



**California Environmental Quality Act**

**FINAL INITIAL STUDY AND  
NEGATIVE DECLARATION  
FOR  
2019-2027 HOUSING ELEMENT**

*Prepared by:*

**City of Ukiah  
Community Development Department**  
300 Seminary Avenue, Ukiah, CA 95482

SCH No. 2019079078

Draft Prepared: July 22, 2019  
Final Prepared: October 11, 2019  
Final Adopted: October 23, 2019

# Table of Contents

|   |          |
|---|----------|
| <b>I. PROJECT INFORMATION</b>                             | <b>1</b> |
| <b>II. PROJECT DESCRIPTION</b>                            | <b>2</b> |
| 1. <i>Project Location</i>                                | 2        |
| 2. <i>Environmental Setting</i>                           | 2        |
| 3. <i>Background</i>                                      | 3        |
| 4. <i>2019-2027 Planning Cycle Housing Plan and Goals</i> | 4        |
| <b>III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED</b>    | <b>5</b> |
| <b>V. EVALUATION OF ENVIRONMENTAL IMPACTS</b>             | <b>8</b> |
| 1. <i>Aesthetics</i>                                      | 8        |
| 2. <i>Agriculture and Forestry Resources</i>              | 10       |
| 3. <i>Air Quality</i>                                     | 11       |
| 4. <i>Biological Resources</i>                            | 13       |
| 5. <i>Cultural Resources</i>                              | 15       |
| 6. <i>Energy</i>  | 16       |
| 7. <i>Geology and Soils</i>                               | 18       |
| 8. <i>Greenhouse Gas Emissions</i>                        | 19       |
| 9. <i>Hazards and Hazardous Materials</i>                 | 20       |
| 10. <i>Hydrology and Water Quality</i>                    | 23       |
| 11. <i>Land Use and Planning</i>                          | 24       |
| 12. <i>Mineral Resources</i>                              | 25       |
| 13. <i>Noise</i>  | 26       |
| 14. <i>Population and Housing</i>                         | 27       |
| 15. <i>Public Services</i>                                | 28       |
| 16. <i>Recreation</i>                                     | 29       |
| 17. <i>Transportation</i>                                 | 30       |
| 18. <i>Tribal Cultural Resources</i>                      | 31       |
| 19. <i>Utilities and Service Systems</i>                  | 33       |
| 20. <i>Wildfire</i>                                       | 34       |
| 21. <i>Mandatory Findings of Significance</i>             | 35       |
| <b>VIII. REFERENCES</b>                                   | <b>1</b> |

## ATTACHMENTS

- A. 2019-2027 Draft Housing Element Goals, Policies and Implementing Programs
- B. Responses to Comments Received on the Draft Initial Study/ Negative Declaration

# **I. PROJECT INFORMATION**

---

**Project Title:**

City of Ukiah 2019-2027 Housing Element Update

**Lead Agency Address and Phone Number:**

City of Ukiah  
300 Seminary Avenue  
Ukiah, California 95482  
(707) 463-6200

**CEQA Contact Person and Phone Number:**

Michelle Irace, Planning Manager  
City of Ukiah Community Development Department  
(707) 463-6207

**Project Location:**

The project location is the area located within the entire City of Ukiah limits.

**Project Summary:**

The 2019-2027 Housing Element of the Ukiah General Plan is mandated by State law, and federal requirements, to address the long-term development of housing in the City of Ukiah. The purpose of the Housing Element is to identify and analyze existing and projected housing needs. The Housing Element also provides a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing for all economic groups.

The Housing Element is subject to CEQA. No specific projects or development is proposed as part of the Housing Element; it is strictly a planning and policy document.

**General Plan Designation:**

Various

**Zoning District:**

Various

**Other Public Agencies Requiring Approval:** Although the 2019-2027 Housing Element does not require other public agency approvals, before it can be adopted as a General Plan Amendment by the City Council, the California Department of Housing and Community Development (HCD), per Government Code Section 65585, is required to review the document and make findings to determine whether the draft amendments to the Housing Element substantially comply with. Division 1, Chapter 3, Article 10.6 of the Cal. Government Code.

## II. PROJECT DESCRIPTION

---

### 1. Project Location

The 2019-2027 Housing Element Update (“Housing Element” or “Project”) encompasses all areas within the boundaries of the City of Ukiah.

### 2. Environmental Setting

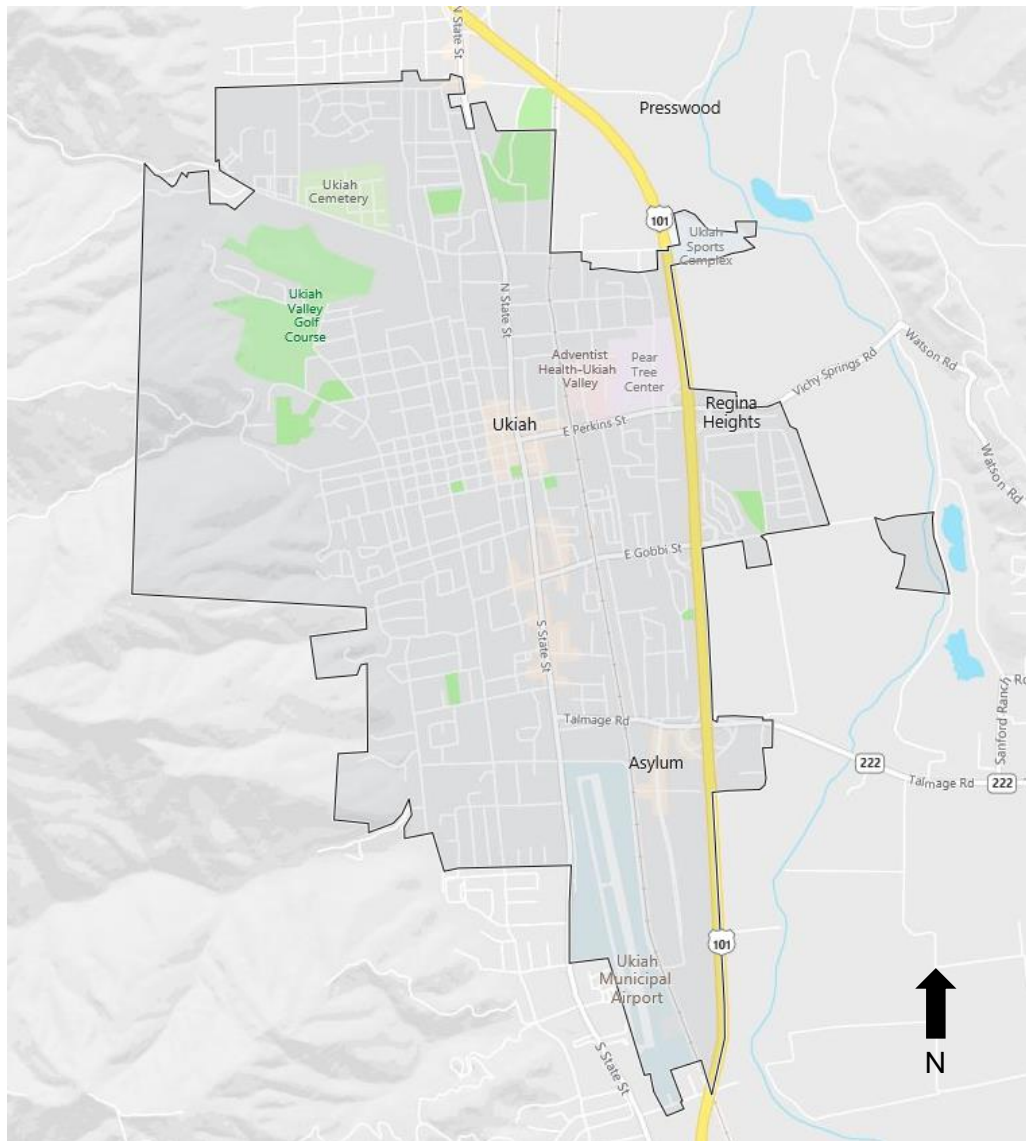
The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean. It runs north-south for about 9 miles, with a maximum width of about 3 miles. With an average elevation of about 630 feet, the hills surrounding the Valley range up to about 3,000 feet. The Russian River enters the Valley at the north end and runs south along the Valley floor. Ukiah is located in southeast central Mendocino County along the Highway 101 corridor and near the east/west intersection of Highway 20, two hours north of the Golden Gate Bridge (see **Figure 1, Location Map**). Incorporated in 1876, Ukiah is the largest city and county seat in Mendocino County.

**Current Population and Housing.** According to the California Department of Finance, population of the City of Ukiah in January 2018 was estimated at 16,226 persons. As shown in Table 2.2, the annual growth rate between 1990 and 2018 (current) averaged approximately 0.3%. Between 2000 and 2010, the City added 545 residents, or 3.7%, to its population. This compares to growth rates of 12.3% for the State of California, 1.3% for Mendocino County, 6.4% for the City of Fort Bragg, and a loss of 1.3% for the City of Lakeport during the 2000-2010 period. Overall, the City of Ukiah’s population has increased moderately over the past nearly 30 years, with a more accelerated increase in the last four years. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

Of the 6,158 households in the City of Ukiah, 3,611 (58.6%) consisted of families, 1,809 (29.4%) consisted of households with children under 18 living at home; and 2,317 (or 37.6%) households being headed by married couples. Of the married couple households, 1,012 (16.4%) had children under the age of 18 living at home. California Department of Finance housing estimates in January 2018 show the majority (55 %) of the City’s housing stock is comprised of single family detached homes. The second most common type of housing was multi-family (19 percent). Between 2010 and 2018, there continued to be very few 2-4 unit complexes or mobile homes. According to the 2010 Census, the overall vacancy rate in Ukiah was 5.3 percent, including units vacant for seasonal or occasional use, rented and sold units that were vacant at the time of the Census, and other unclassified vacant units.

The City of Ukiah has implemented a variety of incentive-based programs over the preceding five years in an attempt to increase housing production for all economic segments of the community. These include creation of a housing trust fund- the Ukiah Housing Trust Fund, creation of a new Housing Division within the Department of Community Development, development and implementation of a new (2017) Housing Strategy designed to increase production of affordable and middle-income market-rate housing, and deployment of other programmatic strategies. The result has been entitlement or construction of 145 new housing units between 2014-2018.

**FIGURE 1. LOCATION MAP**



### **3. Background**

The project is to update the Housing Element of City of Ukiah as required by Government Code Section 65583. The Housing Element is a comprehensive statement by the City describing the housing needs of Ukiah and how the City plans, policies, action items and regulations facilitate the development, improvement and preservation of housing for all economic segments of the community. The Housing Element, one of the seven State-mandated elements of the General Plan, that sets forth the City's plan for housing in the community, was last adopted on June 1, 2016, for the 2014-2019 Planning Cycle. The California Department of Housing and Community Development (HCD) certified the City's Housing Element later that same year. In accordance with State Housing Element Law, the Housing Element has been updated for the 2019-2027 Planning Cycle.

Under California law, every city and county has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. For Ukiah and other Mendocino County jurisdictions, the regional housing need allocation (RHNA) is determined by the Mendocino Council of Governments (MCOG), based upon an overall regional need number established by the State. The RHNA for Ukiah has been identified as 239 housing units over the next eight years. One of the primary purposes of the Housing Element is to demonstrate the City's ability to accommodate residential development to meet the housing allocation.

The 2019-2027 Housing Element represents the City of Ukiah's efforts to fulfill requirements under the State Housing Element Law and responds to Ukiah's housing needs by identifying policies and implementing actions for meeting those needs. State law defines the general topics that Ukiah's Housing Element must cover. Specifically, the element must: (1) document housing related conditions and trends; (2) provide an assessment of housing needs; (3) identify resources, opportunities and constraints to meeting those needs; and (4) establish policies, programs and quantified objectives to address housing needs.

The 2019-2027 Housing Element identifies lands to accommodate up to 326 new residential units. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. However, all development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. All future development would be analyzed on a project level basis for consistency with land use policies; all development would be subject to discretionary and environmental review, and both individual and cumulative impacts will be considered at that time.

#### **4. 2019-2027 Planning Cycle Housing Plan and Goals**

The Housing Plan within the Housing Element Update identifies the City's housing goals, policies, and implementing programs. It consolidates existing strategies and policies into one plan and presents a balanced and diverse array of policies that cover housing needs identified through this Update, input from the public, and four overall areas of concern: construction, rehabilitation, conservation, and administration. The goals and policies of the Housing Element were organized into concise goal and policy directives.

The Draft 2019-2027 Housing Element includes the following goals to be implemented. This Initial Study / Negative Declaration (IS/ND) evaluates the foreseeable impacts of these goals (and subsequent policies and implementing programs). A list of all draft goals, policies and implementing programs can be found in **Attachment A**.

