Housing is a critical component of health and well-being in a community. Individuals and families require safe, adequate, secure, and affordable housing. The City of Ukiah strives to achieve a balanced housing stock that meets the needs of all economic segments of the community. This section provides an analysis of housing trends in Ukiah today.

Section 65302(c) of the California Government Code requires that the City of Ukiah adopt a Housing Element as part of the General Plan to analyze issues of housing availability, affordability, and needs within the community. In addition, the Housing Element seeks to set goals, policies, programs and implementation strategies to address those issues.

Unlike the other elements of a General Plan, Housing Elements are required to be updated on a State-mandated review cycle. City Staff prepared a draft 2019-2027 Housing Element Update for public review in summer 2019. Following the public review period, Staff prepared a new draft, which was adopted by the City Council on October 23, 2019 and certified by the Department of Housing and Community Development on December 5, 2019. The data presented in this section was extracted from this updated Housing Element.
Housing Units

State law requires each city and county to plan for its “fair share” of the statewide housing need. This fair share is calculated through a process called the Regional Housing Needs Allocation (RHNA). For the sixth cycle RHNA projection period from December 31, 2018, to August 15, 2027, the City of Ukiah was assigned a RHNA of 239 units. Even after accounting for the difference in the number of years in this cycle compared to the 2014-2019 cycle, the 2018-2027 RHNA is significantly higher (more than 200 percent) than the 2014-2019 RHNA at 45 units. Based on the amount of housing production expected by the California Department of Housing and Community Development from 2018 to 2027, the city will need to create the conditions for sufficient housing production to meet its regional need (RHNA).

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 known as 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, as well as other programmatic strategies. The result has been a significant increase in new housing construction starts, all of which are infill, as depicted below on Figure 5-1. Due to these efforts, the City was one of 12 cities and counties out of 538 jurisdictions in full compliance with housing production goals.

FIGURE 5-1: NEW HOUSING CONSTRUCTION STARTS

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (0-50%)</td>
<td>11</td>
<td>0</td>
<td>31</td>
<td>0</td>
<td>0</td>
<td>37</td>
<td>68</td>
<td>0</td>
</tr>
<tr>
<td>Low (51-80%)</td>
<td>7</td>
<td>0</td>
<td>10</td>
<td>0</td>
<td>0</td>
<td>35</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>Moderate (81-120%)</td>
<td>7</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>35</td>
<td>35</td>
<td>0</td>
</tr>
<tr>
<td>Above Moderate (120% +)</td>
<td>20</td>
<td>0</td>
<td>5</td>
<td>7</td>
<td>4</td>
<td>16</td>
<td>32</td>
<td>0</td>
</tr>
<tr>
<td>Total Units</td>
<td>45</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>145</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: City of Ukiah, 2019.
Vacancy Rate

Vacancy rates are an important indicator of housing availability. High vacancy rates usually indicate low demand, and low vacancy rates can indicate high demand and/or an inadequate supply. Generally, a “healthy” vacancy rate for single-family homes is 2 to 3 percent, and 7 to 8 percent for multifamily, to allow for normal housing turnover.

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, and other unclassified vacant units. The data shows that vacancy rates in nearly doubled between 2000 and 2010, likely due to the slumping economy at that time. As the economy has recovered, the vacancy rates have declined from 2000 levels, as shown in Figure 5-2. In 2017, the overall vacancy rate was 3.0 percent. While the rental vacancy rate fell slightly from 3.7 to 2.8 percent between 2010 and 2017, the owner vacancy rate dropped steeply to just 0.2 percent.

Understanding that Ukiah has low rental and owner vacancy rates seems to be a sentiment shared by the community. In 2018, the City conducted a community housing survey and found that over 70 percent of respondents listed the number one issue or barrier to obtaining suitable housing was “home/rent prices” (55 percent) or “lack of available housing inventory” (17 percent). The City received similar comments at housing workshops that the City hosted in March and April of 2019.

FIGURE 5-2: VACANCY RATE

![Vacancy Rate Graph]

Housing Mix

The California Department of Finance estimates that in January 2018, the majority (55 percent) of the city’s housing stock was single-family detached homes. The second most common type of housing was multifamily (19 percent), which includes apartments and condominiums. In 2018, there were significantly less 2- to 4-unit complexes or mobile homes (Figure 5-3).

**FIGURE 5-3: HOUSING UNITS BY TYPE**

- Single-family detached: 55%
- Single-family attached: 6%
- 2 to 4 attached: 13%
- Multifamily (includes condos): 19%
- Mobile Homes: 7%

Source: 2018 California Department of Finance Population and Housing Estimates.
Age of Housing Stock

If not properly and regularly maintained, housing can deteriorate neighborhood housing conditions, decreasing property values and impacting neighborhood pride and quality of life. Typically, housing over 30 years of age is more likely to have needs for rehabilitation.

Over 90 percent of all housing stock in the city of Ukiah was built in 1989 or earlier and is over 30 years of age. Only 10 percent of housing stock is newer, and until quite recently very few new housing units were constructed.

Homeownership

Home equity is the largest single source of household wealth for most Americans. According to a 2013 survey conducted by the Federal Reserve, the net worth of the typical homeowner was 36 times that of the typical renter. The national homeownership rate has risen from around 40 percent before World War II to 69 percent in 2005, before dropping to 64 percent in 2017. In comparison, in 2017 just 42 percent of Ukiah residents owned their homes (Figure 5-5). This contrasts with Mendocino County, where 59 percent of residents owned their homes, and with the nation as a whole, where 64 percent of residents owned their homes.
Housing Prices

Median home prices in Ukiah and Mendocino County have been steadily increasing since 2012. The median home sale price in Ukiah in 2018 was $350,350, which was slightly less than the countywide average at $358,800. According to Zillow.com, the 2012 median home price was $211,000 in Ukiah and $217,000 in Mendocino County.

