



## **NOTICE OF PREPARATION**

### **City of Ukiah General Plan Update**

**Date:** May 31, 2022

**To:** Reviewing Agencies, Interested Parties, and Organizations

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for the City of Ukiah General Plan Update

The City of Ukiah (City) is preparing an update to the City's General Plan. The City has determined that an Environmental Impact Report (EIR) will be necessary to evaluate environmental impacts of the General Plan Update pursuant to the California Environmental Quality Act (CEQA). In compliance with CEQA, the City will be the Lead Agency and will prepare the EIR. The City is requesting comments and guidance on the scope and content of the EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (CEQA Guidelines Section 15082).

This Notice of Preparation (NOP) provides a summary of the General Plan Update; includes the City's preliminary identification of the potential environmental issues to be analyzed in the EIR; and provides information on how to comment on the scope of the EIR.

**Notice of Preparation Public Review Period:** May 31 to June 30, 2022

The City requests your careful review and consideration of this notice, and it invites any and all input and comments from interested agencies, persons, and organizations regarding the preparation of the EIR. Comments and responses to this notice must be in writing and submitted to the Lead Agency Contact through June 30, 2022 at 5:00 p.m. If applicable, please indicate a contact person for your agency or organization. If your agency is a responsible agency as defined by CEQA Guidelines Section 15381, your agency may use the environmental documents prepared by the City when considering permits or approvals for action regarding the project.

**Lead Agency Contact:**

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

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**Written Comments:** Please submit written comments within 30 days of the date of this notice to any of the below by 5:00 p.m. on June 30, 2022:

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

**Public Scoping Meeting:** The City will hold a virtual scoping meeting to provide an opportunity for agency staff and interested members of the public to submit written and oral comments on the scope of the environmental issues to be addressed in the EIR. The scoping meeting will be held on **Wednesday, June 15, 2022, at 6:15 p.m.** or as soon thereafter as can be heard.

The scoping meeting will be held in a hybrid format, with the option of attending in person at the Civic Center Council Chamber, 300 Seminary Avenue, Ukiah, CA 95482 or via teleconference. Agenda details, including the teleconference link and call-in information will be included on the agenda posted to the City website, <http://www.cityofukiah.com/meetings/> and at the Civic Center Agenda Board no less than 72 hours prior to the meeting.

To view the meeting without participating or to watch a recorded version of the scoping presentation once it is available to view after June 16, 2022, visit <http://www.cityofukiah.com/meetings/>.

**Project Background:** The City must update its General Plan to ensure it is internally consistent and maintains a balance of land uses; maintains and supports quality-of-life, community satisfaction, and safety for all residents; and meets new State requirements. A Regional Location map is included as Figure 1.

**Project Location:** The General Plan Update will encompass the City of Ukiah city limits and its Sphere of Influence (Figure 2).

**Proposed Project:** The Ukiah General Plan update will serve as a long-term framework for future growth and development. The General Plan represents the community's view of its future and contains the goals and policies upon which the City Council, Planning Commission, staff, and the entire community will base land use and resource decisions. To provide a contemporary plan that will guide the community through the year 2040, the General Plan update will reflect recent development decisions and changes in State law. Major components of the Ukiah General Plan Update will include the following elements:

- **Land Use Element.** This element will consider current and proposed land use amendments as depicted in Figure 3.
- **Economic Development Element.** This element will focus on goals and policies to promote and further economic development, job retention, and fiscal sustainability within Ukiah.
- **Agricultural Element.** This element will focus on goals and policies to conserve agricultural resources within Ukiah.
- **Mobility Element.** This element will address existing and planned vehicle, pedestrian, and bicycle infrastructure across the City.
- **Public Facilities, Services, and Infrastructure Element.** This element will focus 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 will address 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 will also consider the effects of existing and planned development on natural resources located on public lands.
- **Hazards and Safety Element.** This element will cover seismic activity, other geologic hazards, fire hazards, hazardous materials, flooding, and other potential hazards, consistent with Government Code Section 65302(g). It will 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.

**Project Alternatives:** The EIR will evaluate a reasonable range of project alternatives that, consistent with CEQA, meet most of the project objectives and reduce or avoid potential environmental effects, including a required No Project Alternative.

**Potential Environmental Effect Areas:** The EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City preliminarily anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR.

- |                                      |                                       |
|--------------------------------------|---------------------------------------|
| ▪ Aesthetics                         | ▪ Population and Housing              |
| ▪ Agriculture and Forestry Resources | ▪ Public Services and Recreation      |
| ▪ Air Quality                        | ▪ Transportation                      |
| ▪ Biological Resources               | ▪ Tribal Cultural Resources           |
| ▪ Cultural Resources                 | ▪ Utilities and Service Systems       |
| ▪ Greenhouse Gas Emissions           | ▪ Wildfire                            |
| ▪ Land Use and Planning              | ▪ Cumulative Effects                  |
| ▪ Noise                              | ▪ Effects Found Not to be Significant |

When the Draft EIR is completed, it will be available for review at the City's offices located at 300 Seminary Ave, Ukiah, California 95482 and online at: <https://ukiah2040.com/documents.html>. The City will issue a Notice of Availability of a Draft EIR at that time to inform the public and interested agencies, groups, and individuals of how to access the Draft EIR and provide comments.