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

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

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

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

**Goal H-5:** Provide support for future housing needs.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

---

**Purpose of the Initial Environmental Study:** This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Project, as proposed, would have a significant impact upon the environment.

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology / Soils           | <input type="checkbox"/> Greenhouse Gas Emissions         | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use / Planning              | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population / Housing             | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation                   | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                         | <input type="checkbox"/> Mandatory Findings of Significance |

#### **Summary of Findings:**

The Housing Element Update is a policy document designed to facilitate the development of housing in order to meet current and anticipated population growth; and includes policies to allow for reduced development standards and increased residential density. The Housing Element must demonstrate the availability of appropriately zoned land needed to meet the Regional Housing Needs Allocation (RHNA) (Government Code Sections 65582(a)(3)) and 65582.2(a)). The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2019-2027 Planning Cycle.

As described in the Draft Housing Element Update for the 2019-2027 Planning Cycle, the City has adequate land available with appropriate zoning to allow the City to meet its RHNA allocation. While the Housing Element contains a list of vacant and underutilized parcels with information pertaining to development potential, at this time, the intensity, location, size and timing of future development is unknown. All development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. Future development could result in an increase in density and population, which could result in the need for additional services and infrastructure. Development could also result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. All future development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.



The few specific policies requiring currently knowable changes to zoning districts represent minor changes to existing allowed dwelling unit densities. (E.g. increasing density in R-2 districts from 14 to 15 units/acre and increasing density in C-N to match R-2 district (Goal H-2, Implementing Programs 2.f, 2.h). Other proposed amendments to zoning districts are expressly subject to research and study before they are identified or implemented. (Goal H-3.). There are many possible scenarios and outcomes of proposed zoning amendments and all amendments will be subject to public review and City Council approval. Until that research and study is complete, there are no specific changes subject to meaningful environmental assessment.

Based upon the analysis contained within this Initial Study/Negative Declaration, all potential impacts resulting from the Housing Element would be less than significant or no impact.

## IV. DETERMINATION

---

On the basis of the initial evaluation that follows:

  X   I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

       I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

       I find that the proposed Project MAY have a significant effect on the environment. An ENVIRONMENTAL IMPACT REPORT is required.

       I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

       I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.



\_\_\_\_\_  
Signature

\_\_\_\_\_  
October 25, 2019

\_\_\_\_\_  
Date

Michelle Irace, Planning Manager  
Planning & Community Development Department  
City of Ukiah  
[mirace@cityofukiah.com](mailto:mirace@cityofukiah.com)

## V. EVALUATION OF ENVIRONMENTAL IMPACTS

The purpose of this Initial Study/Negative Declaration (ISMND) is to provide an analysis of the potential environmental consequences as a result of the proposed Project. The environmental evaluation relied on the following categories of impacts, noted as column headings in the IS checklist, in accordance with CEQA Guidelines Appendix G.

**“Potentially Significant Impact”** is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

**Less Than Significant With Mitigation Incorporated”** applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.”

**“Less Than Significant Impact”** applies where the Project would not result in a significant effect (i.e., the Project impact would be less than significant without the need to incorporate mitigation).

**“No Impact”** applies where the Project would not result in any impact in the category or the category does not apply. This may be because the impact category does not apply to the proposed Project (for instance, the Project Site is not within a surface fault rupture hazard zone), or because of other project-specific factors.

### 1. Aesthetics

| <b>AESTHETICS.</b> Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Aesthetic impacts would be significant if the Project resulted in the obstruction of any scenic vista open to the public, damage to significant scenic resources within a designated

State scenic highway, substantial degradation to the existing visual character or quality of the site and its surroundings from public views, or generate new sources of light or glare that would adversely affect day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the Project.

**Environmental Setting:** The City of Ukiah is located within the Ukiah Valley, and scenic resources include not only the natural environment, but the built environment as well. The most notable scenic resource in the City limits is the western hills. Views of expansive hillsides within the County jurisdiction also surround the City. Some areas are densely forested with evergreen trees, while others are relatively open in comparison, dominated by mature oak trees set amid scrub and grasslands. Water in the form of creeks, streams, and rivers is often a prominent feature in the landscape as well. Protecting the natural scenic features has been a priority for the City. In addition, preservation of the rural character of the City's local neighborhoods and commercial districts remains a priority.

**Discussion/Determination: (a-d) Less than significant impact.** The Housing Element itself would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources such as trees, rock outcroppings, or historic buildings within a scenic highway; not substantially degrade the existing visual character or quality of the site and its surroundings; nor create significant sources of light and glare.

Implementation and buildout of the Housing Element would add new residential structures in the City of Ukiah. The Housing Element accommodates the Department of Housing and Community Development (HCD) Regional Housing Needs Allocation (RHNA) numbers which plan for an additional 239 housing units over the next eight years. The Housing Element identifies lands to accommodate up to 326 new residential units. However, the Housing Element does not propose development of these units and does not identify or entitle actual construction and/or future development projects. Future housing projects have the potential to impact scenic vistas depending on location, height, siting, design, proximity to scenic resources, etc. However, future housing development will require appropriate environmental review and impacts to aesthetics associated with those projects will be considered at that time. Future development will be subject to zoning, subdivision and related ordinances, regulating height, setbacks, and density, as well other development standards, established to preserve the rural character aesthetic so valued in the City.

For the above reasons, impacts associated with aesthetics from the Housing Element would be less than significant.

## 2. Agriculture and Forestry Resources

| <b>AGRICULTURE AND FORESTRY RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. |                                |                                       |                              |                                     |
|---|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact                           |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Significance Criteria:** The proposed Project would have a potentially significant impact on agricultural resources if it would convert prime farmland to a non-agricultural use, conflict with a Williamson Act contract, or disrupt a viable and locally important agricultural use. The Project would have a potentially significant impact on forestry resources if it would result in the loss, rezoning or conversion of forestland to a non-forest use.

**Environmental Setting:** There are no zoning districts within the City limits for Agriculture or Timber Preserve. While there is an overlay for agriculture in the zoning ordinance, it is not applied over any parcel within the City limits. There are a small number of City parcels which have current agricultural use, such as existing vineyards. However, they are ongoing non-conforming uses within non-agricultural zoning districts. Further, none of the parcels currently supporting agriculture are within active Williamson Act agreements.

**Discussion: (a) – (e) No impact.** Adoption and implementation of the Housing Element would not conflict with or cause the rezoning of forest land, timberland, or timberland zoned timberland. The Element does not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

### 3. Air Quality

| <b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. |                                |                                       |                                     |                          |
|---|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would have a significant impact to air quality if it would conflict with an air quality plan, result in a cumulatively considerable net increase of a criteria pollutants for which the Mendocino County Air Quality Management District (MCAQMD) has non-attainment, expose sensitive receptors to substantial concentrations of air pollutants, or result in emissions that create objectionable odors or otherwise adversely affect a substantial number of people.

**Environmental Setting:** The City of Ukiah is located within the North Coast Air Basin (NCAB), which is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). The area's climate is considered Mediterranean, with warm, dry summers and cooler, wet winters. Summer high temperatures average in the 90's with high temperatures on very warm days exceeding 105 degrees. Summer low temperatures range between 50-60 degrees. Winter high temperatures generally range in the 50's and 60's. The average annual temperature is 58 degrees. Winter cold-air inversions are common in the valley from November to February.

Prevailing winds are generally from the north. Prevailing strong summer winds come from the northwest; however, winds can come from the south and east under certain short-lived conditions. In early autumn, strong, dry offshore winds may occur for several days in a row, which may cause air pollution created in the Sacramento Valley, Santa Rosa Plain, or even San Francisco Bay Area to move into the Ukiah Valley.

The MCAQMD, which includes Ukiah, is designated as non-attainment for the State Standard for airborne particulate matter less than 10 microns in size (PM<sup>10</sup>). Particulate matter (PM) has significant documented health effects. The California Clean Air Act requires that any district that does not meet the PM<sup>10</sup> standard make continuing progress to attain the standard at the earliest practicable date. The primary sources of PM<sup>10</sup> are wood combustion emissions, fugitive dust from construction projects, automobile emissions and industry. Non-attainment of PM<sup>10</sup> is most likely to occur during inversions in the winter.

Regulation 1 of the MCAQMD contains three rules related to the control of fugitive dust:

- Rule 1-400(a) prohibits activities that "cause injury, detriment, nuisance or annoyance to a considerable number of persons...or which endanger the...health or safety of...the public..."
- Rule 1-430(a) prohibits activities which "...may allow unnecessary amounts of particulate matter to become airborne..."
- Rule 1-430(b) requires that "...reasonable precautions shall be taken to prevent particulate matter from becoming airborne..."

The MCAQMD provides the following significance thresholds for construction emissions within the NCAB:

1. 54 pounds per day of ROG (reactive organic gas)
2. 54 pounds per day of NO<sub>x</sub> (oxides of nitrogen as nitrogen dioxide)
3. 82 pounds per day of PM<sup>10</sup> (particulate matter less than 10 microns in size)
4. 54 pounds per day of PM<sup>2.5</sup> (airborne particulate matter with a diameter of 2.5 microns or less)
5. Best Management Practices for Fugitive Dust – PM<sup>10</sup> and PM<sup>2.5</sup>

**Discussion: (a-d) Less than significant impact.** The Housing Element will not conflict with or obstruct implementation of the applicable air quality plan, nor will the Housing Element violate any air quality standard or contribute substantially to an existing or projected air quality violation. The Housing Element will not expose sensitive receptors to substantial concentrations of pollutants, nor would it result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment.

The Housing Element includes policies and implementing actions that are designed to facilitate the development of housing to meet the current and future housing needs. These implementing actions may result in the construction of additional housing within the City that may result in additional pollutants and a cumulative increase in criteria pollutants. Each project that involves the construction of housing units or substantial rehabilitation will be subject to project-specific environmental review. At such time, determination will be made as to whether that project will result in potentially significant impacts to air quality. MCAQMD has established attainment criteria for pollutants and any increase in criteria emissions must address this issue. Future development must remain in attainment for criteria pollutants and any impacts from increased emissions from the City of Ukiah. Thus, impacts to air quality from the Housing Element would be less than significant.

#### 4. Biological Resources

| BIOLOGICAL RESOURCES. Would the project:   | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Significance Criteria:** Project impacts upon biological resources would be significant if any of the following resulted: substantial direct or indirect effect on any species identified as a candidate, sensitive, or special status species in local/regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or any species protected under provisions of the Migratory Bird treaty Act (e.g. burrowing owls); substantial effect upon riparian habitat or other sensitive natural communities identified in local/regional plans, policies, or regulations or by the agencies listed above; substantial effect (e.g., fill, removal, hydrologic interruption) upon state or federally protected wetlands; substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies/ordinances that protect biological resources or conflict with a habitat conservation plan.

**Environmental Setting:** One of the greatest natural assets in the Ukiah Valley is the interconnected system of waterways and riparian areas that comprise the Russian River system. The river and its tributaries support a diversity of riparian plant communities and provide habitat corridors for wildlife and fish. The City's three main creeks, Orrs, Gibson and Doolin, provide sheltered corridors that allow wildlife to move between habitats and open space areas.

According to the Ukiah Valley Area Plan,



*“The tree and shrub community which commonly grows along the Russian River and its tributaries is referred to as the riparian woodland or riparian forest. The tree canopy is commonly composed of cottonwood, alder, willow and valley oak, and naturally occurs with an associated shrub layer containing box elder, button willow, blackberry, wild rose, wild grape and coyote bush. This provides necessary shade, keeping water temperatures low and improving the valuable fish habitat. Riparian plants growing in the floodplain enhance soil retention and flood flow attenuation. The vegetative buffer also helps to stabilize riverbanks and maintain water quality by providing a sediment filtering zone to minimize runoff impurities. This plant community also provides essential habitat for numerous birds, mammals, amphibians and reptiles.”*

According to the National Wetlands Inventory, Orrs Creek, Gibson Creek, Doolin Creek, one nameless tributary and a buffered area within a developed commercial parcel, are the listed wetland and riparian areas within the City limits.

Database queries of CDFW’s California Natural Diversity Database (CNDDDB) and the California Native Plant Society’s (CNPS) Electronic Inventory of the City limits and its immediate surroundings identify the following seven special-status plant species: Baker’s meadowfoam (*Limnanthes bakeri*), Baker’s navarretia (*Navarretia leucocephala bakeri*), Burke’s goldfields (*Lasthenia burkei*), Mendocino bush-mallow (*Malacothamnus mendocinensis*), North Coast semaphore grass (*Pleuropogon hooverianus*), Raiche’s Manzanita (*Arctostaphylos stanfordiana*), and Toren’s grimmia (*Grimmia torenii*).