Housing Affordability

Many households throughout the country struggle to afford decent housing. While higher-income households have more discretionary income to spend on housing, moderate- and lower-income households are limited in the range of housing that they can afford. A “cost-burdened” household pays more than 30 percent of gross household income for housing and utilities, while a “severely cost-burdened” household is paying more than 50 percent. For renters, housing-related costs may be the gross rent (contract rent plus utilities), whereas for a homeowner, housing-related costs may include mortgage payment, utilities, insurance, and real estate taxes.

Table 5-1 represents overpayment data by income group for Ukiah, which is based on data from the 2011-2015 HUD Comprehensive Housing Affordability Strategy (CHAS). Approximately 53 percent of renters paid more than 30 percent of their income on housing compared to 36 percent of owners. The households with the highest incidence of cost burden were very low-income renters, of which 79 percent overpaid for housing. Other high incidences of cost burden were found with low-income renters and owners, of which 70 percent and 69 percent respectively, paid more than 30 percent of their income on housing. Extremely low-income households, both renters and owners, experienced the highest cumulative overall incidence of cost burden (69 percent and 73 percent, respectively) for all income groups.

<table>
<thead>
<tr>
<th>Household Income Group</th>
<th>Renters</th>
<th>Owners</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (0-30% AMI)</td>
<td>785</td>
<td>55</td>
<td>840</td>
</tr>
<tr>
<td>Cost Burden &gt;30%</td>
<td>540</td>
<td>40</td>
<td>580</td>
</tr>
<tr>
<td>%Cost Burden &gt;30%</td>
<td>68.8%</td>
<td>72.7%</td>
<td>69.0%</td>
</tr>
<tr>
<td>Very Low (31-50% AMI)</td>
<td>980</td>
<td>125</td>
<td>1,105</td>
</tr>
<tr>
<td>Cost Burden &gt;30%</td>
<td>775</td>
<td>35</td>
<td>810</td>
</tr>
<tr>
<td>%Cost Burden &gt;30%</td>
<td>79.1%</td>
<td>28%</td>
<td>73.3%</td>
</tr>
<tr>
<td>Low (51-80% AMI)</td>
<td>625</td>
<td>325</td>
<td>950</td>
</tr>
<tr>
<td>Cost Burden &gt;30%</td>
<td>435</td>
<td>225</td>
<td>660</td>
</tr>
<tr>
<td>%Cost Burden &gt;30%</td>
<td>69.6%</td>
<td>69.2%</td>
<td>69.5%</td>
</tr>
<tr>
<td>Moderate or Above (&gt;80% AMI)</td>
<td>1,175</td>
<td>1,990</td>
<td>3,165</td>
</tr>
<tr>
<td>Cost Burden &gt;30%</td>
<td>150</td>
<td>605</td>
<td>755</td>
</tr>
<tr>
<td>%Cost Burden &gt;30%</td>
<td>12.8%</td>
<td>30.4%</td>
<td>23.9%</td>
</tr>
<tr>
<td>Total</td>
<td>3,565</td>
<td>2,495</td>
<td>6,066</td>
</tr>
<tr>
<td>Cost Burden &gt;30%</td>
<td>1,900</td>
<td>905</td>
<td>2,805</td>
</tr>
<tr>
<td>%Cost Burden &gt;30%</td>
<td>53.3%</td>
<td>36.3%</td>
<td>46.2%</td>
</tr>
</tbody>
</table>

Overcrowding

The Census defines an overcrowded household as having more than one person per room, not including hallways, kitchens, or bathrooms. Severe overcrowding is defined as households with more than 1.5 persons per room. A high prevalence of overcrowding can indicate a community does not have adequate supply of affordable housing, especially for large families. Overcrowding also tends to deteriorate existing housing stock more rapidly. Therefore, maintaining a reasonable supply of housing and alleviating overcrowding is important for enhancing the quality of life in Ukiah.

From 2013-2017, Ukiah had a higher rate of overcrowding in owner-occupied households at 6.3 percent compared to statewide rate of 4.0 percent (Table 5-2). However, statewide, there was significantly more overcrowding in renter-occupied housing at 13.3 percent compared to 2.9 percent in Ukiah.

TABLE 5-2: OVERCROWDED HOUSEHOLDS BY TENURE

<table>
<thead>
<tr>
<th></th>
<th>Ukiah</th>
<th>California</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Owner Occupied</td>
<td>Renter Occupied</td>
</tr>
<tr>
<td>Overcrowded</td>
<td>6.3%</td>
<td>2.9%</td>
</tr>
<tr>
<td>(More than 1.0 persons/room)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Severely overcrowded</td>
<td>1.7%</td>
<td>1.4%</td>
</tr>
<tr>
<td>(More than 1.5 persons/room)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


Homeless Population

In 2018, Mendocino County contracted with Robert Marbut, Ph.D. to produce a report on homelessness in the county. The report, titled “Homelessness Needs Assessment and Action Steps for Mendocino County,” presented observations and findings, and recommended a series of actions for addressing homeless issues countywide. This report counted between 172 and 188 individuals experiencing homelessness in Ukiah. Both the Mendocino County Board of Supervisors and Ukiah City Council adopted the report, but most of the recommendations were primarily applicable to Mendocino County because the County facilitates and oversees the existing services to address homelessness.

Previously, the 2017 Mendocino County Point-in-Time (PIT) Count reported a total of 1,238 homeless individuals in Mendocino County. This included 113 individuals in an emergency shelter, 47 in transitional housing, and 1,078 who were unsheltered. Of the total count, there were 824 males, or 67 percent, and 1,026 white persons, or 83 percent. The PIT count did not identify the geographic location of the persons counted.
Ukiah’s transportation network and services provide mobility for residents, employees and visitors, and serve goods movement throughout the Planning Area. It’s easy to think of transportation as primarily the roadway network, serving vehicles; but this network also serves bicyclists, pedestrians, and buses.
Roadways

Roadways within the Ukiah Valley consist of a network of State and Federal highways, as well as City and County-maintained local roadways. The connections between these roadway systems play an integral role in connecting the city of Ukiah and Planning Area to Mendocino County. Figure 6-1 provides a map of roadway classifications in the Ukiah Planning Area. Figure 6-2 shows roadway classifications within the city of Ukiah.