If you have questions regarding this NOP or the scoping meeting, please contact Craig Schlatter at (707) 463-6219 or via email at [cschlatter@cityofukiah.com](mailto:cschlatter@cityofukiah.com)

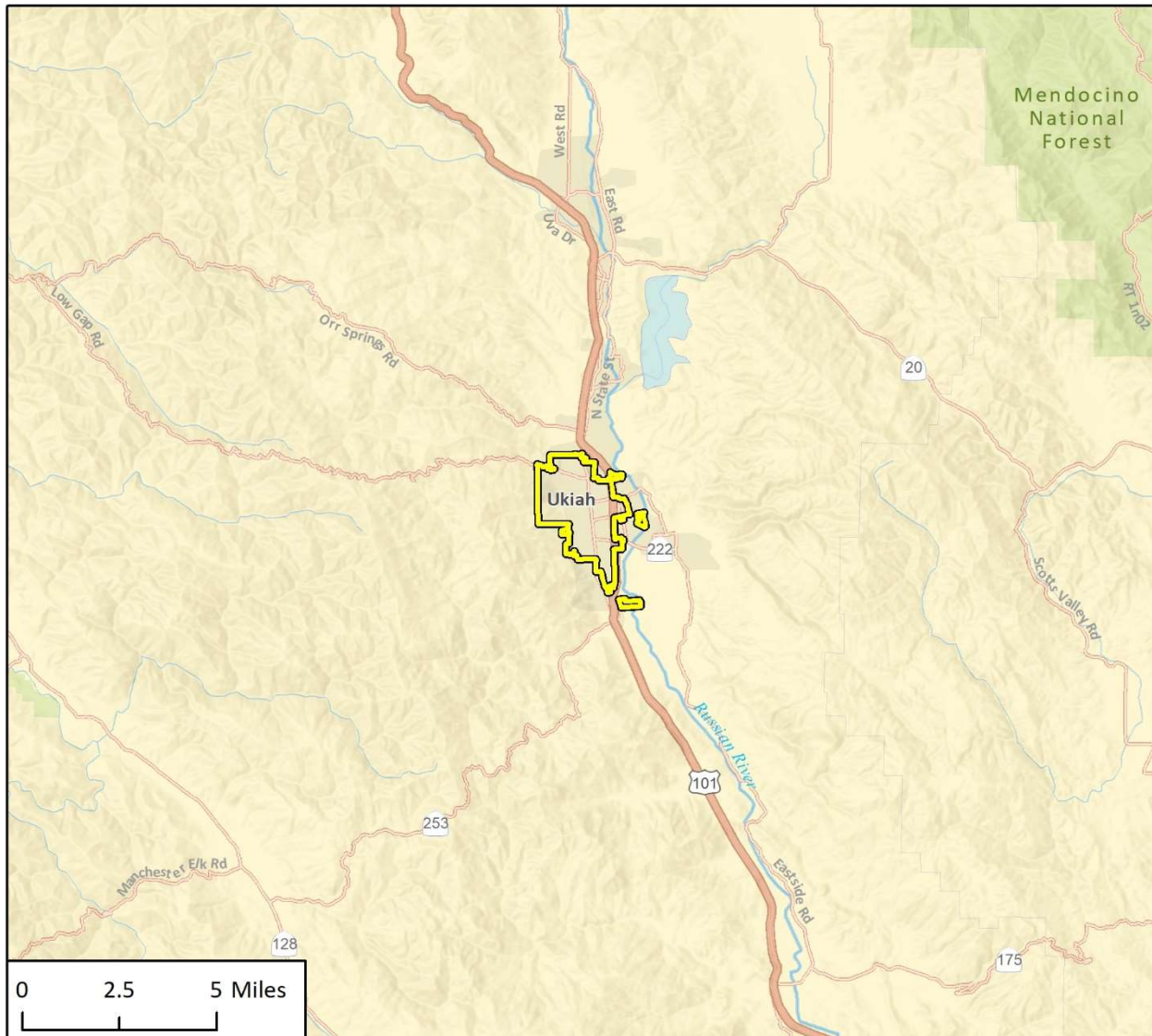


Craig Schlatter, Director of Community Development


05/31/2022

Date

**Figure 1 Regional Location**



Imagery provided by Esri and its licensors © 2022. Elledge Peak & Ukiah quadrangles. T15N R12W S08, 16-21, 28-30, 32, 33 & T15N R13W S13, 24.

