

# I. PREFACE

**T**HE GENERAL PLAN for the City of Ukiah and the Ukiah Valley is dedicated to the memory of Stan Hildreth. Stan's love of the Ukiah Valley is well known to the many whose lives he touched. His long hours of public service, self-sacrifice, and good deeds are manifest in many of the aspects of the Valley that today's and tomorrow's families know and will come to know.

As a member of the Open Space and Conservation Citizen Advisory Committee and a regular attendee and participant at the meetings of the Growth Management Steering Committee, Stan's knowledge, experience, and sage counsel are represented throughout the General Plan. It is a fitting tribute to a man those who knew will sorely miss.

**The Growth Management Steering Committee, October 10, 1994**

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## 1 CITY'S PREFACE

**T**HE GENERAL PLAN for the City of Ukiah and the Ukiah Valley is an effort born of community energy and desire. It represents a commitment by the Ukiah City Council and the Mendocino County Board of Supervisors to prepare a comprehensive and long range planning tool that represents the foresight of the people who live and work in the Valley. More than a mere City General Plan, this document provides policy programs that are proposed to be used in coordination with the City and County.

The General Plan's foundation came from community meetings in the Fall, 1990, attended by hundreds of people representing all aspects of life in the Ukiah Valley. From these meetings, individuals came to consensus and commitment that this is indeed a fine place to live and work, and that efforts are needed to maintain and enhance those qualities that make the City of Ukiah and the Ukiah Valley a quality place to live. These beliefs are expressed in the "General Plan Vision Statement" upon which the entire General Plan is built.

The many members of the volunteer Citizen Advisory Committees and the Growth Management Steering Committee have proven that the people most affected by a General Plan are those best suited to write the concepts that will go into that Plan.

The fourteen Citizen Advisory Committees each worked on a different General Plan element — and one committee worked on two elements. More than one hundred and fifty people participated in the efforts to bring the Vision Statement into policy programs that can be carried out day-in and day-out. These committees worked for nearly a year in developing overall goals and policies to be incorporated into the General Plan. Their concepts and beliefs have generally been held throughout the General Plan process.

The effort of bringing all parties in the community together rested with the nearly forty members of the Growth Management Steering Committee. This Committee has developed a Plan that is realistic and is a document that can be proudly presented to the community.

While the General Plan is before the Planning Commission and City Council there are going to be new suggestions, recommendations, alternatives, disagreements, and possibly controversy . . . that's an essential part of community planning and the democratic process. The General Plan represents the work of nearly 200 people between the Citizen Advisory Committees and the Growth Management Steering Committee. Each volunteer was drawn from a broad cross-section of the *entire* community — both in the City and in the Valley. Most important the General Plan is tempered by California law, decisions in the court system, and the "big picture."

This City should be proud of the overall efforts of the Growth Management Steering Committee and the "big picture" it has created. The Steering Committee has met the commitment of the hundreds of participants in the Visioning Process by providing a constitution for development and a blueprint for the future. The General Plan ultimately adopted by the Council varies little from the efforts of the citizen volunteers.

The Planning Commission invested many meetings fine tuning the General Plan into a tool that provides them with firm direction and effective management tools for project review. The Commission worked with the recommendations of the Growth Management Steering Committee and considered many

other issues in reviewing the Plan. The Planning Commission provided the polish necessary to send a truly citizen-driven, citizen-supported document to the City Council.

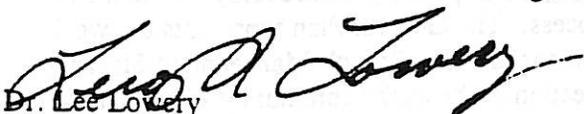
The City Council invested its time in more public sessions to review and consider the recommendations and input of the Growth Management Steering Committee, the Commission, and the public at the hearings. The final General Plan represents a collaborative effort of citizen planning and policy development. The future vision of Ukiah is achievable with this level of commitment.

## **2 COMMENTS FROM THE CHAIR OF THE GROWTH MANAGEMENT STEERING COMMITTEE**

**T**HE GROWTH MANAGEMENT STEERING COMMITTEE completed an arduous, yet rewarding task of developing a comprehensive General Plan for the Ukiah Valley, and, as the Chairman for the past two years, I want to extend my personal thanks to each and every member for their dedication, commitment, hard work, and personal sacrifice over these past four years. I sincerely believe that we crafted a meaningful and reasonable guide for the growth, protection, and use of the Valley, and I feel certain that the residents and visitors to our community will be well served by its "vision" for many years to come. Clearly, our General Plan is a result of much dialogue, debate, and discourse, as well as an underlying spirit of compromise and cooperation, and I am hopeful that the Committee is proud, as I am, of the finished product.

