMBOLDT • MENDOCINO • LAKE

October 19, 2022

Dear City of Ukiah Mayor, Councilmembers, and Community Development Department Staff,

NorCal 4 Health is honored to take part in public comments for the Ukiah 2040 General Plan update. We applaud the work of the staff, consultants, and Council in preparing this important visioning document.

NorCal 4 Health's main concern in our region is access to healthy options and opportunities for all. We understand that 80%-90% of health outcomes are a result of conditions in the community.¹ Our project supports communities working on these conditions through their planning documents and policies.

In 2021-22, NorCal 4 Health conducted a public opinion survey of Mendocino County residents, of which we received 171 responses. We want to share a few things of note:

- Eighty-six percent (86%) of respondents agreed or strongly agreed that their city/town should take steps to make sure everyone has an equal opportunity to live a healthy life.²
- Over 70% of respondents had to take an action at an outdoor event or park in Mendocino County in response to secondhand smoke. Actions included moving from a location, leaving an event early, asking someone to stop smoking, and/or asking staff to intervene.³
- Seventy-five percent (75%) of respondents living in multi-unit housing were exposed to secondhand smoke on a regular basis.
- Thirty-four percent (34%) of respondents living in multi-unit housing have a health condition affected or made worse by secondhand smoke.⁴

We know that Ukiah citizens envision a healthy community which may include protecting children from exposure and initiation to harmful tobacco and nicotine products. We know there is no safe level of

¹ U.S. Department of Health and Human Services. (2021). Community health and economic prosperity: Engaging businesses as stewards and stakeholders—A report of the Surgeon General. Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, Office of the Associate Director for Policy and Strategy.

² NorCal 4 Health, a California Health Collaborative project. 2022. Public Opinion Poll, June-December 2021. Mendocino County, CA.

³ Ibid.

⁴ Ibid.

secondhand smoke⁵ and we also know that in 2019, 33% of Ukiah 9th graders and 36% of Ukiah 11th graders tried vaping devices that include nicotine and other dangerous substances.⁶

What our project has come to learn is that these are things that can be addressed at the community planning and policy level. Below we offer some opportunities to strengthen what is already included in the health, health equity, economic, and sustainability portions of the General Plan. We hope they are taken in the light they are intended--to elevate community intentions and benefit the long-term health and prosperity of Ukiah residents and visitors.

Respectfully submitted,

JoAnn Saccato, MA
Community Engagement Coordinator
Lake & Mendocino
NorCal 4 Health project
California Health Collaborative

Phone: 707 530-5171

[www. NorCal4Health.org](http://www.NorCal4Health.org)



CALIFORNIA HEALTH
COLLABORATIVE



⁵ CDCTobaccoFree. (2022, August 22). *Health effects of secondhand smoke*. Centers for Disease Control and Prevention.

https://www.cdc.gov/tobacco/data_statistics/fact_sheets/secondhand_smoke/health_effects/index.htm

⁶ Ukiah Unified School District. California Healthy Kids Survey, 2018-19: Main Report. San Francisco: WestEd Health and Justice Program for the California Department of Education.

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
1-Introduction	1.1 Purpose and use of the General Plan	1-2		“Communities may also include other optional elements that address issues of local interest. Common themes include air quality, capital improvements, community design, economic development, energy, healthy lifestyle options, parks and recreation, and water.”
	1.3 GP Vision and Guiding Principles / Vision	1-7	Opportunity for more inclusion.	“The city offers a great place for people of all ages, abilities, incomes, religious preferences, ethnicities, cultures, gender identities, and sexual orientations to live, work and visit.”
	1.3 GP Vision and Guiding Principles / Guiding Principles / Community Vitality	1-7	Opportunity for more inclusion.	“...where people of all ages, abilities, incomes, religious preferences, ethnicities, cultures, gender identities, and sexual orientations thrive socially, economically, academically, and physically.”
	1.3 GP Vision and Guiding Principles / Guiding Principles / Economic Development	1-7	‘Development’ of businesses and jobs can offer greater potential to a community than singling out “job growth.” As well, keeping in mind the sustainability aspect of all development.	“Promote a diverse, local, business-friendly economy that fosters healthy and sustainable business and job development that is adaptable to changes in consumer habits and market trends.”
	1.3 GP Vision and Guiding Principles / Guiding Principles / Inclusivity	1-8	Opportunity for more inclusion.	“...housing options for community members of all ages, abilities, incomes, religious preferences, ethnicities, cultures, gender identities, and sexual orientations.