 City of Ukiah

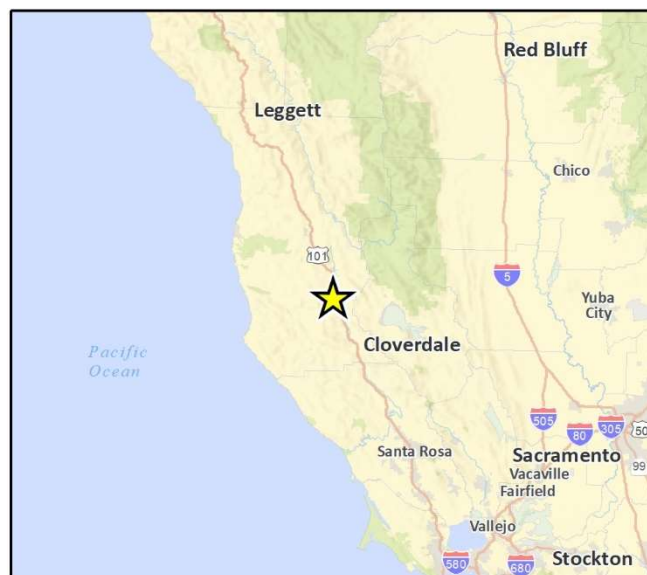
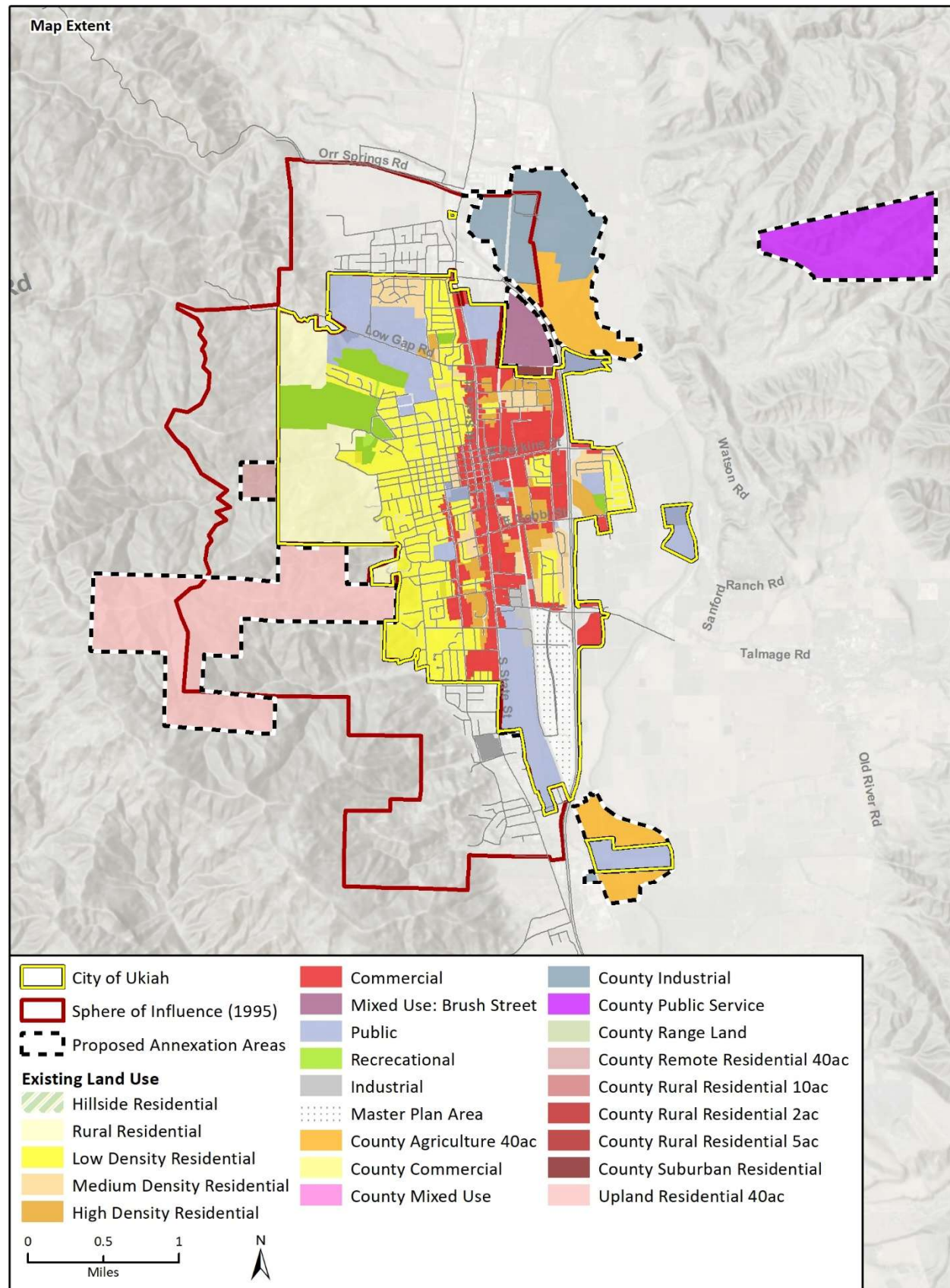