The creeks and bordering riparian areas, as well as the largely undeveloped western hillside region have the potential to support nesting birds, Steelhead trout (*Oncorhynchus mykiss*), Foothill yellow-legged frog (*Rana boylei*), Red-bellied newt (*Taricha rivularis*) and Western pond turtle (*Emys marmorata*). In addition, Chinook salmon (*Oncorhynchus tshawytscha*), Russian River tule perch (*Hysterocarpus traskii traskii*), Pacific lamprey (*Lampraea tridentata*), and Western pearlshell mussel (*Margaritifera falcata*) potentially occur in the nearby Russian River.

Along the eastern Ukiah Valley wall, outside of City limits, the CNDDDB identified 35 animals, including birds, bats, mammals, rodents, amphibians, reptiles, fish and insects, included on the following species status lists:

- Federal listed or threatened or endangered animals or species of concern (FT, FE, FSC)
- California State listed or rare, threatened or endangered animals or species of concern (SR, ST, SE, SP, SSC)
- Board of Forestry Sensitive (BFS)
- California Department of Fish and Wildlife (CDFW) Status animals: Fully Protected, Species of Special Concern and Watch List (FP, SSC, WL)

**Discussion: (a-d) Less than significant impact.** The Housing Element will not adversely affect species identified as candidate, sensitive or special status by state and federal agencies of the species existing within the City. The Housing Element will not adversely affect riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations or by the CDFW or USFWS and on federally protected US waters as defined by Section 404 of the Clean Water Act. The Housing Element will not directly interfere with native resident or migratory fish.

The Housing Element projects an increase in City population over the course of the Planning Cycle. Small, vacant parcels surrounded by urban development offer little wildlife habitat value. Larger parcels, contiguous parcels, and parcels located in the western hills or adjacent to City creeks and Russian River tributaries do provide habitat for flora and fauna species. Development on these parcels has the potential to reduce wildlife habitat and impact biological resources. Additionally, development in open spaces can impair the movement and health of wildlife communities. However, at this time, location, intensity and timing of specific housing development is not known. Development and associated impacts to biological resources would be analyzed on a project level basis. Impacts to biological resources from the Housing Element would be less than significant.

**(e-f) No impact.** The Housing Element does not conflict with any local policies or ordinances related to the protection of biological resources, nor does it conflict with any adopted local, regional or state natural community or habitat conservation plans.

## 5. Cultural Resources

| <b>CULTURAL RESOURCES.</b> Would the project:   | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would significantly impact cultural resources if the significance of a historical or archaeological resource were substantially changed, or if human remains were disturbed.

**Environmental Setting:** The Ukiah Township lies in a valley of the Russian River, bounded on the north by Calpella Township, on the east by Lake County, on the south by Sanel Township, and on the west by Anderson Township. The City of Ukiah serves as the Mendocino County Seat, a designation it has had since 1859. The name Ukiah is a corruption of the Indian word YO-KIA or YO-KAYO, which signified “deep valley”. The area was part of a Mexican land grant given to Cayetano Juarez. (Architectural and Historical Resources Inventory Report). According to both the Smithsonian’s Volume Eight and Samuel Barrett’s 1908 Ethnogeography of the Pomo and their Neighbors, the City of Ukiah is within the territory of the Northern Pomo. The Pomo, like other Native Californians, practiced a seasonal round. Permanent villages were often established in areas with access to staple foods, often times along eco-tones (transitions between varying environments), with access to good water, and generally flat land. (Environmental Science Associates, 2013). Areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water

The City of Ukiah was first settled in 1856 by Samuel Lowry. Initially incorporated into Sonoma County, an independent Mendocino County government was established in 1859 with Ukiah as the chosen county seat. Logging, cattle, and agricultural ventures contributed to the early settlement and growth

of Ukiah throughout the remainder of the 19<sup>th</sup> century and early 20<sup>th</sup> century. 1889 is the date recorded for the first arrival of the train to Ukiah, quickly resulting in increased settlement of the City and its environs.

The late 19<sup>th</sup> century saw slow growth in the community, with a slight decline after the turn of the century. The 1906 earthquake damaged a number of Ukiah buildings, particularly in the commercial core, and considerable re-building and remodeling activity occurred after that time. The City appears to have prospered in the following years, through the early 1920's. The City contains a number of Colonial Revival and Craftsman style derivations, popular during this era, that reflect the community's prosperity. An Historical and Architectural Survey Update was last prepared for the City by P.S. Preservation Services in 1999. The survey identified 23 properties with historic importance within the City limits. City Ordinance No. 838 was passed by the city in 1983, requiring that prior to the demolition of any building over 50 years old, the approval of the City Council must be obtained. The ordinance is a positive preservation tool, allowing some review and public input opportunity regarding the potential loss of historically significant buildings.

**Discussion: (a-d) Less than significant impact.** The Housing Element will not have a direct adverse impact on cultural resources including historical or archaeological resources, or human remains. The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to the City's General Plan policies, Zoning Ordinance, and environmental review as required by CEQA. Future housing development may potentially disturb cultural and historic resources, but development will be analyzed on an individual basis.

For the above reasons, impacts to cultural resources associated with the Housing Element would be less than significant.

## 6. Energy

| <b>ENERGY.</b> Would the project:   | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would significantly impact energy if construction of the Project would result in wasteful, inefficient or unnecessary consumption of energy resources or if the Project would conflict with a state or local plan for renewable energy or energy efficiency.

**Environmental Setting:** The City of Ukiah's Electric Utility Department provides the following services to community consumers:

- High voltage construction & maintenance
- Procurement of wholesale power

- Planning and operation of the City's electric distribution system
- Planning and advanced engineering for services
- Custom design services
- Maintenance and operation of Ukiah's street lighting system
- Operation and maintenance of the Lake Mendocino Hydroelectric Plant

A solar rebate program for residents and business owners has been conducted in the past and is currently under revision. This program has encouraged local consumers to increasingly rely on renewable resources for their direct power needs.

Current building codes require energy efficiency systems to be included in their plans for permit review. These building codes are regularly updated, statewide.

**Discussion: (a-b) Less than significant impact.** The Housing Element will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, nor will it conflict or obstruct a state or local plan for renewable energy or energy efficiency.

The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be analyzed on a project level basis subject to the City's building and safety codes. Impacts related to energy resources from the Housing Element would be less than significant.

## 7. Geology and Soils

| GEOLOGY AND SOILS. Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                                |                                       |                                     |                          |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would result in a significant impact to geological or soil resources if it exposed people or structures to seismic risk; ruptured a known fault; produced strong seismic ground shaking, ground failure, liquefaction, landslides or substantial soil erosion; is located on expansive soil or unstable ground, or would create unstable ground; or destroyed a unique paleontological resource or geologic feature.

**Environmental Setting:** The Ukiah Valley is part of an active seismic region that contains the Maacama Fault, which traverses the valley in a generally northwest-southeast direction east of the Project area. Based on California Geological Survey maps, lands within the City of Ukiah are not located within the Alquist Priolo Fault Zone, or in a landslide or liquefaction zone.

According to the Background Report for the County of Mendocino General Plan Update (P.M.C., 2003), the City of Ukiah is outside of known areas of historic faults, Holocene Fault, Late Quaternary Fault and the Alquist-Priolo Earthquake Fault Zone. It is also removed from the known areas of active

and dormant landslide reports. Slope instability hazards are not a concern, with the exception of the Hillside Zoning District along the western City limits.

**Discussion: (a-f) Less than significant impact.** The Housing Element will not increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, seismic-related ground failure, or landslides. The Housing Element will also not result in substantial soil erosion or topsoil loss, locate structures on unstable geological units or units that may become unstable, or on expansive soils. The Housing Element is a policy document that does not identify specific projects that expose people or structures to the above hazards.

Future development that may occur as a result of implementation of the Housing Element may require grading and development on steep slopes, as well as expansion of infrastructure that could have impacts associated with erosion, the loss of topsoil and landslides if not properly designed. However, new development will be required to adhere to City policies related to grading and development. Specifically, all development within the Hillside Zoning District requires a Site Development Permit and Geotechnical Reports, Grading Plans, Hydrology Reports, etc. For the above reasons, impacts to geology from the Housing Element would be less than significant.

## 8. Greenhouse Gas Emissions

| <b>GREENHOUSE GAS EMISSIONS.</b> Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would significantly impact greenhouse gas (GHG) emissions if it were to generate substantial GHG emissions exceeding the CEQA thresholds of significance adopted by the Mendocino County Air Quality Management District (MCAQMD) or conflict with an adopted plan, policy or regulation intended to reduce greenhouse gas emissions.

**Environmental Setting:** Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change.

Carbon dioxide (CO<sub>2</sub>) is the most important anthropogenic GHG because it comprises the majority of total GHG emissions emitted per year and it is very long-lived in the atmosphere. Typically, when evaluating GHG emissions they are expressed as carbon dioxide equivalents, or CO<sub>2</sub>e, which is a means of weighting the global warming potential (GWP) of the different gases relative to the global warming effect of CO<sub>2</sub>, which has a GWP value of one. In the United States, CO<sub>2</sub> emissions account

for about 85 percent of the CO<sub>2</sub>e emissions, followed by methane at about eight percent, and nitrous oxide at about five percent.

**Thresholds:** The MCAQMD adopted Air Quality CEQA thresholds of significance for use in determining whether GHG emissions generated by a project are considered significant. Thresholds are provided for both construction-related and operational-related activities. For GHGs resulting from projects that are not stationary sources, there is no construction related threshold. The operational threshold is either 1,100 metric tons per year (MT/yr) of CO<sub>2</sub>e, or 4.6 MT CO<sub>2</sub>e/SP/yr (residents + employees). The annual emissions threshold of 1,100 MT of CO<sub>2</sub>e per year applies best to development projects, as Mendocino County does not have a qualified GHG reduction plan and the Project is not a high-density project whose impacts would be more appropriately quantified by a service population threshold to reflect the per-person emission efficiency. The Association of Environmental Professionals (AEP) white paper, *Beyond Newhall and 2020*, recommends methodologies for specific types of projects and horizon years based on meeting AB 32 targets.

**Discussion: (a – b) Less than significant impact.** The Housing Element Update will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. While the Element facilitates housing development, it does not propose new development; therefore, the Element will not increase GHG emissions. Future development facilitated by the Housing Element will be reviewed on a project by project basis to analyze GHG emissions and will be required to follow all building codes and policies including those intended to reduce emissions.

Based on the above, impacts relating to GHG emissions from the Housing Element would be less than significant.

## 9. Hazards and Hazardous Materials

| HAZARDS AND HAZARDOUS MATERIALS. Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

| <b>HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would result in significant hazards or hazardous materials impacts if it exposed people to hazardous materials or placed them into hazardous situations; if it released hazardous materials or emissions into the environment or within 0.25 miles of a school; if it is located on a listed hazardous materials site; if it would create a hazard due to its proximity to a public airport or private airstrip; if it would create excessive noise for people in the area; if it would interfere with an emergency response or evacuation plan; or if it would expose people or structures to significant risks due to wildland fire.

**Environmental Setting:** Potential hazards that could exist in Ukiah include earthquakes, floods, wildland fires, landslides, extreme weather, exposure to hazardous materials, etc. The Ukiah Municipal Airport is located within the City limits and presents its own potential for hazards.

Various commercial and industrial activities within the City use and/or store hazardous materials for their operations. Businesses that require the storage of hazardous materials must submit a Hazardous Material Business Plan to the Mendocino County Division of Environmental Health.

**Discussion: (a-c) Less than significant impact.** The Housing Element will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, nor will it create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Further, the Housing Element will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Future development and rehabilitation of housing in the City is not anticipated to result in significant hazards, as residential uses do not typically involve the transportation, use or disposal of hazardous materials, nor do they cause significant hazardous emissions. Rehabilitation of existing housing in the City that was constructed prior to the Federal and State regulations banning or reducing asbestos and lead-based paint in residential construction have the potential to release materials hazardous to public and/or environment. However, all future development would be analyzed on a project-by-project basis to ensure proper disposal of hazardous materials. Impacts would be less than significant.



**(d) No impact.** The California Environmental Protection Agency (CALEPA) and the California Department of Toxic Substance Control (DTSC) is responsible for compiling information about sites that may contain hazardous materials, such as hazardous waste facilities, solid waste facilities where hazardous materials have been reported, leaking underground storage tanks and other sites where hazardous materials have been detected.

The Housing Element does not provide for residences to be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or environment. Future development would be evaluated on a case-by-case basis to further ensure safe locational development. No impact would occur.

**(e) Less than significant impact.** The Mendocino County Airport Comprehensive Land Use Plan (ACLUP), identifies areas with potential hazards and impacts to persons using or working within the Airport Master Plan area. The Housing Element does not provide for residences to be located in areas designated as having high risk. In addition, all development would be required to be compatible with the Ukiah Municipal Airport Master Plan and Mendocino County Airport Land Use Compatibility Plan. Impacts would be less than significant.