Roadway Classifications

**Freeways.** Freeways are Federally-designated highways that include multi-lane, bi-directional traffic separated by a barrier or median, with at least two lanes of traffic per direction. Access points are restricted to sanctioned interchanges, and on-and off-ramp locations. These roadways are under Caltrans jurisdiction.

**State Highways.** State highways refer to roadways with no control of access, which may be divided or have grade-separated intersections. The State highways in Ukiah consist of U.S. 101 and State Route (SR) 222. U.S. 101 is an integral north-south arterial, connecting Ukiah to unincorporated areas and the greater Ukiah Valley, and spanning from Olympia, Washington to the north and Los Angeles, California to the south. SR 222, named Talmage Road along its entire length, is a small east-west spur route off of U.S. 101 in Ukiah that ends east outside of the city of Ten Thousand Buddhas. SR 20, at the northern end of the Planning Area, is an east-west route that connects U.S. 101 with the city of Clear Lake and Interstate 5 to the east.

**Arterials.** Arterials serve major activity centers, as well as neighboring areas, and the highest traffic volume corridors to provide a network of continuous routes that facilitate local and interregional travel. Arterials in the city of Ukiah include East Perkins Street, East Gobbi Street, and Talmage Road (east-west), and North State Street and South Dora Street (north-south).

**Collectors.** Collectors provide local access to the overall roadway network, channeling traffic from local roadways into the arterial network. Important collectors in the City of Ukiah include Low Gap Road, North Bush Street, North and South Main Streets, State Street south of East Gobbi Street.

**Local.** Local roads provide direct access to neighboring areas and primarily facilitate local travel. In addition to roads within city limits, which are City maintained, and County-maintained roads in the Planning Area, some local roads in the unincorporated areas of the Ukiah Valley are maintained by private property owners.
FIGURE 6-1: ROADWAY CLASSIFICATIONS, PLANNING AREA

- **Highway/Arterial**
- **Minor Arterial**
- **Collector**
- **City Limits**
- **Planning Area/Sphere of Influence**
- **Highway**
- **Road**
- **Rail Line**
- **River/Stream**

Source: City of Ukiah, 2019.
FIGURE 6-2: ROADWAY CLASSIFICATIONS, CITY OF UKIAH

Source: City of Ukiah, 2019.
Vehicle Miles Traveled (VMT)

Figure 6-3 displays total VMT occurring on local roadways and State highways between 2001 and 2017 in the city of Ukiah. As shown, the total VMT has fluctuated slightly over time, with a decrease in 2015 followed by an increase in 2016 and 2017. Total VMT was at its highest point of 289,216 miles in 2017.

**FIGURE 6-3: STATE HIGHWAY AND LOCAL ROAD VMT, 2001-2017**

![Bar chart showing VMT for local roads and State highways from 2001 to 2017.]


Figure 6-4 displays the combined local road and State highway VMT within the city of Ukiah on a per capita basis using Department of Finance population statistics. Between 2001 and 2014, Ukiah VMT fluctuated slightly between roughly 16 and 17 daily VMT per capita. In recent years, VMT per capita saw a notable decline in 2015, followed by an increase in 2016 and high point of 18 miles per capita in 2017.

**FIGURE 6-4: STATE HIGHWAY AND LOCAL ROAD VMT PER CAPITA, UKIAH, 2001-2017**

![Line chart showing VMT per capita from 2001 to 2017.]


Vehicle miles traveled (VMT) is a measure used in transportation planning for a variety of purposes. It measures the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period. VMT is calculated by adding up all the miles driven by all the cars and trucks on all the roadways in a region. This metric plays an integral role in transportation planning, policy-making, and revenue estimation processes due to its ability to indicate travel demand and behavior.

**WHAT IS VMT?**

Vehicle miles traveled (VMT) is a measure used in transportation planning for a variety of purposes. It measures the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period. VMT is calculated by adding up all the miles driven by all the cars and trucks on all the roadways in a region. This metric plays an integral role in transportation planning, policy-making, and revenue estimation processes due to its ability to indicate travel demand and behavior.

SB 743. In 2013, the State of California passed Senate Bill (SB) 743, which mandates that jurisdictions can no longer use automobile delay – commonly measured by Level of Service (LOS) – in transportation analysis under the California Environmental Quality Act (CEQA). Beginning July 1, 2020, jurisdictions must use VMT to analyze the transportation impacts of a proposed plan or project under CEQA.
Travel Characteristics

How Do Ukiah Residents Get to Work?

Ukiah residents overwhelmingly commute alone by car, with a notable minority carpooling (Figure 6-5). Additionally, four percent of residents work from home.

Figure 6-6 displays the distribution of commute type, including single-occupancy vehicles (SOV), carpooling, public transportation, and working from home, from 1980 to 2017. As shown, SOVs have remained the most common commute modes in Ukiah over the past few decades.

Source: IPUMS NHGIS.
Where do they Work?

Figure 6-7 shows commuting patterns in and out of Ukiah. Of the 9,499 people employed in the city of Ukiah, 2,669 live in the city and 6,830 commute in from other areas. More than 4,000 Ukiah residents commute out of the city for work.

How Long are their Commutes?

Figure 6-8 displays the commute patterns by direction of home census block to work census block. Though the majority of Ukiah residents commute less than 25 miles to work, nearly a quarter must travel more than 50 miles for work each day (Table 6-1). Those traveling 50 miles or more typically commute to areas southeast of the city, such as Santa Rosa, Sacramento, San Francisco, and Petaluma.

