



**NOTICE OF AVAILABILITY  
City of Ukiah 2040 General Plan Update  
Draft Environmental Impact Report**

**Date:** October 7, 2022  
**To:** Reviewing Agencies, Interested Parties, and Organizations  
**From:** City of Ukiah  
**Subject:** Notice of Availability of a Draft Environmental Impact Report for the City of Ukiah 2040 General Plan Update

**NOTICE IS HEREBY GIVEN** that the City of Ukiah (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the City of Ukiah 2040 General Plan Update (Ukiah 2040). The Draft EIR will be available for public review and comment from **October 7, 2022 through November 21, 2022**.

**PROJECT DESCRIPTION**

*Project Location:* Ukiah 2040 would encompass the City limits, proposed Annexation Areas, proposed Sphere of Influence (SOI), and Planning Area, as shown in Figures 1 through 3 below. The City of Ukiah is located in the Northern Coast of California, approximately 45 miles north of Healdsburg and 155 miles south of Eureka. The City is regionally significant, serving as the seat of Mendocino County (County) and the largest of four incorporated cities in the County. The nearest major city to Ukiah is Santa Rosa, located approximately 60 miles south. The larger urban centers of San Francisco and Sacramento are located approximately 100 miles south and southeast of Ukiah, respectively. The City of Ukiah is regionally accessible from U.S. Highway 101, which crosses the City from north to south. Existing land uses in the city consist of residential at varying densities, commercial, mixed use, institutional public facilities, and open space.

*General Plan Update:* Ukiah 2040 is intended to function as a policy document to guide the City's long-term framework for future growth and resource management within the planning area through the year 2040. Based on this community input and in recognition of the State's planning priorities, a vision and values supporting the vision for the community were developed. Ukiah 2040 is comprised of seven elements, summarized as follows:

- **Land Use Element.** This element considers current and proposed land use amendments.
- **Economic Development Element.** This element focuses on goals and policies to promote and further economic development, job retention, and fiscal sustainability within Ukiah.
- **Agricultural Element.** This element focuses on goals and policies to conserve agricultural resources within Ukiah.



- **Mobility Element.** This element addresses existing and planned vehicle, pedestrian, and bicycle infrastructure across the City.
- **Public Facilities, Services, and Infrastructure Element.** This element focuses on goals and policies related to public services, including but not limited to police, fire, airport, recreation, water/wastewater, and emergency services.
- **Environment and Sustainability Element.** This element addresses the wide variety of parks, trails, and open spaces serving the diverse recreation needs of Ukiah residents, particularly youth, and emphasize the unique features of the City's natural environment. This element also consider the effects of existing and planned development on natural resources located on public lands.
- **Hazards and Safety Element.** This element covers seismic activity, other geologic hazards, fire hazards, hazardous materials, flooding, and other potential hazards, consistent with Government Code Section 65302(g). It also address resiliency and risks from natural hazards in Ukiah, pursuant to SB 379. This element will also cover noise element requirements, consistent with Government Code Section 65302(f), including new existing noise contours as well as projected noise contours based on future traffic volumes projected to arise from improvements planned for in the Mobility Element.

*Proposed Land Use Designations:* Ukiah 2040 introduces new and expanded land use designations that provide a greater distinction between residential and commercial land use types and better align existing land uses with corresponding designations. Specifically, the project divides the existing Commercial land use designation into more detailed designations: Downtown Core, Highway Commercial, Community Commercial, and Neighborhood Commercial. The project also introduces four new designations to the City's Land Use Map: Hillside Residential, Agriculture, and Mixed Use: Brush Street Triangle, and Mixed Use: AIP-PD. Existing land use designations are shown in Figure 1 and proposed land use designations are shown in Figure 2.

*Planning Area:* A general plan, pursuant to State law, must address all areas within the jurisdiction's Planning Area. The Planning Area encompasses all incorporated and unincorporated territory that bears a physical relationship to the long-term planning of the city. For Ukiah, the Planning Area is defined as the area that includes both the city limits and SOI, as well as the existing Ukiah Valley Area Plan boundary.