Fig 1 Regional Location

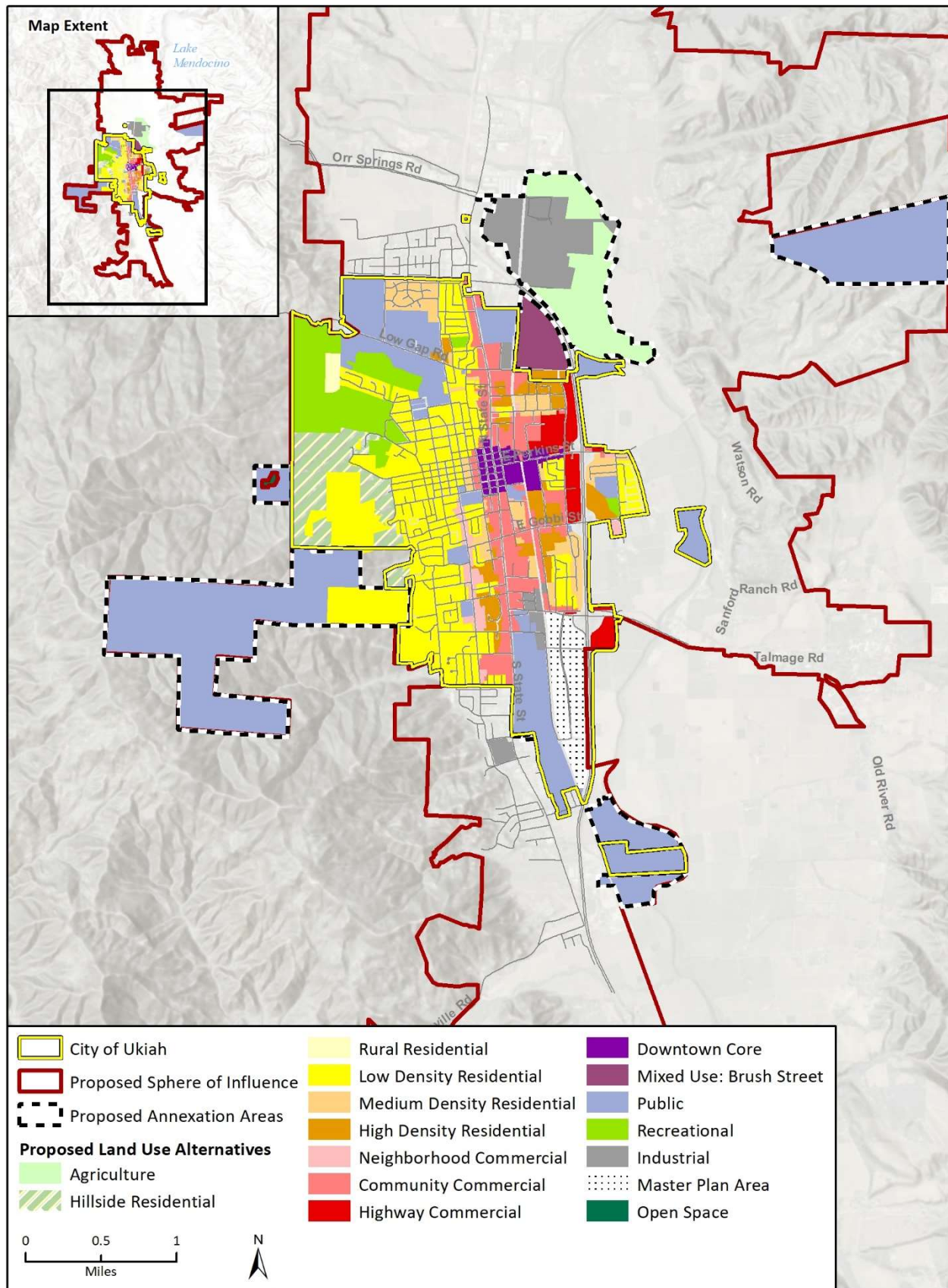
**Figure 2 Project Location and Current Land Use Designations**



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Additional data provided by City of Ukiah, 2022.

Fig X Existing LU\_20220525

**Figure 3 Proposed Land Use Element Amendments**



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Fig X Proposed LU Alternatives