**(f-g) Less than significant impact.** The Housing Element creates no physical barriers to emergency evacuation and would not otherwise interfere with an emergency evacuation plan. The Housing Element would also not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. See Section 20, Wildfire, for more information. Impacts would be less than significant.

For the reasons discussed above, the Housing Element would not result in significant impacts related to hazards and hazardous materials.

## 10. Hydrology and Water Quality

| <b>HYDROLOGY AND WATER QUALITY:</b> Would the project:   | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?                                  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i) result in a substantial erosion or siltation on- or off-site;   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Significance Criteria:** The Project would significantly impact hydrology and water quality if it violated water quality standards or waste discharge requirements or substantially degraded surface or groundwater quality; substantially decreased groundwater supplies or impeded sustainable groundwater management; altered drainage patterns in a manner that would cause substantial on- or off-site erosion, polluted runoff or excessive runoff that caused flooding; impeded or redirected flood flows; risked a release of pollutants due to inundation if in a flood hazard, tsunami or seiche zone; or conflicted with a water quality plan or sustainable groundwater management plan.

**Environmental Setting:** Average rainfall in Ukiah is slightly less than 35 inches. Most of the precipitation falls during the winter. Rainfall is often from brief, intense storms, which move in from the northwest. Virtually no rainfall occurs during the summer months.

The City area includes the Russian River Hydrologic Unit, Upper Russian River Hydrologic Area, Ukiah Hydrologic Subarea. The Russian River is on the State Water Resources Control Board's (SWRCB) 303(d) list of impaired water bodies for water temperature and sedimentation/siltation. Sediment impairments in tributaries led to listing the entire Russian River Watershed for sediment. The Russian River provides habitat for Chinook salmon and steelhead trout, which are listed as threatened species under the federal Endangered Species Act. High temperature levels may be a source of impairment of cold water fisheries in the watershed.

The City of Ukiah is not located within a tsunami hazard zone.

**Discussion: (a-c) Less than significant impact.** The Housing Element would not cause the violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The Element will not cause the alteration of the existing drainage pattern of the area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Further, the Housing Element does not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to the City's development standards, building and safety codes, including review of storm water management practices, where applicable. Impacts to water quality, ground water and alterations of water courses from the Housing Element would be less than significant.

**(d) No impact.** The City is not located in a tsunami or seiche zone. No impact.

**(e) Less than significant impact.** The Housing Element is a programmatic planning document that, will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

## 11. Land Use and Planning

| LAND USE AND PLANNING. Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would significantly impact land use if it physically divided an established community or conflicted with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code.

**Environmental Setting:** The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino, as well as its commercial hub. Predominant land uses in the City include single family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities.

The City's first General Plan was adopted in 1974, and was last updated in 2016, with adoption of the previous Housing Element. The General Plan serves as a blueprint for future development and growth

of the community. The City is currently in the process of completing a General Plan Update that will map out the vision for community development through 2040.

Zoning and land use are governed by the City's Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code (last amended in 2019) is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare. Housing development of varying intensity is allowed in all zoning districts of the Ukiah Zoning Code with the exception of the Manufacturing and Industrial Zoning Districts.

**Discussion: (a–b) Less than significant impact.** Physical division of an existing community would typically be associated with construction of a new highway, railroad, park or other linear feature. The Housing Element does not propose any such features and will not result in the physical division of any established community.

As described in the Draft Housing Element Update for the 2019-2027 Planning Cycle, the City has adequate land available with appropriate zoning to allow the City to meet its RHNA allocation. While the Housing Element contains a list of vacant and underutilized parcels with information pertaining to development potential, at this time, the intensity, location, size and timing of future development is unknown. All development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. The Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. All future development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.

The few specific policies requiring currently knowable changes to zoning districts represent minor changes to existing allowed dwelling unit densities. (E.g. increasing density in R-2 districts from 14 to 15 units/acre and increasing density in C-N to match R-2 district (Goal H-2, Implementing Programs 2.f, 2.h). Other proposed amendments to zoning districts are expressly subject to research and study before they are identified or implemented. (Goal H-3.). There are many possible scenarios and outcomes of proposed zoning amendments and all amendments will be subject to public review and City Council approval. Until that research and study is complete, there are no specific changes subject to meaningful environmental assessment.

Impacts related to land use from the Housing Element would be less than significant.

## 12. Mineral Resources

| <b>MINERAL RESOURCES.</b> Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Significance Criteria:** Impacts to mineral resources would be considered significant if the proposed Project were to result in the loss of a known mineral resource that has value to the region and state or is otherwise locally important as designated on a local land use plan.

**Environmental Setting:** The most predominant of the minerals found in Mendocino County are aggregate resource minerals, primarily sand and gravel, found along many rivers and streams. The Ford Gravel Bars are located in Ukiah, along the Russian River.

**Discussion: (a-b) No impact.** The Housing Element would not result in the loss of availability of a known mineral resource. Future development encouraged by the Housing Element would be subject to the areas currently identified for residential and commercial development. These sites do not include mineral resources. No impact would occur.

### 13. Noise

| <b>NOISE.</b> Would the project result in:   | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive ground borne vibration or ground borne noise levels?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would have a significant impact if it temporarily or permanently exceeded local noise standards in the vicinity of the Project, generated excessive ground borne noise or vibration; or would expose people residing or working in the area to excessive noise levels from public airports or private airstrips.

**Environmental Setting:** The Ukiah City Code contains a Noise Ordinance (Division 7, Chapter 1, Article 6) that establishes maximum exterior noise level standards that apply to specific zoning districts within the City of Ukiah. Land uses exceeding these standards are considered to be significant.

| <b>Zoning Districts</b> | <b>Time Period</b> | <b>Noise Level Standards (dBA)</b> |
|-------------------------|--------------------|------------------------------------|
| R1 and R2               | 10:00 PM - 7:00 AM | 40                                 |
|                         | 7:00 PM - 10:00 PM | 45                                 |
|                         | 7:00 AM-7:00 PM    | 50                                 |
| R3                      | 10:00 PM - 7:00 AM | 45                                 |
|                         | 7:00 AM - 10:00 PM | 50                                 |
| Commercial              | 10:00 PM - 7:00 AM | 60                                 |
|                         | 7:00 AM - 10:00 PM | 65                                 |

**Discussion: (a-c) Less than significant impact.** The Housing Element will not expose persons to or generate noise levels in excess of standards established in the General Plan or Noise Ordinance, will not expose persons to or generate excessive ground borne vibration or ground borne noise levels. The Housing Element would also not expose people residing or working in the area of the airport to excessive noise levels.

The Housing Element includes policies and implementing actions that are designed to facilitate the development of housing to meet the current and future housing needs. These implementing actions may result in the construction of additional housing within the City that may result in an increase in noise during construction. Each project that involves the construction of housing units or substantial rehabilitation will be subject to project-specific environmental review. At such time, determination will be made as to whether that project will result in potentially significant impacts to noise. Thus, impacts to noise from the Housing Element would be less than significant.

## 14. Population and Housing

| POPULATION AND HOUSING. Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The proposed Project would result in significant impacts to the local population or housing stock if it directly or indirectly induced substantial unplanned population growth or displaced a substantial number of people or housing such that the construction of replacement housing would be required.

**Environmental Setting:** The City of Ukiah comprises of approximately 4.72 square miles. According to the California Department of Finance, population of the City of Ukiah in January 2018 was estimated at 16,226 persons. The annual growth rate between 1990 and 2018 (current) averaged approximately 0.3%. Between 2000 and 2010, the City added 545 residents, or 3.7%, to its population. Overall, the City of Ukiah's population has increased moderately over the past nearly 30 years, with a more accelerated increase in the last four years. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

Under California law, every city and county has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. For Ukiah and other Mendocino

County jurisdictions, the regional housing need allocation (RHNA) is determined by the Mendocino Council of Governments (MCOG), based upon an overall regional need number established by the State. The fair share numbers establish goals to guide local planning and development decision making. The City of Ukiah's RHNA has been identified as accommodating 239 additional units within the 2019-2027 Planning Cycle.

**Discussion: (a) – (b) Less than significant impact.** While the Housing Element is designed to facilitate the development of housing in order to meet anticipated population growth and includes policies to allow for greater residential density, adoption of the Housing Element itself is not expected to induce growth. The Housing Element must demonstrate the availability of appropriately zoned land needed to meet the Regional Housing Needs Allocation (RHNA) (Government Code Sections 65582(a)(3) and 65582.2(a)). The purpose and scope of the Housing Element is to ensure that sufficient sites are available and that existing constraints are reduced or removed in order to encourage housing production to meet the expected need during the 2019-2027 Planning Cycle.

As described in the Draft Housing Element Update for the 2019-2027 Planning Cycle, the City has adequate land available with appropriate zoning to allow the City to meet its RHNA allocation. The Update does not propose development of these units but identifies actions to remove governmental constraints associated with unit development and includes policies that would promote development of housing. The Housing Element is a policy document and does not identify or entitle actual construction and/or future development projects. Future housing projects will require appropriate environmental review and impacts of those projects will be considered at that time. Therefore, impacts associated with population growth resulting from the Housing Element would be less than significant.

The Housing Element Update includes policies and implementation measures that focus, in part, on revitalization and rehabilitation of existing housing in an effort to reduce the necessity to disrupt existing residents and communities. Rehabilitation efforts, as prescribed in the implementation measures and policies of the Housing Element Update, are not expected to result in the displacement of substantial numbers of persons or housing units. Impacts associated with displacement of people and housing would be less than significant.

## 15. Public Services

| <b>PUBLIC SERVICES.</b> Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |                                |                                       |                                     |                          |
| Fire protection?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police protection?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| <b>PUBLIC SERVICES.</b> Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| Schools?                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks?                                     | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities?                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** The Project would result in a significant impact to public services if it resulted in a requirement for increased or expanded public service facilities or staffing, including fire or police protection, schools and parks.

**Environmental Setting:** Police protection services for the entire City limits is provided by the Ukiah Police Department, while fire protection services are provided by the Ukiah Valley Fire Authority. The provider for the public school system is Ukiah Unified School District. There are also several other private and charter schools serving residents within the City of Ukiah. As mentioned below in Section 16, Recreation, there are 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah, as well as other recreational facilities in the area.

**Discussion: (a) Less than significant impact.** The Housing Element itself would not create the need for additional police or fire protection, parks, schools, or other public facilities. Housing development that may result from implementation of the Housing Element could result in additional populations and the need for additional public services. However, at this time, location, intensity and timing of specific housing development is not known. Development and associated impacts to public services would be analyzed on a project level basis. Impacts to public services from the Housing Element would be less than significant.

## 16. Recreation

| <b>RECREATION.</b>   | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to recreation would be significant if the Project resulted in increased use of existing parks or recreational facilities to the extent that substantial deterioration was accelerated or if the Project involved the development or expansion of recreational facilities that would have an adverse effect on the physical environment.



**Environmental Setting:** The Ukiah Valley offers a wide variety of recreational opportunities. These include more than 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah; two regional parks managed by the County; Cow Mountain Recreation Area managed by the Bureau of Land Management; and Lake Mendocino managed by the US Army Corps of Engineers. In addition, there are approximately 30 miles of trails located throughout the Ukiah Valley.

**Discussion: (a) – (b) Less than significant impact.** The Housing Element itself would not result in impacts to recreation. However, implementing programs and actions identified in the Housing Element may result in development and an increase in population, which could in turn result in impacts to existing recreational facilities or the need for new facilities. However, at this time, location and intensity of specific housing development is not known. Development and associated impacts to recreation would be analyzed on a project level basis and housing development would be subject to paying park impact fees. Therefore, impacts to recreation from the Housing Element would be less than significant.

## 17. Transportation

| <b>TRANSPORTATION.</b> Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?          | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b), Criteria for Analyzing Traffic Impacts?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to transportation and traffic would be significant if the Project conflicted with a local plan, ordinance or policy addressing transit, roadway, bicycle and pedestrian facilities; conflicted with CEQA Guidelines Sec. 15064.3(b) which contains criteria for analyzing transportation impacts; substantially increased hazards due to geometric design features; or resulted in inadequate emergency access.

**Environmental Setting:** The City of Ukiah generally lies west of U.S. 101 between the U.S. 101/North State Street interchange, and the U.S. 101 / South State Street interchange. Three major interchanges along U.S. 101, Talmage Road, Gobbi Street, and Perkins Street (from south to north), provide access to southern and central Ukiah. The City of Ukiah is developed in a typical grid pattern with streets generally oriented north to south and east to west. Bicycle lanes are located throughout the City and public transit is provided by the Mendocino Transit Authority (MTA). Generally speaking, with the exception of a couple of busy intersections during commute hours, congestion within the City limits is minimal.