<table>
<thead>
<tr>
<th>Travel</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10 miles</td>
<td>3,913</td>
<td>58.5%</td>
</tr>
<tr>
<td>10 to 24 miles</td>
<td>653</td>
<td>9.8%</td>
</tr>
<tr>
<td>25 to 50 miles</td>
<td>398</td>
<td>5.9%</td>
</tr>
<tr>
<td>Greater than 50 miles</td>
<td>1,727</td>
<td>25.8%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>6,691</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

Source: US Census Bureau, Center for Economic Studies, LEHD on the Map.
Active Transportation

Active transportation in Ukiah takes place on 9.1 miles of bike lanes and an extensive sidewalk network, which is particularly robust through downtown and surrounding areas. However, there are several areas in the city that have gaps in the sidewalk network that prove as potential barriers for walking trips.

Historically, walking and biking has fluctuated over time as shown in Figure 6-9, which displays walking and biking as a percentage of total transportation between 2009 and 2017. Walking, as a means of transportation, was highest in 2009, preceding a fluctuation, then an upward trend from 2014 to 2017. Similarly, biking as a means of transportation has also fluctuated, but has been decreasing following a peak in 2014.

**FIGURE 6-9: WALKING AND BIKING AS A MEANS OF TRANSPORTATION**

Source: American Community Survey 5-Year Estimates 2009-2017
Aviation Facilities

The Ukiah Municipal Airport, located at the south end of Ukiah, serves the region as a public use, general aviation (GA) facility, and is expected to remain as such throughout the 20-year planning horizon. The City of Ukiah has owned and operated the Ukiah Municipal Airport since the 1930s. The airport has embarked on a program of improving the infrastructure of the airport, including improving pavement, repairing buildings, parking areas, and adding security fencing. These improvements are expected keep the airport viable for many years to come.

Source: http://www.airnav.com/airport/KUKI
One of the core responsibilities of a City is to ensure provision of public facilities and services to its residents. Public facilities and services contribute to the quality of life for both individuals and groups in the community. A key consideration in the General Plan Update process is planning adequate public facilities, services, and infrastructure to accommodate future growth and changes. This section presents an overview of these facilities and community services within the city limits.
Overview of Public Services

Ukiah is a full service City

Power. Ukiah has its own Electric Utility Department that provides service to residents in the city and the surrounding environs. The municipally-owned utility operates the Lake Mendocino Hydroelectric Plant, one of the city’s major sources of electricity. The electric utility serves 6,100 residential and 2,100 commercial customers and has sufficient capacity to meet power needs for the foreseeable future.

Wastewater. Ukiah’s Department of Public Works provides wastewater collection and treatment for about two-thirds of the city, and operates its own wastewater treatment plant. A separate agency, the Ukiah Valley Sanitation District (UVSD) serves the remaining portions of Ukiah, as well as communities in the SOI. Operated by the City, one wastewater treatment plant serves both the City and UVSD. The treatment plant has a current (2019) capacity to add nearly 1,603 equivalent sewer service units (ESSUs) before reaching capacity. One ESSU is equivalent to 210 gallons per day of typical domestic use.

Solid Waste. Ukiah contracts its solid waste, recycling, and composting to a private company, Ukiah Waste Solutions, which serves residents within the city of Ukiah. The unincorporated areas of the Planning Area are served by Waste Management. Solid waste is transported to the Ukiah Valley Transfer Station, located at 3151 Taylor Drive in Ukiah. The transfer station is designed to receive 200 tons of waste per day, and currently receives an average of 120 to 130 tons per day.

Water. Ukiah’s Department of Public Works provides water, primarily sourced from wells, to much of the city. Millview County Water District provides water to North Ukiah, and an unincorporated area bordering the city to the north. Willow County Water District provides water to South Ukiah and an unincorporated area bordering the city to the south. Finally, Calpella County Water District provides water to the community of Calpella. All four agencies are expected to adequately meet existing and future demands for water, including in the event of a dry year or multiple dry years.

Storm Drainage. The Ukiah Department of Public Works manages the storm drainage system within the city. According to the 2012 Municipal Services Review, the capacity of the stormwater drainage system is unknown. Much of the city’s stormwater is conveyed by surface flow along the curb and gutter. There are intermittent storm drains throughout the city; however, there is no central trunk line for all of the storm drains to collect and convey stormwater to the Russian River.

Communications. Broadband and cellular services are provided to residents and businesses from a variety of private companies, including national retailers Comcast, AT&T, Verizon, and Sprint.

Natural Gas. Natural gas service is provided by PG&E.
City Government

Ukiah, incorporated in 1876, operates a full range of municipal functions including public safety, public works, community development, and community services. The City provides electric, water, and wastewater utilities for its residents and operates an airport, golf course, museum, and conference center.

In financial year (FY) 2018-2019, the City had 220 full-time equivalent employees, nearly half of whom work in administrative and technical roles.

Law Enforcement

The City of Ukiah Police Department (UPD) provides law enforcement and dispatch services from a single station located at 300 Seminary Avenue. In 2020, UPD is authorized 34 sworn personnel.

In 2018, UPD made 945 misdemeanor arrests, 427 felony arrests, 125 Driving Under the Influence arrests, and issued 875 traffic citations. In general UPD handled over 70 calls for service per day. Table 7-1 includes crime statistic for violent crimes and property crimes in 2016, 2017, and 2018. With the exception of vehicle theft and arson, crimes have been in decline over these years.