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
2- Land Use Element	LU-2.4 Pedestrian Orientation	2-14		"...to include amenities that connect and create a comfortable, healthy, clean air environment for walking, sitting and socializing.
	LU-3.4 Downtown Pedestrian Improvements	2-14		"Improvements could include smoke-free public spaces and pedestrian-oriented amenities such as lighting..."
	2.2 Pattern of Development	2-17		"New development should minimize resource consumption, reduce dependency on the automobile, preserve sensitive environmental resources, reduce maintenance and utility expenses, and improve promote physical, mental, and social well-being. social health and interaction. "
3- Economic Development Element	3.0 Economic Development	3-2	It is understood that 80-90% of health outcomes are a result of conditions in a community. ¹ In its efforts "to position itself as a place to do business" and by "helping make Ukiah attractive as a place to live for creative and skilled residents...", it is important to note that the same vital conditions needed for health are the features that attract and retain talented workers, loyal customers and prosperous businesses to a community. They are also helpful for tourism.	

¹ U.S. Department of Health and Human Services. (2021). Community health and economic prosperity: Engaging businesses as stewards and stakeholders—A report of the Surgeon General. Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, Office of the Associate Director for Policy and Strategy.

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
	3.0 Economic Development (Cont.)	3-2 (Cont.)	Some of these vital conditions include: healthy living conditions; access to healthy foods; smokefree outdoor air protections (public and private spaces); access to parks and green spaces; and quality schools. Protecting workers from secondhand smoke is key to maintaining a healthy workforce, which is key for business success.	
	ED 7.1 Attract Skilled Workers	3-8	In efforts to attract skilled workers, the City may want to consider all outdoor workplaces to be smokefree.	
	3.5 Workforce Training and Education	3-8		"Businesses depend on having enough healthy, reliable workers suited..."
	3.6 Diversified Economy - ED-10.1 Value-Added Agriculture	3-9	Addressing environmental sustainability, healthy food choices, food security, and local economic development.	"...support the expansion of value-added agriculture products with an emphasis on local distribution and local consumption. "
4- Mobility Element		4-2	Since safety and health are driving factors for this element, consider adopting all public access methods (sidewalks, parking lots, streets) to be smokefree.	"...and support Ukiah's health , economic, and sustainability goals."
	4.3 Planned Transportation Network – Guiding Principles	4-7		"...during the planning process ensures that getting from home to work, shop, or play is healthy, convenient and easy... "

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
5- Public Facilities, Services, and Infrastructure Element	5.9 Healthy Community—Goals and Policies	5-14	Recognizing that Ukiah already bans smoking in parks, consider adding a secondhand and thirdhand smoke goal	Continue crafting policies that reduce exposure to harmful effects of secondhand and thirdhand smoke in indoor and outdoor areas. Continue to make efforts to protect vulnerable populations such as children and seniors.
	5.9 Healthy Community—Goals and Policies	5-14	Due to the dangers of secondhand smoke exposure, consider adding a goal that addresses it on City owned properties.	Prohibit smoking on all City-owned campuses and facilities.
	5.9 Healthy Community—Goals and Policies—PFS-15.1 Alcohol and Tobacco Sales	5-14		“In efforts to protect children from exposure and initiation to commercial tobacco products and alcohol use, the City shall establish zoning code provisions...”
	5.9 Health Community – Goals and Policies—PFS-15.6 Health Homes	5-15		“...that support ‘healthy homes,’ such as low VOC material, environmental tobacco smoke control , adopting comprehensive policies that eliminate multi-unit housing resident’s exposure to secondhand and thirdhand smoke, and indoor air quality...”
6-Environment and Sustainability Element	ENV-7 –Goals and Policies	6-10	Consider adding a goal that addresses secondhand smoke exposure in multi-unit housing and outdoor public spaces.	The City shall adopt comprehensive policies that reduce exposure to secondhand and thirdhand smoke in shared-wall (MUH) and other public outdoor spaces.

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
	ENV-9—Zero Waste community—9.1	6-12	In addition to being a source of wildfires, cigarette butts are the most common form of trash collected during debris cleanups. Cigarette filters pose significant health risks to wildlife and to humans as they leach toxic chemicals and microplastics that impact food supplies. Electronic cigarettes pose a new environmental threat including discarded plastics, heavy metals, toxic residues and lithium-ion batteries which can create a significant fire hazard. There is currently no safe procedure established for consumers to dispose of these products. ² The City may want to consider adopting a goal to review and implement policies and plans that either seek to remove the hazards from entering the consumer stream or create means and methods to dispose of materials in an environmentally sound way.	The City shall review and implement plans to address tobacco product waste.