The following local plans address transportation within the City of Ukiah: 2017 Ukiah Bicycle and Pedestrian Master Plan, City of Ukiah Safe Routes to School Plan (2014), Mendocino County Rail

Trail Plan (2012), Ukiah Downtown Streetscape Improvement Plan (2009) and Ukiah General Plan (Circulation and Transportation Element amended in 2004).

**Discussion: (a-d) Less than significant impact.** The Housing Element itself would not result in impacts to transportation. However, implementing programs and actions identified in the Housing Element such as increasing density in some areas and encouraging mixed-use, second units, and multi-family development, may result in development that could have impacts to traffic and transportation systems. Construction of housing projects could temporarily generate additional vehicle trips resulting from work crew members traveling to and from project sites, and the delivery of materials. However, at this time, location and intensity of specific housing development is not known, but development and associated impacts to transportation would be analyzed on a project level basis and each development would be required to comply with all parking and access regulations outlined in the Ukiah City Code, California Building Code, and Fire Code.

Many of the sites identified for potential housing opportunities in the Housing Element are located in commercially zoned districts. The location of housing in commercial districts and more urbanized areas may lessen the need for parking as more persons are in closer proximity to jobs and public transportation. This may facilitate the use of public transportation and other alternative means of transit. The Housing Element does not propose any changes to emergency access. Proposed individual housing developments in the City are subject to review, including review by fire and police to determine adequate emergency access. Impacts associated with transportation from the Housing Element would be less than significant.

## 18. Tribal Cultural Resources

| <b>TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** An impact to tribal cultural resources would be significant if the Project were to substantially reduce the significance of a tribal cultural resource, a listed or eligible historic resource, or a resource considered significant by a California Native American tribe. Assembly Bill (AB) 52 was signed into law on September 25, 2014, requiring lead agencies to evaluate a project's potential to impact tribal cultural resources and establishes a consultation process for California Native American Tribes as part of CEQA. Tribal cultural resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" that are eligible

for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources. Lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” The consultation process must be completed before a CEQA document can be certified.

**Environmental Setting:** As discussed in Section 5, Cultural Resources, areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

Tribes known to be present within the Ukiah area include the following:

- Coyote Valley Band of Pomo Indians
- Guidiville Indian Rancheria of Pomo Indians
- Hopland Band of Pomo Indians
- Pinoleville Pomo Nation
- Potter Valley Rancheria
- Redwood Valley Little River Band of Pomo Indians
- Scotts Valley Band of Pomo Indians
- Yokayo Tribe, not federally recognized

**Discussion: (a) – (b) Less than significant impact.** The Housing Element would not have an impact on cultural resources itself. However, construction of potential developments may result in impacts to cultural resources, depending on location. Each project would be analyzed on a project level basis. If discovery were to occur during construction, common mitigation measures would require work to stop, and a qualified archaeologist to be hired to perform a site investigation and to develop a mitigation program if appropriate. In addition, the City will notify Tribes and request consultation for specific projects, as applicable under AB 52. Impacts to tribal cultural resources associated with the Housing Element would be less than significant.

## 19. Utilities and Service Systems

| UTILITIES AND SERVICE SYSTEMS. Would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to utility and service systems would be significant if the Project resulted in the construction or expansion of utilities that could cause significant environmental effects; have insufficient water supplies available to the Project during normal to extremely dry years; resulted in inadequate capacity of the wastewater treatment plant; generated solid waste exceeding the capacity of local infrastructure or impairing the achievement of solid waste reduction goals; or failed to comply with any management and reduction statutes or regulations related to solid waste.

**Environmental Setting:** The majority of City properties are served by City water, sewer, electricity and trash collection; however, some properties in the western hills do not have access to City utilities. The Ukiah landfill, outside City limits on Vichy Springs Road, stopped receiving municipal solid waste in 2001 and the City is working on capping the landfill. No new waste generated will be processed through the landfill. Solid waste collected from future development would be delivered to the Ukiah Transfer Station, which is owned by the City of Ukiah and operated by Solid Wastes Systems, Inc.

**Discussion: (a-e) Less than significant impact.** The Housing Element itself would not result in any impacts to utilities and service systems. However, future housing development could result in the need for expanded infrastructure and utilities. At this time, location and intensity of specific housing development is not known but development and associated infrastructure would be analyzed on a project level basis to determine existing capacity and potential impacts. All development would be required to comply with all regulations pertaining to wastewater, solid waste, and other service systems. Impacts related to utilities and service systems from the Housing Element would be less than significant.

## 20. Wildfire

| <b>WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Significance Criteria:** Impacts to wildfire would be significant if the Project were located in or near a State Responsibility Area (SRA) or lands classified as very high fire hazard severity zones and substantially impaired an emergency response plan; exposed Project occupants to wildfire pollutants or uncontrolled spread of wildfire due to site conditions such as slope and prevailing winds; require the installation or maintenance of infrastructure that could exacerbate fire risk; or expose people or structures to significant risks as a result of post-fire runoff, slope instability or drainage changes.

**Environmental Setting:** With the exception of the land located on the westernmost boundaries of the City (within the Hillside Zoning District), lands within the City limits are developed with commercial, residential, and other uses that lack large areas of dense vegetation. All lands within the City are within the jurisdiction of the Ukiah Valley Fire Authority. Further west is undeveloped open space, and steep, densely vegetated areas interspersed with rural residential lots within County jurisdiction. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However County lands immediately west of the City are located within the SRA and are classified as having a “High” fire hazard severity.

A shaded fuel break was constructed (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 in 2003. Maintenance was performed on the 100-ft wide, 2.6-mile fuel break in late 2018 and early 2019. The fuel break will continue to be maintained by CalFire.

**Discussion: (a-d) Less than Significant.** The Housing Element itself would not result in significant impacts from wildfire. Future potential housing development within the western hills which consists of steep, densely vegetated lands, could expose persons to increase fire risks. However, each development would be analyzed on a project level basis through the discretionary review process, as all development within the western hills (Hillside Zoning District) requires a Use Permit with Planning Commission approval. Development would be required to comply with all fire life safety regulations which would reduce risks associated with wildfire. In addition, the fuel break that was constructed is

intended to further reduce the risk of wildfire for the community. Impacts related to wildfire from the Housing Element would be less than significant.

## 21. Mandatory Findings of Significance

| MANDATORY FINDINGS OF SIGNIFICANCE.  | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

### Discussion:

**(a) Less than significant impact.** While the Housing Element is designed to facilitate the development of housing in order to meet anticipated population growth and includes policies to allow for greater residential density, the Housing Element itself is not expected to induce growth or environmental impacts. The Housing Element Update does not propose development of housing units but identifies actions to remove governmental constraints associated with unit development and includes policies that would promote development of housing. Future housing projects will require appropriate environmental review and impacts of those projects will be considered at that time.

Based on the findings and conclusions contained in the Initial Study, the Housing Element does not have the potential to impact any environmental resources. All impacts including those related to biological resources, were found to be less than significant; Mineral Resources and Agriculture and Forestry Resources were found to have no impact as a result of the Project.

**(b) Less than significant impact.** Cumulative impacts are generally considered in analyses of air quality, biological resources, cultural resources, noise, and traffic. As discussed throughout the Initial Study, the Housing Element would have less than significant impacts on these resources. Housing development that may result from implementation of the Housing Element could result in impacts to environmental resources that may be considered cumulatively considerable. However, at this time, location, intensity and timing of specific housing development is not known. All future housing development would be analyzed on a project level basis. Based on the findings and

conclusions contained in the Initial Study, cumulative impacts related to the Housing Element would be less than significant.

- (c) Less than significant impact.** Based on the findings and conclusions contained in the Initial Study, the proposed Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. All future housing development would be analyzed on a project level basis. Based on the findings and conclusions contained in the Initial Study, impacts to human beings' from the Housing Element would be less than significant.

## VIII. REFERENCES

---

1. Beyond Newhall and 2020: A field Guide to New CEQA Greenhouse Gas Thresholds and Climate Action Plan Targets for California. Association of Environmental Professionals. October 2016.
2. CalFire State Responsibility Area Viewer  
[http://www.fire.ca.gov/firepreventionfee/srviewer\\_launch](http://www.fire.ca.gov/firepreventionfee/srviewer_launch)
3. CalFire, California Fire Hazard Severity Zone Map Web Viewer.  
<http://egis.fire.ca.gov/FHSZ/>
4. California Department of Conservation. California Geological Survey. Earthquake Fault Map, Ukiah. Zones of Required Investigation.  
<http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/UKIAH.PDF> .
5. California Department of Finance. American Community Survey.  
[http://www.dof.ca.gov/Reports/Demographic\\_Reports/American\\_Community\\_Survey](http://www.dof.ca.gov/Reports/Demographic_Reports/American_Community_Survey)
6. California Department of Toxic Substance Control. EnviroStor database  
<https://www.envirostor.dtsc.ca.gov/>
7. California Governor's Office of Planning and Research. Discussion Draft Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA, May 2015.
8. California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile
9. Christopher Lloyd. Class III Cultural Resources Survey of the Ukiah Valley Trail Groups' Proposed Vichy Land-Fill Trails. September 16, 2017.
10. City of Ukiah General Plan. Amended 2016.
11. City of Ukiah Ukiah Bicycle and Pedestrian Master Plan. Prepared by Alta Planning + Design, W-Trans and Walk Bike Mendocino. August 2015.
12. City of Ukiah Zoning Ordinance. Amended 2019.
13. City of Ukiah. Draft Housing Element Update 2019-2027. Draft completed July 12, 2019.  
<http://www.cityofukiah.com/projects/housing-element-update/>
14. Environmental Science Associates (ESA). Costco Draft Environmental Impact Report. Prepared by ESA January, 2013.
15. Jacobszoon and Associates, Inc. Biological Assessment for the Vichy Hills Trails Project. September 25, 2018.
16. Landslide Inventory (Beta). California Department of Conservation. California Geological Survey. <https://maps.conservation.ca.gov/cgs/lsi/>
17. Lucy Macmillan. Biological Resources Assessment for 1364 Helen Avenue. Revised December 2018.
18. Mendocino County Air Quality Management District of the California North Coast Air Basin. Particulate Matter Attainment Plan. January 2005.



19. Mendocino County Air Quality Management District website.  
<http://www.co.mendocino.ca.us/aqmd/diesel-engine-information.html>.
20. Mendocino County Airport Land Use Commission. Mendocino County Airport Comprehensive Land Use Plan. Revised June 6, 1996.
21. Mendocino County Fire Hazard Severity Map. November 7, 2007.
22. Mendocino County Important Farmland Map, undated.
23. Mendocino County office of Education. Schools & Districts.  
<https://www.mcoe.us/schools-districts/>
24. Mendocino County Property Search (eTRAKiT).  
<http://etrakit.co.mendocino.ca.usetrakit3/Search/parcel.aspx>
25. Mendocino County Wildland-Urban Interface (WUI) Zones Map, undated.  
<https://www.mendocinocounty.org/home/showdocument?id=18425>
26. P.M.C. Background Report for the County of Mendocino General Plan Update. Prepared January 2003.
27. P.S. Preservation Services, 1999. Ukiah Historical and Architectural Survey Update. Prepared September, 1999.
28. State Water Resources Control Board. 2010 Integrated Report (Clean Water Act Section 303(d) List/305(b) Report). April 19, 2010.
29. State Water Resources Control Board. GeoTracker.  
<https://geotracker.waterboards.ca.gov>.
30. U.S. Department of Agriculture - Soil Conservation Service. Web Soil Survey.  
<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
31. U.S. Department of Fish and Wildlife. Environmental Conservation Online System.  
<https://ecos.fws.gov/ecp0/reports/species-listed-by-state-report?state=CA&status=listed>

## ATTACHMENT A

### 2019-2027 DRAFT HOUSING ELEMENT GOALS, POLICIES AND IMPLEMENTING PROGRAMS

The Housing Plan identifies the City's housing goals, policies, and implementing programs. It consolidates existing strategies and policies into one Plan and presents a balanced and diverse array of policies that cover housing needs identified through this Update, input from the public, and four overall areas of concern: construction, rehabilitation, conservation, and administration. The goals and policies of the Housing Element were organized into concise goal and policy directives.

#### A. Goals, Policies, and Implementing Programs

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

##### *Policies to Support Goal H-1*

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

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

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

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

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

##### *Implementing Programs*

**1a: Implement a residential rehabilitation program.** Emphasize rehabilitation of mobile homes, detached single-family dwelling units, and lower-income multifamily housing projects. Prioritize funding for health and safety repairs, energy efficiency improvements, and ADA accommodations. Assist in completing the rehabilitation of at least 25 lower income housing units in the planning period.