<table>
<thead>
<tr>
<th>Type</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violent Crimes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homicide</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Rape</td>
<td>15</td>
<td>14</td>
<td>15</td>
</tr>
<tr>
<td>Robbery</td>
<td>29</td>
<td>20</td>
<td>11</td>
</tr>
<tr>
<td>Assault</td>
<td>294</td>
<td>276</td>
<td>233</td>
</tr>
<tr>
<td>Property Crimes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Burglary</td>
<td>107</td>
<td>59</td>
<td>77</td>
</tr>
<tr>
<td>Theft</td>
<td>284</td>
<td>234</td>
<td>148</td>
</tr>
<tr>
<td>Vehicle Theft</td>
<td>40</td>
<td>42</td>
<td>59</td>
</tr>
<tr>
<td>Arson</td>
<td>0</td>
<td>11</td>
<td>27</td>
</tr>
</tbody>
</table>

TABLE 7-1: CRIMES BY TYPE, 2016-2018

Fire Protection and Emergency Medical Response

Fire protection and emergency medical response services are provided by the Ukiah Valley Fire Authority (UVFA), which provides service to approximately 90 square miles in and around Ukiah containing a resident population of approximately 30,000. Within its boundaries are historic downtown buildings, county governmental buildings, Mendocino Community College, Dharma Realm Buddhist University, a regional hospital, and all residential and commercial developments within the service area. UVFA is also responsible for the lower half of Lake Mendocino, including the Coyote Dam, expansive wildland urban interface areas, the Ukiah Municipal Airport, US 101, and State Route 253.

UVFA is staffed by 19 full-time safety employees (Fire Chief, 3 Division Chiefs, 6 Captains, 6 Engineers and 3 Firefighters), one full-time administrative-clerical employee, and up to 25 dedicated volunteer firefighters, including a Volunteer Division Chief. UVFA maintains four fire stations (two staffed with career personnel) with the daily staffing consisting of a minimum of two/two person crews cross staffing Type I (Structural) and Type II/III (Wildland Interface) Engines and an on-call Duty Officer.

CAL FIRE, the State fire agency, is responsible for the forested areas in the hills west of the city, including those within the Planning Area. CAL FIRE’s Mendocino Unit is stationed in Ukiah at 2690 North State Street.

Healthcare

Healthcare services are provided to the area by Adventist Health Ukiah Valley, a regional hospital located at 275 Hospital Drive in Ukiah. Specialized services include preventative care, emergency services, orthopedics, pediatrics, surgical services, ophthalmology, hospice care, and virtual care. Hospital facilities also include a cancer treatment and infusion center, a family birth center, the Ukiah Valley Rural Health Center, and the Adventist Heart Institute.

Education

Both the City of Ukiah and Ukiah Planning Area are served by the Ukiah Unified School District (UUSD), which operates all public schools in the area, including the following:

- Three preschools in the city and one in the Planning Area
- Four elementary schools inside city limits, and two within the Planning Area
- Two middle schools, one in the city and one in the Planning Area
- Ukiah High School and South Valley High, both within city limits
- Ukiah Adult School, located in city limits

In addition to the Ukiah Unified School District schools, there are private preschools, four charter schools and a private religious school in the city.

There are two higher education institutions in the Planning Area:

- Mendocino College, a community college, is located to the north of the city.
- Dharma Realm Buddhist University, which is part of the City of Ten Thousand Buddhas, is located in neighboring Talmage.

Figure 7-1 shows the locations of schools within, and directly surrounding the city of Ukiah. Figure 7-2 shows additional Ukiah Unified schools in the Calpella and Redwood Valley areas.
FIGURE 7-1: SCHOOLS

Source: City of Ukiah, 2019.
FIGURE 7-2: ADDITIONAL UKIAH UNIFIED SCHOOLS
Library

Mendocino County operates one mobile library (Bookmobile) and five branch libraries: Ukiah, Fort Bragg, Willits, a Coast Community branch in Point Arena, and a Round Valley branch in Covelo.

- Mendocino County libraries saw a total of 11,304 users in FY 2018-2019.
- The countywide library collection offers 525 programs across all library branches, with 260 children's programs, 152 adult programs and 103 teen programs.

The Ukiah library is the only branch of the Mendocino County Library within the Ukiah Planning Area. The Ukiah branch is located at 105 North Main Street and is open Tuesday through Sunday each week. Library events and collections are include the following:

- Events for babies, toddlers, and children include story-time, crafts, and age-appropriate activities
- Teen events and groups, such as the Craft Squad, Anime and Manga Club, and Bibliotherapy for Teens
- Activities for adults include the Wines & Spines Book Club, MakerSpace events, the First Friday Art Walk Events and more
- Special collections include a Local Author Collection, a Mendocino Grant Collection, a Grateful Dead Collection, and a Cannabis Book Collection
Disadvantaged Unincorporated Communities

Pursuant to Senate Bill 244 Disadvantaged Communities (Government Code Section 65302.10), the City must identify each unincorporated island, fringe, or legacy community within the Planning Area. Once identified, the general plan must provide a description of each community; a map designating its location; an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies; and an analysis of benefit assessment districts or other financing alternatives that could make the extension of City services financially feasible.

To be considered a disadvantaged unincorporated community (DUC), a community must meet two criteria:

• The community must be comprised of no less than 10 dwellings adjacent or in close proximity to one another.

• The median household income in the community must be 80 percent or less than the statewide median household income of $67,169. Eighty percent of the statewide median household income is approximately $53,735.

In order to identify DUCs, the City first identified unincorporated areas within the Planning Area that had a median income that was 80 percent less than the State median (Figure 7-3). Next, within the areas identified, the City identified groupings of ten or more dwelling units that were in close proximity to each other and that were also similar in form to the density of residential areas typically located in suburban and urban communities. After identifying these potential DUCs, the City reviewed each to confirm they matched the intent of the SB 244 analysis and that the digital data sources used match current realities.

Through this identification process, the City identified 11 DUCs within the Planning Area. These communities are depicted on Figures 7-4 and 7-5, and in Table 7-2.