² World Health Organization. Tobacco and its Environmental Impact: An Overview. 2017. California Coastal Commission. Statewide Results for Cleanups from 1988 to 2020 [dataset]. 2020. <https://www.coastal.ca.gov/publiced/ccd/stats/data.xlsx>. Truth Initiative. Tobacco and the Environment. 2021. https://truthinitiative.org/sites/default/files/media/files/2022/07/Truth_Environment%20FactSheet%20Update%202021_071222.pdf

Ukiah GP 2040 Chapter	Section	Page	Comments	Language Suggestions / Opportunities (noted in red text)
8: Agriculture Element	AG-3—Help existing ag stakeholders move ‘beyond the farm’ –3.1 Establish infrastructure...	8-4	Addressing environmental sustainability and local economies.	“....innovative agriculture economy that creates new opportunities and products from regional producers for local consumption and export. ”
	AG-8.3 Implementation Programs—A Right to Farm	8-6		“adjacent to agricultural lands to reduce hazardous exposures and conflict between...”
	AG-8.3 Implementation Programs—B Right to Farm	8-6	Would concern about the movement of potentially hazardous materials (e.g. toxic levels of organic and non-organic pesticides and herbicides) into residential areas be addressed in this proposed ordinance?	
9: Housing Element (2019-27)			Future updates could possibly address second- and third-hand smoke exposure of multi-unit housing residents.	

From: [Craig Schlatter](#)
To: [Jesse Davis](#); [Michelle Irace](#)
Subject: FW: The GP
Date: Tuesday, November 1, 2022 11:19:55 AM

From: Pinky Kushner <pinkkushner@gmail.com>
Sent: Tuesday, November 1, 2022 11:18 AM
To: Craig Schlatter <c Schlatter@cityofukiah.com>
Subject: The GP

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Craig,

I have reviewed the General Plan and also the comments from the Climate Action group about the General Plan. I found myself sympathetic with each and every comment of the Climate Action group. Their comments, however, helped me realize how good the proposed GP is. Yes, it could be tweaked, but it is so much better than Ukiah's last GP, by a lot. So, my feeling now is to complement you on the fine job your group did.

Perhaps others may have thoughts on how to improve the proposed GP. For me, I never thought I would agree so easily to this document. I find it to be a fine and fitting accomplishment for the future of the City of Ukiah.

Respectfully,

Pinky Kushner
510 459-8289

ATTACHMENT 3

Written Public Comments received on the Draft Environmental Impact Report as of November 2, 2022

The public review period for the Draft EIR goes through November 21, 2022. To date, the following public comments have been received. A complete list of comments, and responses to comments received will be included in the Final EIR.

Comment No.	Commenter	Date Received
1	Mendocino Council of Governments	September 15, 2022
2	California Department of Fish and Wildlife (Informal)	September 24, 2022

A summary of written public comments received on the Notice of Preparation, as well as responses are provided in Table 1-1 of the DEIR which can be access online at: https://ukiah2040.com/images/docs/1_Introduction_Ukiah_2040_Draft_EIR.pdf

A copy of the submitted comments are included in Appendix A of the DEIR which can be accessed online at: https://ukiah2040.com/images/docs/Ukiah_2040_Compiled_Appendices.pdf

From: [Loretta Ellard](#)
To: [Craig Schlatter](#)
Cc: [Michelle Irace](#); [Nephele Barrett](#)
Subject: RE: Notice of Availability of Ukiah 2040 General Plan Draft Environmental Impact Report
Date: Friday, October 7, 2022 10:40:43 AM
Attachments: [image003.png](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Craig,

I see that the GHG chapter of the DEIR (4.6) refers to MCOG's 2017 Regional Transportation Plan. Please note that the plan was updated last year and the 2022 RTP was adopted by MCOG on 2/7/22.

It may be viewed on MCOG's website:

<https://www.mendocinocog.org/files/653d21e36/2022+RTP-ATP+Feb+2022-Final+Adopted.pdf>

Thank you, and please feel free to contact me with any questions.