**Responsibility:** Community Development Department, Housing Services Division

**Funding:** CDBG, HOME, and/or other local, state or federal sources

**Schedule:** Ongoing, as funding is available

**1b: Continue the City's Energy Efficiency Public Benefits Fund and renewable energy and energy efficiency rebate programs.**

Responsibility: Electric Utility Department

Funding: Energy efficiency and renewable energy rebate program funds

Schedule: Ongoing, as funding is available

1c: **Support funding or other applications that would preserve/conserv**  
**existing mobile home parks.** This might include programs such as the Mobile Home Park  
Rehabilitation and Resident Ownership Program.

Responsibility: Community Development Department, Housing Services Division.

Funding: N/A – application support through technical assistance.

Schedule: Ongoing, as needed.

1d: **Continue providing informational materials to the public through the Green  
Building Information Center and at the public counter.** Provide updated information  
regarding sustainable and green building practices and materials, and provide  
information on the maintenance of residential units.

Responsibility: Community Development Department, Building Services Division

Funding: Departmental budget

Schedule: Ongoing, as new and relevant information is available.

1e: **Develop standards and design guidelines for residential development in the  
Medium Density Residential (R-2) and High Density Residential (R-3), Community  
Commercial (C-1) and Heavy Commercial (C-2) zoning districts.** Given the  
significant increase in the City's RHNA over the next eight years, the City proposes to  
create development standards and design guidelines that would both facilitate  
development at the allowable densities and provide guidance and certainty in design  
standards to ensure quality housing is developed in the community.

Responsibility: Community Development Department, Planning Services Division

Funding: General Funds and/or other funding if available.

Schedule: Establish development standards and design guidelines by the end of  
calendar year 2020.

1f: **Develop an At-Risk Units Program.** Maintain an inventory of at-risk affordable housing  
units and work with property owners and non-profit affordable housing organizations to  
preserve these units by identifying and seeking funds from Federal, State, and local  
agencies to preserve the units.

Responsibility: Community Development Department, Housing Services Division

Funding: Ukiah Housing Trust Fund, CDBG, HOME, and/or other funding sources as available and as needed

Schedule: Develop At-Risk Program by the end of calendar year 2020.

1g: **Tenant Education and Assistance for Tenants of At-Risk Projects.** Require property owners to give notice to tenants of their intent to opt out of low-income use restrictions. Provide tenants of at-risk units with education regarding tenant rights and conversion procedures.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Develop education program and notification procedures by June 30, 2020; implement program on an ongoing basis throughout the 2019-2027 planning period.

## Goal H-2

**Expand housing opportunities for all economic segments of the community, including special needs populations.**

### *Policies to Support Goal H-2*

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

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

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

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

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

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

### *Implementing Programs*

2a: **Update the inventory of vacant and underutilized parcels.** Make copies of the inventory available on the City's website and at the public counter for distribution.

Responsibility: Community Development Department, Planning Services Division.

Funding: Departmental budget.

Schedule: Updated annually, by June 30 of each year; posted on the City's website and at the public counter.

2b: **Monitor the rate of conversion of primary residences to short-term rental units.** Research ordinances limiting short-term rentals and present report to City Council.

Responsibility: Community Development Department, Planning Services Division; City Council.

Funding: General Funds.

Schedule: Develop monitoring program by June 30, 2020; annually track number of short-term rentals and present information along with annual progress report to City Council each year; short-term rental ordinance research report due June 30, 2025.

2c: **Monitor the conversion of single family residential homes to commercial uses.** If conversions continue and the City's vacancy rate for homeownership is greater than three percent citywide, the City will design an ordinance that restricts the conversion of single family residences to commercial uses.

Responsibility: Community Development Department, Planning Services Division.

Funding: Departmental budget.

Schedule: Gather data and report findings to City Council by June 30, 2021.

2d: **Pursue additional funding sources to augment the Ukiah Housing Trust Fund, creating a permanent source of funding for affordable housing.** Utilize funding to develop and support affordable housing programs and projects, providing financial assistance to private developers and nonprofit agencies, principally for the benefit of extremely low-income, very low-income, and low-income households. Prepare and/or support the preparation of at least eight applications for additional funding within the 2019-2027 planning period.

Responsibility: Community Development Department, Housing Services Division.

Funding: Low and Moderate Income Housing Asset Fund; other local, State, and Federal funding sources as they become available.

Schedule: Ongoing.

2e: **Continually engage with a variety of housing developers who specialize in providing housing to each economic segment of the community.** This effort is designed to build long-term development partnerships and gain insight into specialized funding sources, particularly in identifying the range of local resources and assistance needed to facilitate the development of housing for extremely low-income (ELI) households and households with special needs, including persons with disabilities and persons with developmental disabilities. This policy is also designed to encourage the

production of a variety of housing types, including multi-family supportive, single room occupancy, shared housing, and housing for the “missing middle.”

Responsibility: Community Development Department, Housing Services Division; City Manager’s Office- Economic Development Section

Funding: Departmental budget.

Schedule: Ongoing community and stakeholder outreach, occurring at least on a quarterly basis and continuing throughout the 2019-2027 planning period.

**2f. Amend the zoning code as follows:**

- **Emergency Shelters.** The City will amend the Zoning Code to redefine homeless facilities as emergency shelters, according to State Government Code.
- **Transitional/Supportive Housing.** Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing in all zones that allow residential uses and supportive and transitional housing is to be only subject to those restrictions applicable to other residential dwellings of the same type in the same zone (note: this is not limited to residential zones). The City will amend the Zoning Code to specifically define transitional/supportive housing as defined in Government Code.
- **Single-Room Occupancy Housing.** The City will amend the Zoning Code to allow Single-Room Occupancy (SRO) units in the medium density residential (R-2) and high density residential (R-3) zoning districts for the purpose of increasing the number of units affordable to extremely low, very low, and low-income persons.
- **Manufactured/Factory-Built Homes.** The City will amend the Zoning Code to define and allow manufactured and factory-built homes in the same manner and use as all other types of residential dwellings in all zoning districts.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Complete draft Zoning Code amendments by December 30, 2020; secure adoption by June 30, 2021.

**2g: Facilitate the consolidation of smaller, multi-family parcels by providing technical assistance to property owners and developers in support of lot consolidation.**  
Research and present a report on possible lot consolidation incentives to the Planning Commission and City Council.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Present report to Planning Commission and City Council, with recommendations, by June 30, 2026.

2h: **Ensure capacity of adequate sites for meeting RHNA.** The City of Ukiah has been assigned a Regional Housing Needs Allocation (RHNA) of 239 units for the 2019-2027 Housing Element. To accomplish this mandate by the State, the City will:

- **Update C1 and C2 Zones to allow by-right housing development, with objective design and development standards.** Units allowed by-right will include multifamily, SROs, duplexes, triplexes, and fourplexes.
- **Update the R-2 Zone to allow up to 15 dwelling units per acre instead of 14 dwelling units per acre.**
- **Update the C-N Zone to increase residential density and allow similar housing types as those allowed in R-2.**
- **By-right housing program for select parcels.** Specific to APNs 00304077, 00304078, and 00304079, rezone these parcels at the default density of 15 du/ac. Also rezone these parcels to allow residential use by-right for developments with at least 20% of the units affordable to lower income households.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Develop objective design and development standards per schedule associated with Implementing Program 1e; pursue amendments to the Zoning Code as outlined above by June 30, 2021.

2i: **Monitor residential capacity (no net loss).** Proactively monitor the consumption of residential acreage to ensure an adequate inventory is maintained for the City's RHNA obligations. Implement a project evaluation procedure pursuant to Government Code 65863. Should residential capacity fall below the remaining need for lower income housing, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Ongoing, with annual reports to HCD and the City Council; develop and implement a project evaluation procedure pursuant to Government Code 65863, by June 30, 2021.

2j: **First Time Homebuyer Assistance.** The City of Ukiah offers assistance to eligible first-time homebuyers to purchase new or existing single-family or condominium units in the City. The program utilizes a combination of HOME, CalHome, CDBG, and/or other resources as they become available- through the Ukiah Housing Trust Fund. Restrictions apply and funds are available on a first-come, first-served basis.

Responsibility: Community Development Department, Housing Services Division

Funding: CDBG, HOME, Low and Moderate Income Housing Assets Funds, CalHome, and/or other funding sources as available

Schedule: Ongoing

2k: **Collaborate with local service providers on addressing homelessness.** Continue participation in the Mendocino County Continuum of Care.

Responsibility: City Manager's Office

Funding: N/A

Schedule: Ongoing

2l: **Review existing City processes for compliance with AB 2162.** Revise zoning codes/processes to allow supportive housing by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Complete review of existing City processes by June 30, 2020; revise zoning codes/processes by December 31, 2020

2m: **Housing Units Replacement Program.** The City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to 1) non-vacant sites; and 2) vacant sites with previous residential uses that have been vacated or demolished.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

2n: **Homeless Shelter Overlay District Evaluation.** Evaluate the Homeless Shelter Overlay District to determine suitability for accommodating the identified number of homeless persons. At the minimum, this evaluation will include an analysis of environmental conditions, physical features, location, and capacity of the zone to accommodate the identified number of homeless persons. Depending on the results of this evaluation, the City will consider options including possible amendment of the District to maintain compliance with SB 2.

Responsibility: Community Development Department, Planning Services Division



Funding: Departmental budget

Schedule: Complete evaluation of overlay district on a bi-annual basis, with the first report due to Planning Commission by June 30, 2020. Depending on results of evaluation(s), make recommendations to Planning Commission and/or City Council for options including possible amendment of the District within 6 months of the date the report is due.

|                 |   |
|-----------------|---|
| <b>Goal H-3</b> | <b>Remove governmental constraints to infill housing development.</b> |
|-----------------|---|

***Policies to Support Goal H-3***

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

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

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

***Implementing Programs***

3a: **Research, review and amend the development standards in the zoning code for opportunities to maximize housing development.** Specific areas of research and amendments may include the following:

- **Increasing maximum allowable height for new residential buildings.**
- **Increasing density.**
- **Reducing yard setbacks.**
- **Reducing minimum site area.**
- **Upzoning R-1 (Single-family Residential) and R-1-H (Single-family Residential-Hillside Combining) zoning districts to allow by-right and/or permit other residential building types and densities.**

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Complete draft Zoning Code amendments by December 30, 2021; secure adoption by June 30, 2022

3b: **Develop flexible parking policies for new residential development.** The intent of this policy is to reduce parking requirements, especially in zoning districts that allow for lower-income housing developments.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget and other funding sources as available

Schedule: Complete draft policy by June 30, 2020

3c: **Explore other policies and regulations that facilitate new infill housing development.** Produce report with recommendations and present to Planning Commission and City Council. Possible areas of research include, but are not limited to, the following:

- Temporary housing options.
- Low Impact Development offsite mitigation.
- Community benefit zoning.

Responsibility: Community Development Department, Planning Services Division; Planning Commission; City Council

Funding: Departmental budget

Schedule: Complete draft report by June 30, 2026

3d: **Facilitate improvements to permit processing to streamline housing development.**

- Continue to work on improving processing procedures and by June 30, 2021 develop a brochure to guide developers through City processes.
- Continue to offer a pre-application conference with project applicants to identify issues and concerns prior to application submittal.

Responsibility: Community Development Department, Planning Services Division, Building Services Division

Funding: Departmental budget

Schedule: Pre-application conferences ongoing; City processing procedures brochure developed by June 30, 2021

3e: **Continue to apply the CEQA infill exemption to streamline environmental review.**

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Ongoing

3f: **Review Site Development Permit and Use Permit Processes.** Produce report for City Council analyzing processes and making recommendations for how to revise processes and/or Ukiah City Code such that project approval process is accelerated.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Report due to City Council by December 31, 2020; process and/or code improvements to be implemented immediately thereafter.

#### Goal H-4

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

#### *Policies to Support Goal H-4*

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

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

#### *Implementing Programs*

4a: **Continue to collaborate with the Ukiah Police Department and property owners and managers to keep housing safe.** Support the Crime Prevention through Environmental Design standards through continued referral of residential new construction projects to the Ukiah Police Department.

Responsibility: Community Development Department, Planning Services Division, Building Services Division; and Ukiah Police Department

Funding: General Funds

Schedule: Ongoing

4b: **Continue to refer housing discrimination complaints to Legal Services of Northern California, State Fair Employment and Housing Commission, and the U.S. Department of Housing and Urban Development (HUD).**

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Ongoing

4c: **Develop project referral procedural for referral of all proposed General Plan amendments to the appropriate military office for review and comment.** Revise the planning permit application form to include this step of referral.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget

Schedule: Develop referral procedure and revise planning permit application form by December 31, 2019; implement on January 1, 2020.

|                 |  |
|-----------------|--|
| <b>Goal H-5</b> | <b>Provide support for future housing needs.</b> |
|-----------------|--|

### ***Policies to Support Goal H-5***

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

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

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

### ***Implementing Programs***

5a: **Maintain a housing resources webpage.** Included on the webpage are resources such as funding sources and programs, affordable housing developers, and a list of publicly assisted housing providers.