*Proposed Sphere of Influence:* The SOI can be generally defined as a city's ultimate probable boundary. The City of Ukiah's current SOI was adopted in 1984, is coterminous with the 2011 Ukiah Valley Area Plan boundary, and reflects the City's previous intention to annex certain territories into the City limits. Ukiah 2040 would result in an update to the City's SOI, as shown in Figure 1 below. The SOI update is intended to reduce the City's ultimate probable boundary.

*Proposed Annexation Areas:* As part of the proposed project, the City of Ukiah is pursuing three separate annexation areas currently located in the County of Mendocino's jurisdictional boundaries, totaling approximately 1,617 acres. Annexation Area A consists of 16 City-owned properties located southeast, northeast, and west of the City, totaling approximately 437 acres. Annexation Area B is comprised of the Bush Street Triangle/Masonite area north of the City and contains 63 properties, totaling approximately 473 acres. Annexation Area C is concentrated in the hills west of Ukiah. This area contains approximately 752 acres and a portion of that area (707 acres) is being pursued as part of the Western Hills Open Land Acquisition and Limited Development Agreement, approved by City Council on September 15, 2021. These proposed annexation areas are shown in Figure 3 below.

## POTENTIAL ENVIRONMENTAL IMPACTS

The Draft EIR analyzes the impacts for each resource area included in the CEQA Guidelines Appendix G checklist. Ukiah 2040 would result in significant and unavoidable impacts to the following environmental resources: air quality, cultural resources, greenhouse gas emissions, and noise. Ukiah 2040 would result in less than significant impacts (including less than significant impacts with mitigation) on the following



environmental resources: aesthetics, agriculture and forestry resources, biological resources, land use and planning, population and housing, public services and recreation, transportation, tribal cultural resources, utilities and service systems, wildfire, paleontological resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, and mineral resources.

### **HAZARDOUS WASTE SITES**

The Planning Area contains nine historically hazardous materials sites included on a list of sites prepared by Government Code Section 65962.5 (Cortese List), only one of which is active.

### **AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC HEARING**

The Draft EIR and associated background documents may be accessed at the City's offices located at 300 Seminary Avenue, Ukiah, California 95482 Monday through Friday, 8:00 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m. and online at <https://ukiah2040.com/>. A copy of the Draft EIR will also be available for review at the Mendocino County Library-Ukiah Branch, located at 105 North Main Street, Ukiah.

### **COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT**

The Draft EIR will be available for public comment for a 45-day review period as specified by CEQA Guidelines Section 15105. The public comment period for the Draft EIR will begin on **October 7, 2022** and end on **November 21, 2022**. Comments may be submitted by mail or email by **5:00 p.m. on November 21, 2022**. Please include the name and contact information of the commenter, and direct your comments to:

Craig Schlatter, Director  
City of Ukiah Community Development Department  
300 Seminary Avenue  
Ukiah, California 95482  
[cschlatter@cityofukiah.com](mailto:cschlatter@cityofukiah.com)

### **PUBLIC MEETING**

On October 26, 2022, at 6:15 p.m. or soon thereafter, the Planning Commission will hold a public meeting to receive comments on Ukiah 2040 and the Draft EIR, and consider making a recommendation of approval to the City Council. City Council will consider final adoption of Ukiah 2040 and the DEIR in December, 2022. An additional notice will be sent out confirming the date and time.

