

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

2019079078

Project Title: CITY OF UKIAH HOUSING ELEMENT
Lead Agency: CITY OF UKIAH **Contact Person:** MICHELLE IRACE
Mailing Address: 300 SEMINARY AVENUE **Phone:** 707.463.8207
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: _____

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/Spur/Other 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)
 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.

State Clearinghouse Contact: (916) 445-0613 **A.H.**
 State Review Began: 7 - 23 - 2019
 SCH COMPLIANCE 8 - 26 - 2019

Project Sent to the following State Agencies

- Resources**
- Boating & Waterways
- Central Valley Flood Prot.
- Coastal Comm
- Colorado Rvr Bd
- Conservation
- CDFW # 1E
- Cal Fire
- Historic Preservation
- Parks & Rec
- Bay Cons & Dev Comm.
- DWR
- Cal EPA**
- ARB: Airport & Freight
- ARB: Transportation Projects
- ARB: Major Industrial/Energy Resources, Recycl. & Recovery
- SWRCB: Div. of Drinking Water
- SWRCB: Div. Drinking Wtr #** _____
- SWRCB: Div. Financial Assist.
- SWRCB: Wtr Quality
- SWRCB: Wtr Rights
- Reg. WQCB # 1
- Toxic Sub Ctrl-CTC
- Yth/Adlt Corrections**
- Corrections
- Independent Comm**
- Delta Protection Comm
- Delta Stewardship Council
- Energy Commission
- NAHC
- Public Utilities Comm
- Santa Monica Bay Restoration
- State Lands Comm
- Tahoe Rgl Plan Agency
- Conservancy
- Other: _____
- CalSTA**
- Aeronautics
- CHP
- Caltrans# 1
- Trans Planning
- Other**
- Education
- Food & Agriculture
- HCD
- OES
- State/Consumer Svcs**
- General Services

Note: Review Per Lead

Please note State Clearinghouse Number (SCH#) on all Comments
2019079078
 SCH#: _____
Please forward late comments directly to the Lead Agency

AQMD/APCD 17
 (Resources: 7 / 27)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: Tribes, local stakeholders and responsible/trustee agencies |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <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

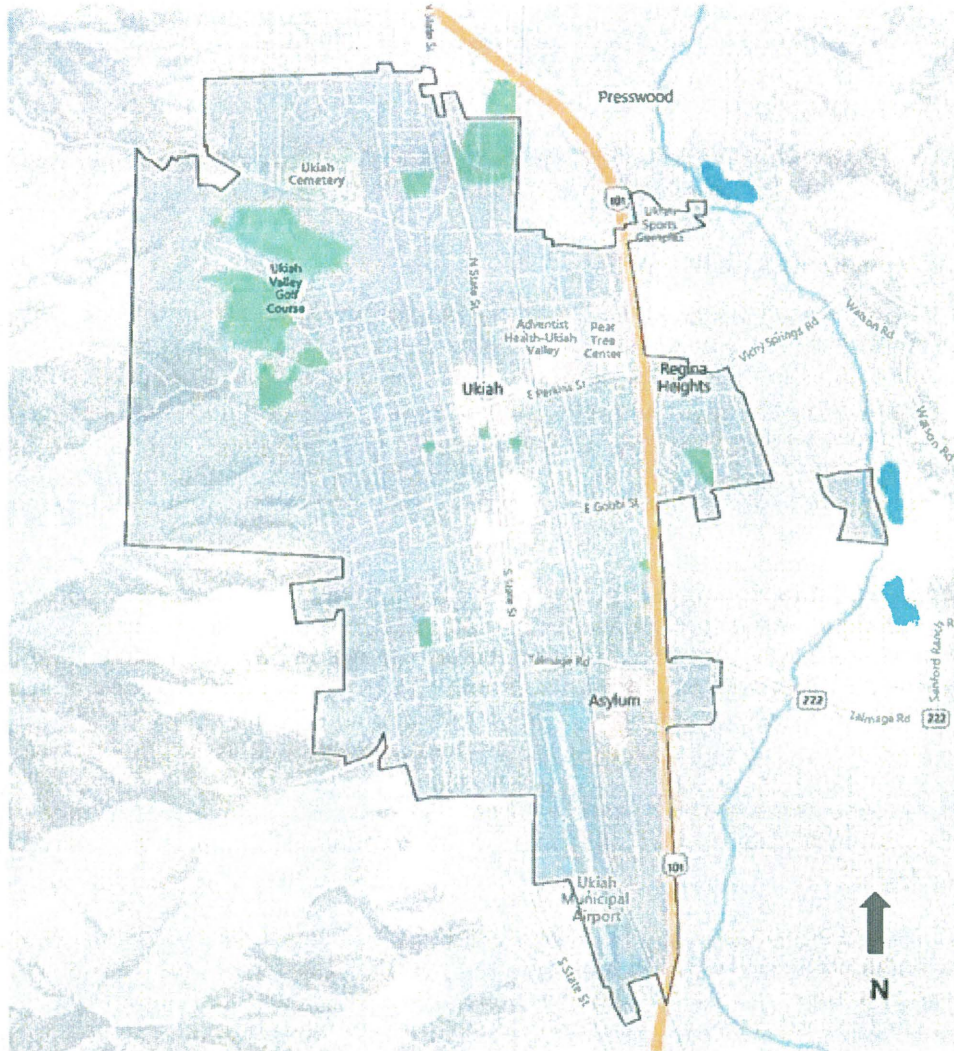
The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean. It runs north-south for about 9 miles, with a maximum width of about 3 miles. With an average elevation of about 630 feet, the hills surrounding the Valley range up to about 3,000 feet. The Russian River enters 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, polices, 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.