Responsibility: Community Development Department, Housing Services Division

Funding: Departmental budget

Schedule: Updated regularly, as new and relevant information is available.

5b: **Complete the update of the 2020 Sphere of Influence, Municipal Service Review, and Ukiah 2040 General Plan.** Include an annexation policy.

Responsibility: Community Development Department, Planning Services Division

Funding: Departmental budget, other funding as available

Schedule: 2020- Sphere of Influence and Municipal Service Review; 2021- Ukiah 2040 General Plan.

5c: **Work collaboratively with stakeholder jurisdictions for opportunities to lessen or remove development constraints, and update the housing plan accordingly.**

Responsibility: Community Development Department, in conjunction with stakeholder jurisdictions.

Funding: Departmental budget, other funding as available

Schedule: Ongoing, at least on an annual basis.

## ATTACHMENT B

### Response to Comments Received on the 2019-2017 Housing Element Update Initial Study/Negative Declaration

In accordance with the California Environmental Quality Act, the Draft Initial Study/Negative Declaration was circulated for public review for 35 days on July 23, 2019 through August 26, 2019. One comment from the Mendocino County Farm Bureau (Bureau) was received on August 26. The Bureau's summarized comments and City responses are provided below.

The City received a letter from the State Clearinghouse on September 3, 2019 stating that no comments were received as a result of the Initial Study/Negative Declaration being distributed to other agencies.

#### **Mendocino County Farm Bureau (Bureau) Comments**

Comment (Agriculture and Forestry resources): The Bureau states although there are no agriculturally zoned districts within the City limits, if the City's Sphere of Influence is expanded in the future and project sites identified in the City's Housing Element are developed, impacts to agriculture and forestry resources may occur and should be considered. Specifically, the Bureau states that impacts to farmland should be reviewed; the Agriculture Zoning Overlay District should be further developed; and the City should adopt a "Right to Farm" ordinance similar to Mendocino County's.

*Response: The City understands the importance of protecting agriculture and forestry resources. The 2019-2027 Housing Element only identifies vacant and underutilized sites that could accommodate housing currently located within the City limits, which do not include these resources. However, if the City expands the Sphere of Influence to incorporate agriculture and forestry lands in the future, the City will consider all impacts to those lands including the actions suggested by the Bureau. Additionally, all development would be reviewed and analyzed for impacts to agriculture and forestry resources on a project-by-project level basis.*

Comment (Biological Resources and Hydrology/Water Quality): The Bureau expresses concern regarding impacts to water quality and adjacent agricultural properties from trash, debris and hazardous materials being transported downstream in creeks within the City limits. The Bureau states that future development needs to consider these impacts.

*Response: The 2019-2027 Housing Element Update is a policy document that identifies suitable lands for future housing development. However, it does not propose development. All future development will be analyzed on a project level basis and will be subject to stormwater management regulations and construction best management practices to reduce impacts to water resources, biological resources and potential hazardous materials.*

Comment (Wildfire): The Bureau expresses concern regarding wildfire hazards to western Ukiah. Specifically, the Bureau states that all future development in the Hillside Zoning District should be carefully analyzed for impacts associated with wildfire.

*Response: The City takes wildfire risks seriously. As the Bureau mentioned, the Western Hills Fuel Break was constructed and will be maintained in an effort to reduce wildfire risks to western Ukiah. In addition, all development within the Hillside Zoning District will be subject to review by on a project level basis. All development will be required to meet applicable fire life safety and building codes.*



# Mendocino County Farm Bureau

303-C Talmage Road • Ukiah, CA. 95482 • (707) 462-6664 • Fax (707) 462-6681 • Email: [admin@mendofb.org](mailto:admin@mendofb.org)  
Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

Received Aug 26, 2019  
via email

August 27, 2019

City of Ukiah Community Development Department  
C/O Michelle Irace  
300 Seminary Ave.  
Ukiah, CA 95482

*RE: IS/ND for the City of Ukiah 2019-2027 Housing Element Update*

Dear Ms. Irace,

The Mendocino County Farm Bureau (MCFB) is a non-governmental, non-profit, voluntary membership, advocacy group whose purpose is to protect and promote agricultural interests throughout the county and to find solutions to the problems facing agricultural businesses and the rural community. MCFB would like to submit the following comments on the IS/ND for the City of Ukiah 2019-2027 housing element update.

## **P. 6 General Comments**

*The regional housing need allocation (RHNA) for Ukiah has been identified as 239 housing units over the next 8 years.*

*The 2019-2027 Housing Element identifies lands to accommodate up to 496 new residential units. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. However, all development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. All future development would be analyzed on a project level basis for consistency with land use policies; all development would be subject to discretionary and environmental review, and both individual and cumulative impacts will be considered at that time.*

MCFB appreciates the City of Ukiah proposing to work to maintain future housing development projects in residential or commercial zoning districts. This being said, MCFB would like to make sure that lands in agricultural production being considered for future incorporation and agricultural lands adjoining city property are protected.

MCFB understands the need to meet housing needs, however with the potential construction of 200+ units within eight years, there needs to continue to be priorities places on projects that infill the existing footprint of the City and prevent urban sprawl as much as possible. A number of the draft housing element goals speak to improving the use of infill and this is appreciated.

## **P. 13 Agriculture and Forestry Resources**

***Environmental Setting:** There are no zoning districts within the City limits for Agriculture or Timber Preserve. While there is an overlay for agriculture in the zoning ordinance, it is not applied over any parcel within the City limits. There are a small number of City parcels which have current agricultural use, such as existing vineyards. However, they are ongoing non-conforming uses within nonagricultural zoning districts. Further, none of the parcels currently supporting agriculture are within active Williamson Act agreements.*

***Discussion: (a) – (e) No impact.** Adoption and implementation of the Housing Element would not conflict with or cause the rezoning of forest land, timberland, or timberland zoned timberland. The Element does not involve any other changes in the existing environment which, due to their location or nature, could*





# Mendocino County Farm Bureau

303-C Talmage Road • Ukiah, CA. 95482 • (707) 462-6664 • Fax (707) 462-6681 • Email: [admin@mendofb.org](mailto:admin@mendofb.org)  
Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

*result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.*

MCFB would like to ensure that all properties in agricultural production, within or adjoining the City boundaries, are protected. As mentioned above, the IS/ND discussion points (a)-(e) for agriculture and forestry resources find NO IMPACT. However, within the timeline of the next eight years that this document covers, there may be proposed or adopted changes to the City sphere of influence. If the city is looking to incorporate existing lands in active agricultural production or adjoining agricultural production, there would most likely be impacts to existing farmland and possible conversion.

If changes to the City limit boundaries were to occur and housing projects under this IS/ND were incorporated, the following will need to be considered:

- The environmental review of impacts to existing farmland, potential farmland conversion and lands under Williamson Act contracts.
- The further development of the agricultural overlay zoning designation within the City.
- The adoption of a "Right to Farm" ordinance similar to Mendocino County Code Chapter 10A.13.

## **P. 16 Biological Resources**

**Environmental Setting:** *One of the greatest natural assets in the Ukiah Valley is the interconnected system of waterways and riparian areas that comprise the Russian River system. The river and its tributaries support a diversity of riparian plant communities and provide habitat corridors for wildlife and fish. The City's three main creeks, Orrs, Gibson and Doolin, provide sheltered corridors that allow wildlife to move between habitats and open space areas.*

MCFB agrees that the Ukiah Valley has a great natural asset with the Russian River watershed. One ongoing issue that agricultural properties contend with that adjoin the City limits and connected tributaries or drainages that originate within the City is the flow of trash, debris and other waste. During the onset of the rainy season, the amount of trash and related materials that ends up on agricultural properties primarily on the east side of Highway 101 is exorbitant. These property owners then have to deal with the cleanup or mitigation to keep the debris from clogging the drainage system and from being further distributed throughout their properties.

All of this water ultimately drains to the Russian River. MCFB feels that the City needs to consider this first flush trash issue as related to the impact of water quality, fisheries species, etc. in the context of this document. It is understood that a number of efforts are undertaken in relation to storm water regulations, but any future development needs to consider these impacts as well as the impacts to adjoining properties. This issue is also relevant to the discussion of impacts related to the transport of hazards and hazardous materials (p.23) from motor oil and other materials that wash from urban areas.

## **P.27 Hydrology and Water Quality**

**Discussion: (a-c) Less than significant impact.** *The Housing Element would not cause the violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The Element will not cause the alteration of the existing drainage pattern of the area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or create or*





# Mendocino County Farm Bureau

303-C Talmage Road • Ukiah, CA. 95482 • (707) 462-6664 • Fax (707) 462-6681 • Email: [admin@mendocfb.org](mailto:admin@mendocfb.org)  
Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

*contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Further, the Housing Element does not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.*

See comments above regarding water quality concerns and related impacts.

## ***P.34-35 Wildfire***

***Discussion: (a-d) Less than Significant.*** *The Housing Element itself would not result in significant impacts from wildfire. Future potential housing development within the western hills which consists of steep, densely vegetated lands, could expose persons to increase fire risks. However, each development would be analyzed on a project level basis through the discretionary review process, as all development within the western hills (Hillside Zoning District) requires a Use Permit with Planning Commission approval. Development would be required to comply with all fire life safety regulations which would reduce risks associated with wildfire. In addition, the fuel break that was constructed is intended to further reduce the risk of wildfire for the community. Impacts related to wildfire from the Housing Element would be less than significant*

From the wildfire experiences that were seen in Mendocino County in 2017 and 2018, there is a heightened awareness with future fire prevention. The recent fire line and fuels reduction project in the western hills area is a start, but the City needs to continue to work with the county, property owners and other agencies to maintain these efforts. Without continued maintenance, the fuel break will not be a resource during a fire event.

Historical fire experiences have shown how fires have wreaked havoc on the west side of Ukiah. It is hard to know the extent of the impact a wildfire would have on the residents and adjoining resource properties within the west side today. Let's hope we never find out. However, the City needs to continue to fully vet any proposed housing projects within the Hillside Zoning District especially for concerns related to fire safety and prevention.

MCFB appreciates the opportunity to provide comment on the IS/ND for the City of Ukiah 2019-2027 housing element update. If there are any questions, please feel free to contact the MCFB office.

Sincerely,

George Hollister  
MCFB President

CC: Mendocino County Department of Agriculture, Jim Donnelly  
Mendocino County Board of Supervisors, Chair Carre Brown



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

RECEIVED

SEP 03 2019

CITY OF UKIAH  
COMMUNITY DEVELOPMENT

August 27, 2019

Michelle Irace  
Ukiah, City of  
300 Seminary Avenue  
2019079078  
Ukiah, CA 95482

Subject: City of Ukiah Housing Element  
SCH#: 2019079078

Dear Michelle Irace

The State Clearinghouse submitted the above named NEG to selected state agencies for review. The review period closed on 8/26/2019, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act, <https://ceqanet.opr.ca.gov/2019079078/2>.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** CITY OF UKIAH HOUSING ELEMENT**Lead Agency:** CITY OF UKIAH**Contact Person:** MICHELLE IRACE**Mailing Address:** 300 SEMINARY AVENUE**Phone:** 707.463.6207**City:** UKIAH**Zip:** 95482**County:** MENDOCINO**Project Location:** County: MENDOCINO City/Nearest Community: UKIAH**Cross Streets:** N/A **Zip Code:** 95482**Longitude/Latitude (degrees, minutes and seconds):** \_\_\_\_° \_\_\_\_' \_\_\_\_" N / \_\_\_\_° \_\_\_\_' \_\_\_\_" W **Total Acres:** \_\_\_\_\_**Assessor's Parcel No.:** VARIOUS **Section:** \_\_\_\_\_ **Twp.:** \_\_\_\_\_ **Range:** \_\_\_\_\_ **Base:** MDM**Within 2 Miles:** State Hwy #: 101**Waterways:** RUSSIAN RIVER**Airports:** UKIAH MUNICIPAL**Railways:** N/A**Schools:** VARIOUS**Document Type:**

**CEQA:** ☐ NOP ☐ Draft EIR **NEPA:** ☐ NOI **Other:** ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☒ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: \_\_\_\_\_  
☐ Mit Neg Dec **Other:** \_\_\_\_\_ ☐ FONSI

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation  
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☒ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit  
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: HOUSING ELEMENT

**Development Type:**

☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ ☐ Transportation: Type \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Mining: Mineral \_\_\_\_\_  
☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Educational: \_\_\_\_\_ ☐ Hazardous Waste: Type \_\_\_\_\_  
☐ Recreational: \_\_\_\_\_ ☐ Other: N/A NO DEVELOPMENT  
☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☐ Vegetation  
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality  
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater  
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian  
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement  
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use  
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects  
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

N/A-CITY WIDE HOUSING ELEMENT

**Project Description:** (please use a separate page if necessary)

SEE ATTACHED

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation   |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction  |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of   |
| <input checked="" type="checkbox"/> Caltrans District # 1               | <input type="checkbox"/> Public Utilities Commission   |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 1  |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of                               |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                                     |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                           |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy   |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy  |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission  |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants   |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality  |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights   |
| <input checked="" type="checkbox"/> Fish & Game Region # 1              | <input type="checkbox"/> Tahoe Regional Planning Agency  |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of                                       |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of  |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: Tribes, local stakeholders and responsible/trustee agencies |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development     |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

### Local Public Review Period (to be filled in by lead agency)

Starting Date Tues July 23, 2019 Ending Date Monday August 26, 2019

### Lead Agency (Complete if applicable):

|                        |  |
|------------------------|--|
| Consulting Firm: _____ | Applicant: <u>CITY OF UKIAH</u>        |
| Address: _____         | Address: <u>300 SEMINARY AVENUE</u>    |
| City/State/Zip: _____  | City/State/Zip: <u>UKIAH, CA 95482</u> |
| Contact: _____         | Phone: <u>707.463.6207</u>             |
| Phone: _____           |  |

Signature of Lead Agency Representative:  Date: 7/22/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## II. PROJECT DESCRIPTION

---

### 1. Project Location

The 2019-2027 Housing Element Update ("Housing Element" or "Project") encompasses all areas within the boundaries of the City of Ukiah.