Loretta J. Ellard, Deputy Planner
Mendocino Council of Governments (Planning)
525 S. Main St., Suite G
Ukiah, CA 95482
707-234-3434 phone; 707-671-7764 fax
lellard@dbcteam.net
www.mendocinocog.org



From: Michelle Irace <mirace@cityofukiah.com>
Sent: Friday, October 7, 2022 10:06 AM
To: Michelle Irace <mirace@cityofukiah.com>
Subject: Notice of Availability of Ukiah 2040 General Plan Draft Environmental Impact Report

Good Morning,

The City of Ukiah has prepared a Draft Environmental Impact Report (Draft EIR) for the City of Ukiah 2040 General Plan Update (Ukiah 2040). The Draft EIR is now available for public review and comment. The Draft EIR may be accessed at the City's offices located at 300 Seminary Avenue, Ukiah, California 95482 (Monday through Friday, 8:00 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m.) and online at <https://ukiah2040.com/>. A copy of the Draft EIR will also be available for review at the Mendocino County Library-Ukiah Branch, located at 105 North Main Street, Ukiah.

The Draft EIR is available for public comment for a 45-day review period as specified by CEQA Guidelines Section 15105. The public comment period for the Draft EIR will begin on **October 7, 2022** and end on **November 21, 2022**. Comments may be submitted by mail or email by **5:00 p.m. on November 21, 2022**. Please include the name and contact information of the commenter, and direct your comments to:

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

Please see attached Notice of Availability for more information.

Thank you,



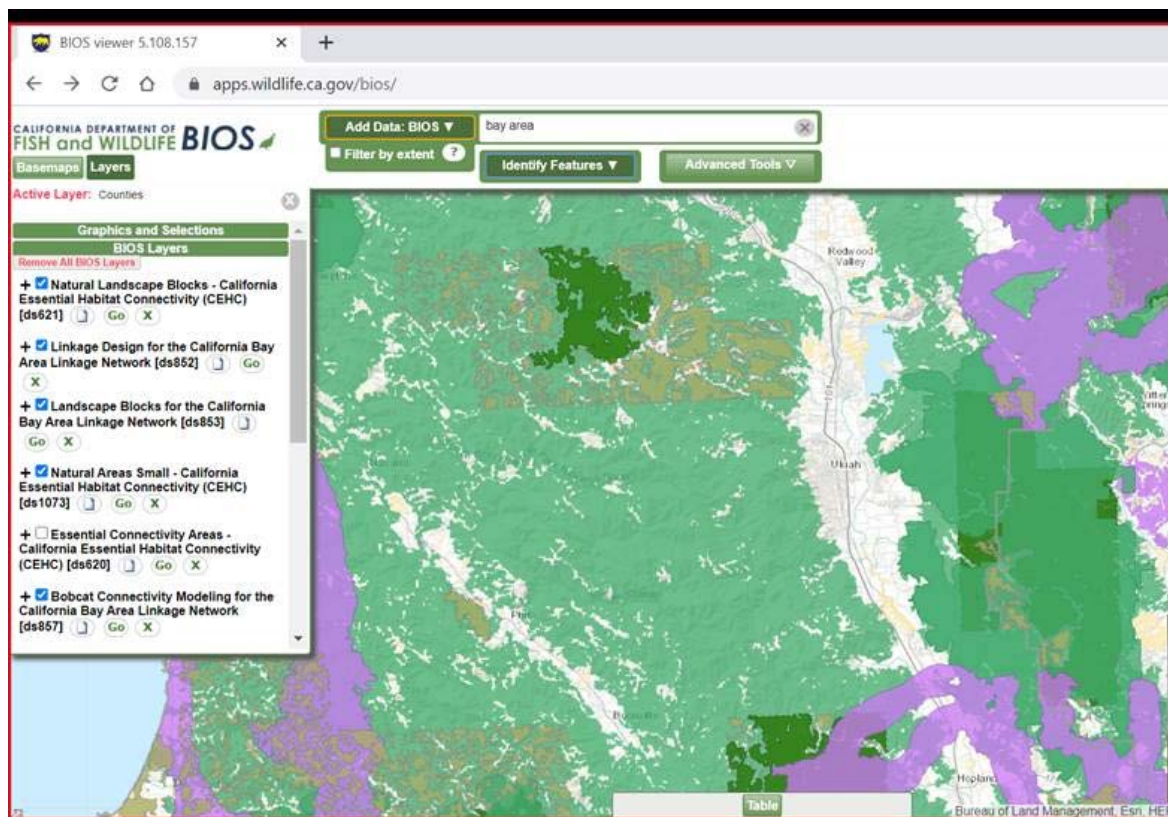
Michelle Irace, *Planning Manager*
Department of Community Development
300 Seminary Avenue, Ukiah, CA 95482
www.cityofukiah.com/community-development
(707) 463-6203