### Table 7-2: Identified Disadvantaged Unincorporated Communities

<table>
<thead>
<tr>
<th>DUC Identifier</th>
<th>DUC Size (acres)</th>
<th>Dwelling Units (approximate)</th>
<th># of Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>South of the City of Ukiah City Limits</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DUC #1</td>
<td>8.4</td>
<td>15</td>
<td>4</td>
</tr>
<tr>
<td>DUC #2</td>
<td>8.8</td>
<td>30</td>
<td>32</td>
</tr>
<tr>
<td>DUC #3</td>
<td>29.0</td>
<td>15</td>
<td>16</td>
</tr>
<tr>
<td>DUC #4</td>
<td>255.0</td>
<td>680</td>
<td>578</td>
</tr>
<tr>
<td>DUC #5</td>
<td>8.5</td>
<td>25</td>
<td>26</td>
</tr>
<tr>
<td>North of the City of Ukiah City Limits</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DUC #6</td>
<td>66.1</td>
<td>330</td>
<td>295</td>
</tr>
<tr>
<td>DUC #7</td>
<td>16.7</td>
<td>25</td>
<td>17</td>
</tr>
<tr>
<td>DUC #8</td>
<td>59.7</td>
<td>270</td>
<td>213</td>
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<tr>
<td>DUC #9</td>
<td>22.9</td>
<td>150</td>
<td>2</td>
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<tr>
<td>DUC #10</td>
<td>72.0</td>
<td>200</td>
<td>108</td>
</tr>
<tr>
<td>DUC #11</td>
<td>32.7</td>
<td>35</td>
<td>61</td>
</tr>
<tr>
<td>TOTAL</td>
<td>579.8</td>
<td>1,775</td>
<td>1,352</td>
</tr>
</tbody>
</table>

Source: City of Ukiah, 2019.
FIGURE 7-4: DUCS SOUTH OF UKIAH

- DUCs
- Low-Income Census Designated Place
- Low-Income Census Block Group
- Highway
- Rail Line
- River/Stream
- City Limits
- Parcels

Source: City of Ukiah, 2019; Mintier Harnish, 2019.
Source: City of Ukiah, 2019; Mintier Harnish, 2019.
Parks and recreation provide many benefits to a community, including economic, health, environmental, social, and overall quality of life. Open space also serves many important recreational, natural resource, and cultural purposes. It offers places for wildlife habitat, wilderness protection, enhanced groundwater quality, recreational use, historic landscapes, and visual corridors. The Open Space, Parks, and Recreation section outlines existing open space, parks, recreation facilities, and access conditions in Ukiah.
Open Space

Despite abundant open space in the Ukiah Valley, open space within the city is limited to Ukiah parks (discussed on page 76) and Low Gap Park, an 80-acre open-space park operated by Mendocino County. Located just across Low Gap Road from Ukiah High School, Low Gap park includes formal recreation facilities, including playgrounds, tennis courts, and an archery range. The vast majority of the park, however, is comprised of open space with walking and hiking trails woven throughout.

Branching from Low Gap Park, the City View Trail winds its way through the western hills. This approximately 1.5 mile long extension to existing trails in Low Gap Park has been designed by the Ukiah Valley Trails Group for the benefit of the entire community. Intended as a multi-use trail, for hikers and bikers alike, it will offer breath-taking vistas of the Ukiah Valley with an eye toward the preservation and appreciation of native California flora and fauna.

Within the Planning Area, open space recreational opportunities exist within County and Federal parks, as well as along the Russian River.

Operated by Mendocino County, Mill Creek Park is a 400-acre park consisting of several separate parcels along Mill Creek. Located outside the town of Talmage, the park is situated in a narrow canyon at the foot of Cow Mountain on the eastern side of Ukiah Valley. Mill Creek Park is home to a mixed forest of oak, madrone, bay, and other indigenous trees. Mill Creek runs through the center of the park, and there are several nature trails that lead guests throughout the park’s wooded hills, treating them to wildflowers in the spring and spectacular views of Ukiah Valley year-round.

There are two Federal open space recreation areas within the Ukiah Planning Area: Lake Mendocino and Cow Mountain. These areas attract Valley residents as well as people from throughout the San Francisco Bay Area.

The Lake Mendocino Recreation Area occupies 5,110 acres in the northeastern portion of the Ukiah Valley, including the vast surface area of the lake itself. Operated by the U.S. Army Corps of Engineers, Lake Mendocino is a multi-purpose reservoir, offering day-use facilities, boat launching locations, and overnight campground sites.

The 60,000-acre Cow Mountain Recreation Area is located in the Mayacamas Mountains and is managed by the Bureau of Land Management. Approximately 1,296 acres of this area falls within the Ukiah Valley and is accessible from Mill Creek Road. Cow Mountain offers back country recreation such as hiking and horseback riding trails, hunting, camping, and off-highway vehicle use.

The Russian River provides various recreational opportunities, such as swimming, fishing, inner tubing and picnicking. Public access to the Russian River is only allowed at specified public access points. There are four public access points to the river near the city of Ukiah: the City’s Softball Complex in the northeast portion of the city, the Vichy Spring-Perkins Road crossing, Riverside Park located at the end of Gobbi Street, and the Talmage Road crossing.

Agricultural Lands

The Planning Area is home to a number of productive agricultural parcels and hosts one of the largest concentrations of organic farmers in the State. Agricultural land in the plan area is predominately comprised of vineyards and fruit orchards (primarily pear and apple) but also includes other row crops and pasture. Agricultural production has been an important part of the area’s economy for generations and agricultural lands provide a pastoral quality that helps define the character of the Ukiah. There is widespread public interest in preserving agricultural lands. Open spaces within the Planning Area, including agricultural lands, are shown on Figure 8-1.
FIGURE 8-1: OPEN SPACE

Source: Mendocino County 2019.
Parks

The City of Ukiah operates approximately 260 acres of parkland, recreational areas, and city facilities that function as community gathering places. Additionally, the County operates an 80-acre open space park in the city. These facilities are shown on Figure 8-2 and in Table 8-1.

1. The 14-acre **Alex R. Thomas Plaza** is a 0.8-acre gathering space with benches, public restrooms, a pavilion, and amphitheater. Facilities are available to rent for the public.

2. **Gardner Park** is a 0.2-acre park with picnic tables.