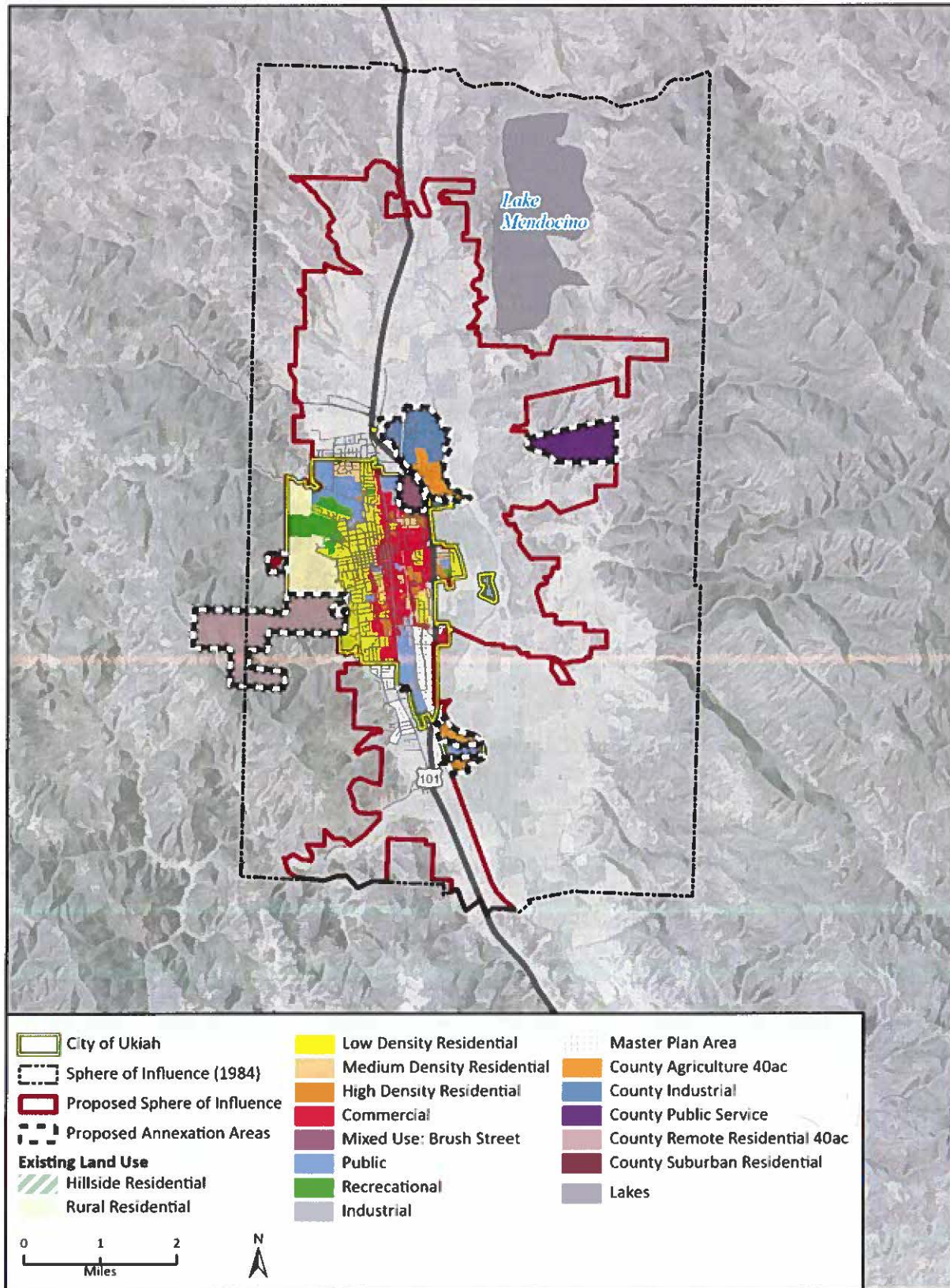
The meetings will take place via a hybrid format of both in-person and teleconference. The call-in number and access code will be included on the agenda posted to the City website, [www.CityofUkiah.com/meetings/](http://www.CityofUkiah.com/meetings/) and at the Civic Center Agenda Board no less than 72 hours prior to the meeting.

If you have questions regarding this notice or the Draft EIR, please contact Craig Schlatter via email at [cschlatter@cityofukiah.com](mailto:cschlatter@cityofukiah.com).