### 2. Environmental Setting

The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean. It runs north-south for about 9 miles, with a maximum width of about 3 miles. With an average elevation of about 630 feet, the hills surrounding the Valley range up to about 3,000 feet. The Russian River enters the Valley at the north end and runs south along the Valley floor. Ukiah is located in southeast central Mendocino County along the Highway 101 corridor and near the east/west intersection of Highway 20, two hours north of the Golden Gate Bridge (see **Figure 1, Location Map**). Incorporated in 1876, Ukiah is the largest city and county seat in Mendocino County.

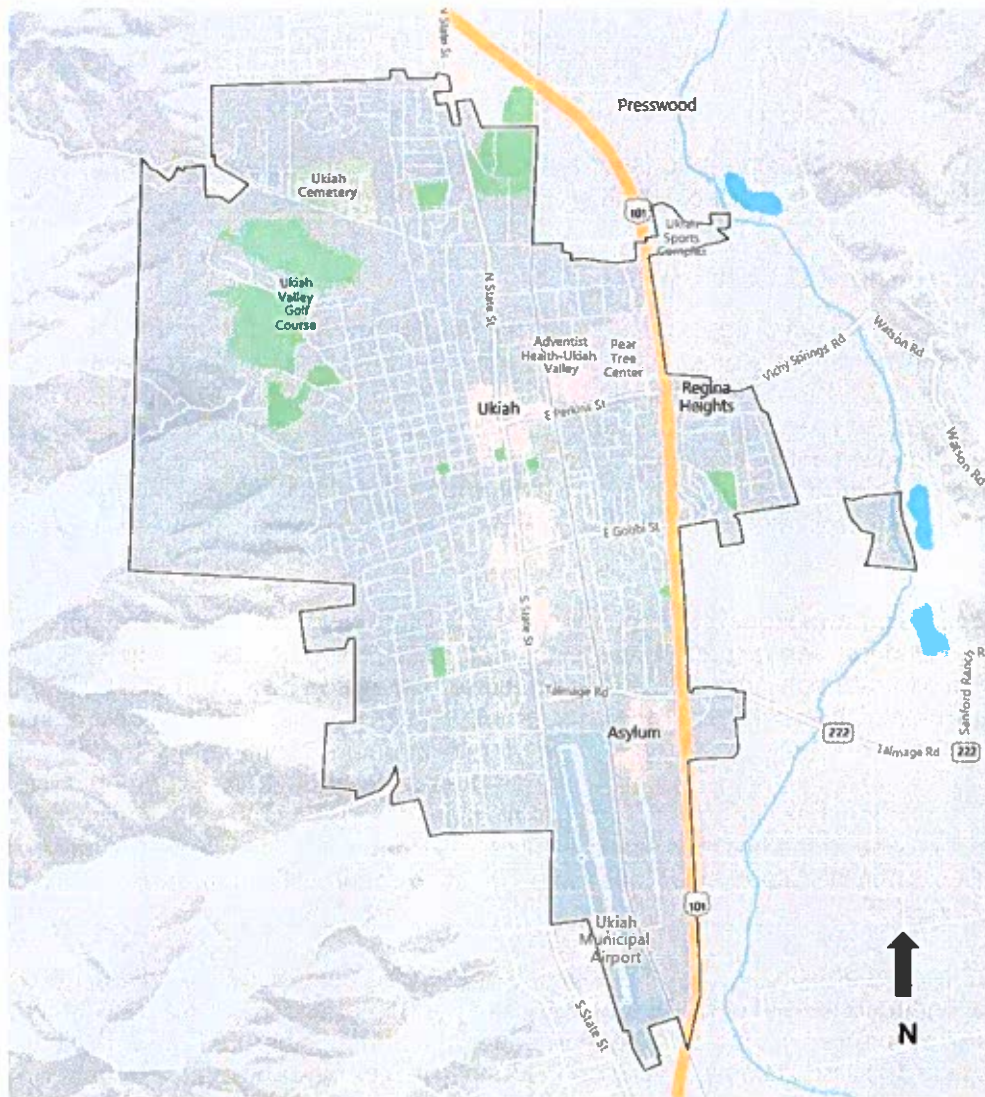
**Current Population and Housing.** According to the California Department of Finance, population of the City of Ukiah in January 2018 was estimated at 16,226 persons. As shown in Table 2.2, the annual growth rate between 1990 and 2018 (current) averaged approximately 0.3%. Between 2000 and 2010, the City added 545 residents, or 3.7%, to its population. This compares to growth rates of 12.3% for the State of California, 1.3% for Mendocino County, 6.4% for the City of Fort Bragg, and a loss of 1.3% for the City of Lakeport during the 2000-2010 period. Overall, the City of Ukiah's population has increased moderately over the past nearly 30 years, with a more accelerated increase in the last four years. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

Of the 6,158 households in the City of Ukiah, 3,611 (58.6%) consisted of families, 1,809 (29.4%) consisted of households with children under 18 living at home; and 2,317 (or 37.6%) households being headed by married couples. Of the married couple households, 1,012 (16.4%) had children under the age of 18 living at home. California Department of Finance housing estimates in January 2018 show the majority (55 %) of the City's housing stock is comprised of single family detached homes. The second most common type of housing was multi-family (19 percent). Between 2010 and 2018, there continued to be very few 2-4 unit complexes or mobile homes. According to the 2010 Census, the overall vacancy rate in Ukiah was 5.3 percent, including units vacant for seasonal or occasional use, rented and sold units that were vacant at the time of the Census, and other unclassified vacant units.

The City of Ukiah has implemented a variety of incentive-based programs over the preceding five years in an attempt to increase housing production for all economic segments of the community. These include creation of a housing trust fund- the Ukiah Housing Trust Fund, creation of a new Housing Division within the Department of Community Development, development and implementation of a new (2017) Housing Strategy designed to increase production of affordable and middle-income market-rate housing, and deployment of other programmatic strategies. The result has been entitlement or construction of 145 new housing units between 2014-2018.



**FIGURE 1. LOCATION MAP**



### **3. Background**

The project is to update the Housing Element of City of Ukiah as required by Government Code Section 65583. The Housing Element is a comprehensive statement by the City describing the housing needs of Ukiah and how the City plans, policies, action items and regulations facilitate the development, improvement and preservation of housing for all economic segments of the community. The Housing Element, one of the seven State-mandated elements of the General Plan, that sets forth the City's plan for housing in the community, was last adopted on June 1, 2016, for the 2014-2019 Planning Cycle. The California Department of Housing and Community Development (HCD) certified the City's Housing Element later that same year. In accordance with State Housing Element Law, the Housing Element has been updated for the 2019-2027 Planning Cycle.

Under California law, every city and county has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. For Ukiah and other Mendocino County jurisdictions, the regional housing need allocation (RHNA) is determined by the Mendocino Council of Governments (MCOG), based upon an overall regional need number established by the State. The RHNA for Ukiah has been identified as 239 housing units over the next eight years. One of the primary purposes of the Housing Element is to demonstrate the City's ability to accommodate residential development to meet the housing allocation.

The 2019-2027 Housing Element represents the City of Ukiah's efforts to fulfill requirements under the State Housing Element Law and responds to Ukiah's housing needs by identifying policies and implementing actions for meeting those needs. State law defines the general topics that Ukiah's Housing Element must cover. Specifically, the element must: (1) document housing related conditions and trends; (2) provide an assessment of housing needs; (3) identify resources, opportunities and constraints to meeting those needs; and (4) establish policies, programs and quantified objectives to address housing needs.

The 2019-2027 Housing Element identifies lands to accommodate up to 496 new residential units. However, the Housing Element does not include specific development designs or proposals, nor does it grant any entitlements for development. However, all development potentially identified within the Housing Element would be in residential or commercial zoning districts where housing development is already generally allowed or permitted by the zoning code and General Plan. All future development would be analyzed on a project level basis for consistency with land use policies; all development would be subject to discretionary and environmental review, and both individual and cumulative impacts will be considered at that time.

#### **4. 2019-2027 Planning Cycle Housing Plan and Goals**

The Housing Plan within the Housing Element Update identifies the City's housing goals, policies, and implementing programs. It consolidates existing strategies and policies into one plan and presents a balanced and diverse array of policies that cover housing needs identified through this Update, input from the public, and four overall areas of concern: construction, rehabilitation, conservation, and administration. The goals and policies of the Housing Element were organized into concise goal and policy directives.

The Draft 2019-2027 Housing Element includes the following goals to be implemented. This Initial Study / Negative Declaration (IS/ND) evaluates the foreseeable impacts of these goals (and subsequent policies and implementing programs). A list of all draft goals, policies and implementing programs can be found in Attachment A of the IS/ND.

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

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

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

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

**Goal H-5:** Provide support for future housing needs.



**City of Ukiah  
Notice of Intent and Public Hearing to  
Adopt a Negative Declaration  
for 2019-2027 Housing Element Update**

**NOTICE IS HEREBY GIVEN** that an Initial Study/Negative Declaration (IS/ND) under the California Environmental Quality Act has been prepared and is available for public review on the proposed 2019-2027 Housing Element Update, described below.

**PROJECT DESCRIPTION:** The 2019-2027 Housing Element of the Ukiah General Plan is mandated by State law, and federal requirements, to address the long-term development of housing in the City of Ukiah. The purpose of the Housing Element is to identify and analyze existing and projected housing needs. The Housing Element also provides a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing for all economic groups.

The Housing Element is subject to CEQA. No specific projects or development is proposed as part of the Housing Element; it is strictly a planning and policy document.

**PROJECT LOCATION:** The Housing Element includes the City of Ukiah limits in its entirety.

**PROJECT IMPACTS:** The IS/ND prepared for the project has determined that the proposed project will have a less than significant impact on the environment. The project is not located on a listed hazardous waste disposal site compiled pursuant to Government Code Section 65962.5.

**REVIEW PERIOD:** The public review period for the IS/MND is from Tuesday July 23, 2019 through Monday August 26, 2019 at 5:00 p.m. The IS/MND is available for review at the City of Ukiah Community Development Department (address provided below) or online at <https://www.cityofukiah.com/projects/housing-element-update/>. Comments may be submitted via email to [mirace@cityofukiah.com](mailto:mirace@cityofukiah.com), submitted in person, or mailed to the Community Development Department, ATTN: Michelle Irace, at the address below.

**HEARING DATE/TIME:** Wednesday August 14, 2019 at 6:00 p.m. in the City Council Chambers, 300 Seminary Ave. The City of Ukiah Planning Commission will conduct a public hearing on recommendations by the Planning Commission to the Ukiah City Council regarding approval by the City Council of (1) a proposed Initial Study and Negative Declaration for and (2) the update of the City of Ukiah General Plan Housing Element for the 2019-2027 planning cycle. More information, including the pertinent documents may be found online at <http://www.cityofukiah.com/meetings/>, or may be obtained from the Department of Community Development at the Ukiah Civic Center.

**FOR MORE INFORMATION:** All interested parties may contact Michelle Irace, Planning Manager, at 463-6207 or [mirace@cityofukiah.com](mailto:mirace@cityofukiah.com); or, visit the Community Development Department, located at 300 Seminary Avenue, Ukiah, CA 95482. Office hours: 8:00 am to 12:00 p.m. and 1:00 p.m. to 5:00 pm, Monday through Friday.