3. **Giorno Park/Anton Stadium/Lions Field** is a 12-acre complex with softball/baseball diamonds and public restrooms.

4. **Rail Trail** provides two miles of easily accessible and safe alternate modes of transportation for bicycle and pedestrian traffic through downtown Ukiah.

5. **Grace Hudson Park “Wild Gardens”** is located just north of the museum and recently underwent a transformation into an outdoor art and education space. The wild Gardens feature native plant gardens with exhibits and art that educates about the local environment and how Pomo Indians managed this landscape.

6. **Low Gap Park** is an 80-acre open space park located in the western hills of Ukiah. The park includes a one-acre off-leash dog park, a picnic area with tables and barbecues, tennis courts, an archery range, horseshoe pits, a disc golf course, and public restrooms. Low Gap Park is operated by Mendocino County.

7. **Oak Manor Park** is a four-acre park with playground equipment, picnic tables, barbecues, reservable group areas, and tennis courts.

8. **Oak Street Pocket Park** is home of the Veteran’s Garden that provides veterans a space to heal and find camaraderie among other veterans along with healthy food. The park is located on the 900 block of Oak street between Cypress Avenue and Low Gap Road. A walking trail connects pedestrians between Oak and Bush Streets.

9. **Observatory Park** was opened to the public in March 2014. The 2.5-acre park features a historical observatory, walking labyrinth, and Petanque court. Events within the observatory encourage children and adults to explore space and learn about the solar system. Family-
FIGURE 8-2: PARKS AND RECREATION FACILITIES

Source: City of Ukiah, 2019.
friendly events include Bounce to the Stars, docent tours, and Open Skies for the amateur astronomer to explore the night sky.

12 **Orchard Park** is a quarter-acre park with playground equipment and picnic tables.

13 **Riverside Park** is a 38-acre open space park featuring open grass areas, picnic tables, benches, walking access to the Russian River, and birding opportunities.

14 **Todd Grove Park** is a 16-acre park with playground equipment, picnic tables, barbecues, reservable group areas, and volleyball standards.

Located in Todd Grove Park, the Ukiah Municipal Swimming Pools include diving board, concessions, public restrooms, changing rooms, showers, benches, and picnic tables, swimming facilities are open to the public from early June through mid August each year.

15 **The Ukiah Civic Center** is a 2.5-acre complex with an open space park for recreation or picnicking, benches, and shade areas.

16 **The Ukiah Municipal Golf Course** is a city-owned 152-acre facility with 18-hole course, pro shop, and snack bar.

17 **The Ukiah Skate Park** is a 0.6-acre skate park with public restrooms, and benches.

18 **The Ukiah Sports Complex** is a 10-acre site featuring playground equipment, picnic tables, softball/baseball diamonds, public restrooms, and stands. The Sports Complex also hosts youth soccer, ultimate frisbee, and rugby.

19 **The Ukiah Valley Conference Center** is a city-owned facility that features meeting rooms, public restrooms, and shops.

20 **Vinewood Park** is a 4.7-acre park featuring playground equipment, picnic tables, barbecues, reservable group areas, and a basketball court.

**Major Park Improvements**

In May 2019, Vinewood Park underwent reconstruction to better serve residents. New additions to the park include improved Americans with Disabilities Act (ADA)-compliant parking, enlarged and ADA accessible pathways, and a new basketball court. The City is replacing the existing basketball courts and the previously narrow and broken asphalt pathways.

In addition, the Grace Hudson Wild Gardens park improvement were completed in 2019. The park was transformed into an outdoor art and education space with an outdoor classroom, a garden of native plants for basket weaving materials and much more. The outdoor classroom offers open-air seating for hands-on learning. The brush arbor is an outdoor community gathering space inspired by traditional Pomo Indian architecture.
Recreation Programs

The City of Ukiah Parks and Recreation Department programming seeks to involve all ages and interests. The Department offers a variety of classes under topics such as pet training, dance, music, art, and health and fitness. Additionally, the Department takes suggestions from residents and holds specialized classes based on public input. These classes include topics such as CPR training, babysitting training for teens, life coaching, and women’s groups.

The Department organizes sports leagues for a variety of ages throughout the year. Current (2019) offerings include ping pong, tennis, soccer, baseball and softball, pickleball, and more.

The Ukiah Municipal Swimming Pool is located at Todd Grove Park where residents can take swim lessons and exercise or water recreation classes. Paddle board yoga is also offered on Lake Mendocino during the summer months.

Special Events

Throughout the year, the City of Ukiah holds special events to build community and encourage outdoor recreation. Events scheduled for the Fall of 2019 include a three-day PumpkinFest (featuring a pumpkin derby, giant pumpkin weigh-off, parade, baking contest, and more), a Thanksgiving break basketball camp, and Ukiah on Ice at Alex R. Thomas Plaza.

SUNDAYS IN THE PARK

Held by the City each summer, Sundays in the Park Free Concert Series is the largest and most recognized community event in Mendocino County. Since 1991, the series has thrilled the community with exceptional musical performances by artists from diverse genres including blues, classical, country, salsa, soul, rock, swing, reggae and more. Each summer, taking center stage in beautiful Todd Grove Park, six free concerts featuring world-renowned artists as well as local talent, entertain more than 20,000 music fans.
The Environment section describes the existing conditions related to environmental resources and sustainability in Ukiah. This section includes water quality and supply, air quality, and biological resources.
Water Quality

The City of Ukiah draws its water from the Russian River and three active groundwater wells. Water derived from each well varies depending on demand and the time of the year. According to annual water quality testing reports, the City of Ukiah’s water quality is considered to be safe and reliable. During emergencies, the City of Ukiah has the ability to purchase water from neighboring water systems: Millview County Water District and Willow County Water District. As of 2019, the City reported that the water that it produces and distributes meets and exceeds State and Federal standards for drinking water quality. These results are published each year in the Annual Water Quality Report.