  
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Craig Schlatter, Director of Community Development

October 7, 2022  
Date

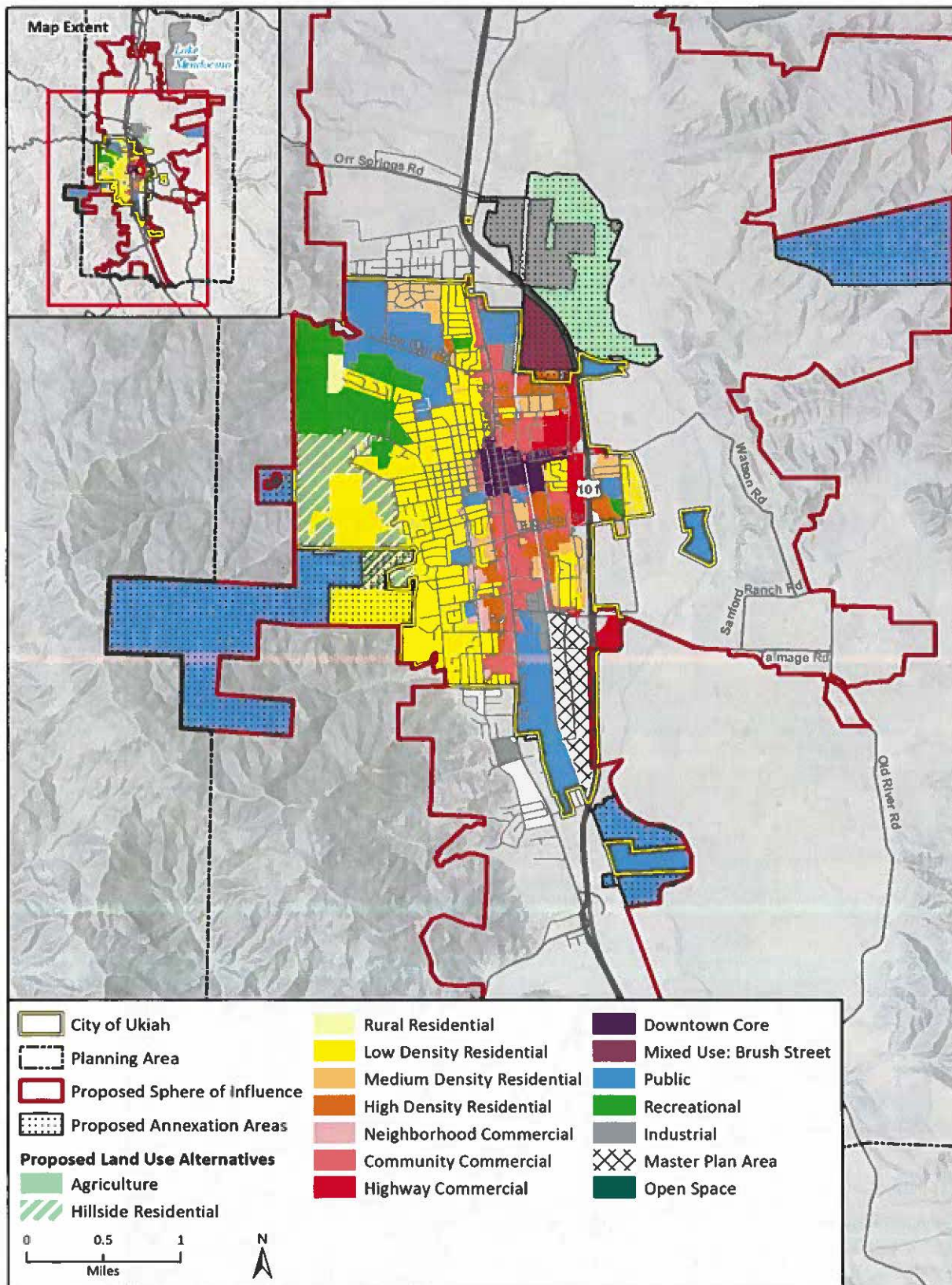
**Figure 1: Existing Land Use Designations**



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Additional data provided by City of Ukiah, 2022.