From: [Michelle Irace](#)
To: ["Leo Mena"](#)
Cc: ["Darcy Kremin"](#); ["Gianna Meschi"](#); [Craig Schlatter](#)
Subject: CDFW Informal Comments
Date: Monday, October 24, 2022 1:45:00 PM
Attachments: [image001.png](#)

Hi Leo,

I should have waited a bit to send my last email. I just got off the phone with CDFW (Jennifer Garrison and Lee Margadant) and they recommended the following related to the EIR Bio Section. I will also make the changes on our errata sheet for the GP itself, where applicable. They said they are not submitting them as formal comments because they don't feel that the minor nature of these suggestions warrants it and based on our great working relationship, they trust that we will make them, as appropriate.

1. Implementing Program K- make the following changes shown:
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~~ sensitive-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).
2. P. 4.4-10 of Bio Section-add the following BIOS data sources (layers checked on the left-hand side of the screenshot she sent me)to the wildlife corridor setting information. They said they didn't think that this would affect the impact discussion at all, but they would like to see it referenced in the setting, as future annexation areas or areas outside of the city limits may be in areas with these resources.
- 3.



Michelle Irace, Planning Manager
 Department of Community Development
 300 Seminary Avenue, Ukiah, CA 95482
www.cityofukiah.com/community-development

RESOLUTION NO. 2022-__

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE UKIAH 2040 GENERAL
PLAN**

WHEREAS:

1. Government Code Section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and
2. The City of Ukiah General Plan was last comprehensively updated on December 6, 1995 and subsequently amended in 2004 with the Circulation and Transportation Element, in 2019 with certification of the 2019-2027 Housing Element and in 2019 with the Land Use Element; and
3. In 2019, the City initiated a multi-year process to comprehensively update the General Plan by approving a work plan and schedule, hiring consultants, launching the General Plan Update website, and commencing public outreach efforts; and
4. The City Council and Planning Commission received periodic briefings from City staff and the consultant team to review input and receive information relevant to the specific topics throughout the General Plan process; and
5. In accordance with Government Code Section 65302, a comprehensive update to the City's General Plan has been prepared to address the eight mandatory elements required by state law, and also includes two optional elements (Economic Development and Agriculture); and
6. The 2040 General Plan includes goals, policies, and actions regarding each of these General Plan elements; and
7. The 2040 General Plan carries forward some of the major goals of the 1995 General Plan but has been substantially updated to address current local conditions and community priorities; and
8. The City sent the draft 2040 General Plan to affected public entities and agencies in compliance with state law (Government Code Sections 65302(g)(7), 65302.5, 65302.7, 65352, 65352(a)(9) and Public Utilities Code Section 21676), and in accordance with Government Code Sections 65352.3 contacted California Native American tribes that are on the contact list maintained by the Native America heritage Commission to invite those tribes to consult on the proposed Draft 2040 General Plan; and
9. The City released the Public Review Draft 2040 General Plan on August 5, 2022 and invited comments by the public; and
10. The City has included a General Plan Errata as a part of the Ukiah Draft General Plan to summarize changes and revisions that are proposed to the Draft General Plan since its release on August 5, 2022.

11. The City prepared a Draft Environmental Impact Report (DEIR) (SCH#: 2022050556) for the Public Review Draft 2040 General Plan that provides a description of potential environmental impacts of the project and recommends mitigation measures to reduce the impacts to a less than significant level, where feasible, and released the DEIR on October 7, 2022 for a 45-day public review period; and
12. On October 20, 2022 the Mendocino County Airport Land Use Commission reviewed the Ukiah 2040 General Plan for consistency with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), in accordance with UKIALUCP Policy 2.2.1(b) and Public Utilities Code Section 21676, and adopted Resolution 22-0006, finding Ukiah 2040 consistent with the UKIALUCP; and
13. On November 9, 2022 the Planning Commission held a duly noticed public hearing on the Draft 2040 General Plan, and considered all written and oral reports of staff and public testimony on the matter, including all written public comments received as of November 9, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Ukiah hereby adopts Resolution No. 22-___, recommending that the City Council adopt the Ukiah 2040 General Plan.

PASSED AND ADOPTED this 9th day of November, 2022, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Laura Christensen, Chair

ATTEST:

Stephanie Abba, Recording Secretary