In my mind, the late Stan Hildreth symbolizes the Committee's efforts, which were honest, straightforward, laden with integrity, and extended in an unselfish manner for the overall betterment of the Valley and the community. As you recall, Stan attended many, many meetings before his passing, and, along the way, provided the Committee with support, insight, and a patient and friendly voice of reason. I will miss Stan, as I'm sure you will too, and I would like to dedicate our new General Plan to his memory and to his family, all of which hold the people, cultures, and environment of the Valley in the highest regard.

Last, I would also like to extend a personal thanks and note of appreciation to our support staff of Bob Sawyer, Eric Toll, Pam Townsend, and especially Kari Revheim. It would seem to me that we were in competent hands throughout the process, and, without Kari's organizational skills and hard work, I doubt that we could have remained on such a straight and steady course.

  
Dr. Lee Lowery  
Chair, Growth Management Steering Committee  
October 10, 1994

## **3 THE PLANNING COMMISSION'S PREFACE**

**T**he City Planning Commission spent five months, thirteen special meetings, and nearly fifty hours discussing, deliberating, and revising the Draft Ukiah Valley General Plan. This exercise was sometimes contentious, sometimes tedious, sometimes frustrating, and always challenging. But overall, the Commission feels that it was a wholly worthwhile and meaningful effort, and that the entire Ukiah Valley will be a better place to live, work, and recreate as the vision of the Plan unfolds, and its implementation measures become reality.

The Planning Commission worked hard on the draft Plan, but, in the end, the Plan was left basically and functionally intact from the Growth Management Steering Committee's final version. Many changes were made, but they may be best characterized as refinements of pre-existing goals, policies, and implementation measures, rather than wholesale modifications to the themes and precepts presented in the text, and formulated over nearly four years by so many citizens and committees. The document was, and remains, truly representative of the citizens of this Valley, and the Planning Commission's actions represented the citizen-drive nature of the process.

While the document was not changed in an grand or profound way as a result of the Commission's involvement, it would nevertheless be misleading and inaccurate to deduce that the Commission was in full harmony on various issues, or that individual Commissioners did not have viewpoints that substantially deviated from the Steering Committee's recommendations. Indeed, differences of opinion were expressed in regards to such important and recurring matters as private property rights, growth boundaries, design review, historical review, environmental considerations, fiscal considerations, and generally, the Plan's relationship to the community's needs.

In the final analysis, however, the Planning Commission takes pride in the final product, and is pleased to have been a part of the review process. We are anxious to see the document adopted so that we can set about working on the many ordinances and guidelines associated with the implementation measures.

Estok Menton  
Chair, City of Ukiah Planning Commission  
April 12, 1995

## 4 THE CITY COUNCIL'S PREFACE

**O**N BEHALF OF THE UKIAH CITY COUNCIL, I would like to express our sincere appreciation to all the citizens who participated in crafting the new Ukiah Valley General Plan, with a special note of thanks to the members of the Growth Management Steering Committee (GMSC) for their extreme dedication, perseverance, and hard work. The process took over four years to complete, and it is well recognized by a grateful Council how much personal sacrifice by each GMSC member is reflected in the final document. The Council is also mindful and appreciative of the valuable input provided by countless other citizens who participated in the process and contributed constructive ideas at public workshops, GMSC meetings, and Commission and Council hearings.

After receiving the revised document from the Planning Commission, the City Council conducted eight special public hearings and deliberated the Plan over a two month period. The Council made numerous revisions along the way to virtually all of the Plan's 14 Elements, but essentially left intact the programs and policies which best seemed to represent the community's long-term needs and goals. Even though the Council exercised its discretion and dismissed certain programs, policies, and measures, especially due to fiscal constraints and realities, we nonetheless remain confident that the principal themes and visions contained in the Plan were respected and accepted for the most part.

We therefore believe that the 1995 Ukiah Valley General Plan will provide the guidance and vision needed for the orderly growth and development of the City and the Valley. Moreover, we believe that the Plan's comprehensive and farsighted nature will provide such guidance and vision well into the twenty-first century.

Honorable Fred Schneiter  
Mayor, City of Ukiah  
September 7, 1995