**Figure 2: Proposed Land Use Designation Amendments**

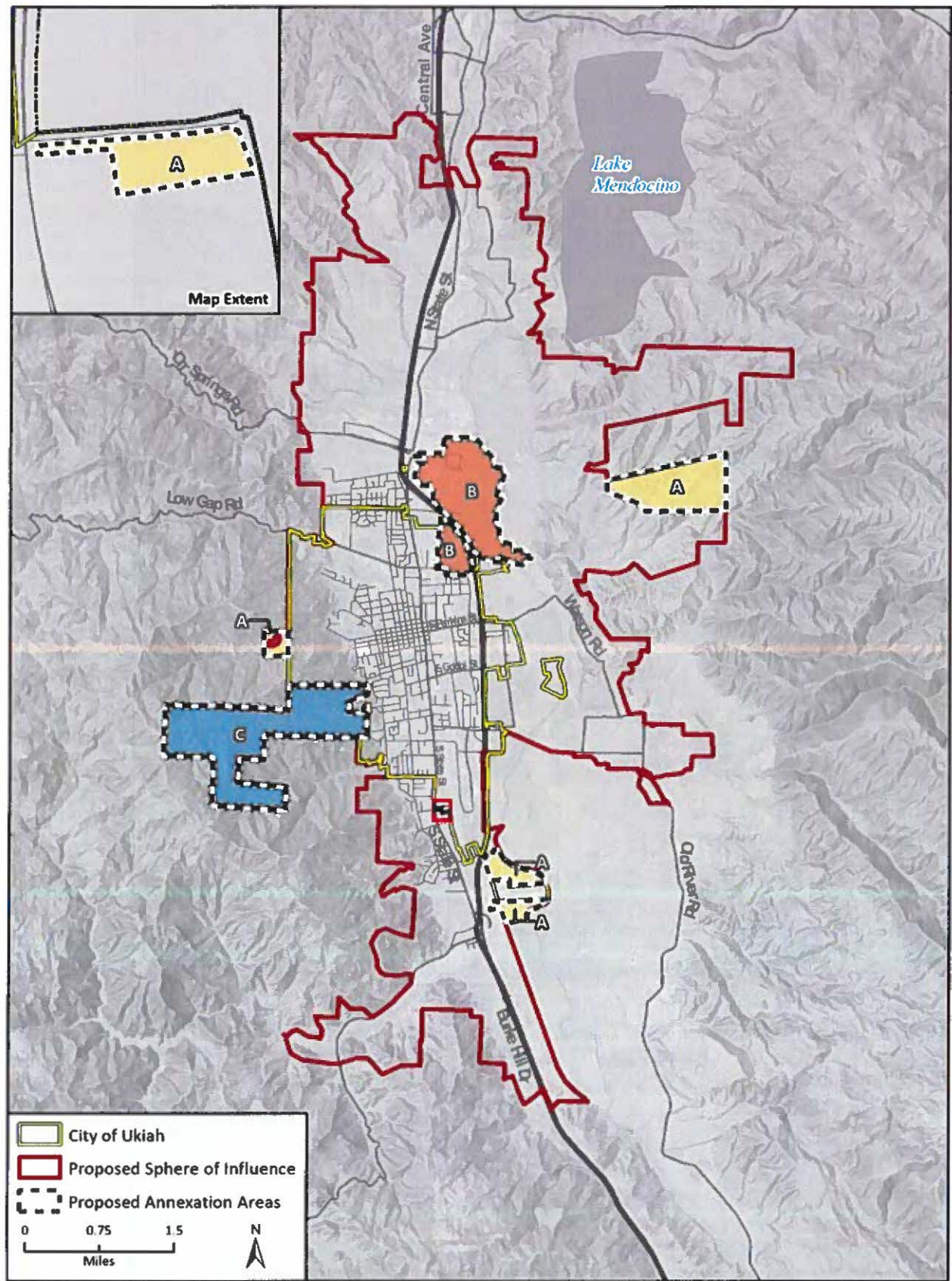


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Fig. X Proposed LU Alternatives



Figure 3: Proposed Annexation Areas



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Fig. 2-5-11 Ukiah 2010 Annexation Areas