Water Recycling

Water recycling is reusing treated wastewater for beneficial purposes such as agricultural and landscape irrigation, industrial processes, toilet flushing, and replenishing a ground water basin (referred to as ground water recharge). By providing an additional source of water, water recycling can decrease the diversion of water from sensitive ecosystems, decrease wastewater discharges, and reduce pollution. Recycled water can also be used to create or enhance wetlands and riparian habitats.

The City of Ukiah has finished construction of its recycled water system. Phases 1-3 are complete and produce recycled water for customers including agriculture, industrial uses, and landscaping, including a variety of municipal agencies. Phases 1-3 can return approximately two-thirds of the plant’s capacity to beneficial use. Phase 4 has been designed and funding is being identified to complete this final phase. Phase 4 is designed to subscribe 100 percent of the treatment plant's capacity.
Air Quality

Overall air quality in the Planning Area is generally good when compared with statewide and nationwide averages. Similar to the rest of California, ozone and particulate matter are the pollutants of most concern in the area. Air quality monitoring in the Ukiah area reports particulate matter from 2015 to 2017 did not exceed California standards for more than eight days in a year. Ozone pollution in the area has been well below the average national and State thresholds.

Major pollution sources for the city of Ukiah are transportation emissions such as diesel particulate matter.

Biological Habitat

The City has protected several types of oak species in an effort to revitalize the neighboring oak forest. Protected tree species in the city are black oak, blue oak, coast live oak, cork oak, interior live oak, oracle oak, Oregon oak, valley oak, white oak, native California oak, California buckeye, California bay, and California/coast redwood. Trees on the protected species list include designated landmark trees, trees in riparian corridors, and trees planted as part of mitigation efforts or conditions of approval.

Species listed as threatened or endangered within the Planning Area include the northern spotted owl, foothill yellow-legged frog, red-bellied newt, chinook salmon, and steelhead trout. Riparian woodland and riparian forest along the Russian River (Figure 9-1) provide habitat for naturally occurring plant species including box elder, button willow, blackberry, wild rose, wild grape, and coyote bush. Wetlands within city limits are on the Parducci Wine Cellars’ grounds.
FIGURE 9-1: RUSSIAN RIVER RIPARIAN PLANT SPECIES

Natural hazards in the Ukiah region are similar to those in the greater northern California area. Earthquake, wildfire, and drought are of the highest concerns, as well as an increased number of high heat days and localized flooding.
Earthquakes

Earthquake severity is measured by the Modified Mercalli Intensity (MMI) scale. The MMI measures ground shaking severity at a given site according to damage done to structures, changes in the earth surface, and personal accounts. An earthquake’s ground motion is what will cause building and infrastructure damage along fault lines. The MMI scale is illustrated in the graphic on the right. Peak ground acceleration (PGA) is used to measure earthquake intensity by quantifying how hard the earth shakes in a given location.

The closest fault zone to Ukiah is the Maacama Fault Zone, which is approximately 2 miles east of the city limits. In the event of an earthquake, Ukiah would experience strong shaking (level of VI on the MMI scale) with a peak ground acceleration rating of 80, which would result in quick acceleration of the earth. Such an earthquake can result in considerable damage to poorly built or designed structures, and slight damage to buildings designed to withstand severe ground shaking. Actual damage caused is dependent on the severity of the earthquake, the specific buildings and infrastructure involved, and other various factors. Figure 10-1 shows seismic hazards and peak ground acceleration in the Ukiah Planning Area.

Liquefaction occurs when seismic waves pass through granular soil, causing some of the empty spaces between granules to collapse and can cause severe damage to properties. It is the act of a soil’s behavior becoming similar to liquid due to ground shaking from an earthquake. During an earthquake, the area of Ukiah is not highly susceptible to liquefaction; however, there may be moderate risk of liquefaction along creeks and rivers.

Maacama fault produced a reported 5.6 earthquake in the Ukiah area in 1869 as well as an abundance of microquakes in recent years.

Earthquake Hazard and Probability Maps produced by the United States Geological Survey (USGS) show that the entire population, all non-critical facilities, and all critical facilities and infrastructure in Ukiah is located within a violent shaking range (78-100 percent acceleration due to gravity).
FIGURE 10-1: SEISMIC HAZARD ASSESSMENT

PEAK GROUND ACCELERATION
Percent of Gravity
- 50-60
- 78-100
- >100

- Fault Zone
- Fault Trace
- City Limits
- Planning Area/Sphere of Influence
- Highway
- Road
- Rail Line
- River/Stream
- Lake

Wildfire

Regionally, the Ukiah Planning Area is near other zones of high or very high wildfire severity to the west, southwest, and northwest, although there is less of a threat from those areas because of their relative distance from Ukiah. Brush fires in the area are common during the summer but are generally extinguished before developed areas sustain much damage. While the city is not in an area of high fire hazard severity, Ukiah’s proximity to the Mendocino Range does pose a threat of wildfire spreading into the city where the range meets the western portion of the city limits.

California law requires CAL FIRE to identify the severity of fire hazard statewide. CAL FIRE identified Fire Hazard Severity Zones based on factors such as fuel, slope of the land and fire weather. CAL FIRE assigns responsibility for each zone to either the State or a local jurisdiction. Fire hazard severity zones near the city of Ukiah are shown on Figure 10-2.

Previous large fires in the surrounding area also posed a threat to the city of Ukiah, such as the Mendocino Complex Fire (Ranch Fire). The Ranch Fire began off Highway 20 near Potter Valley just northeast of Ukiah in the summer of 2018 and was not fully extinguished until the beginning of 2019. The fire burned a total of 410,203 acres throughout Mendocino, Lake, Colusa, and Glenn counties.

Ukiah’s geography and proximity to wildlands puts the city in danger. The State’s Fire-Hazard Severity Map shows the city is surrounded. In 2019, CAL FIRE, Mendocino County, and the City of Ukiah established fire breaks along the western hills to prevent a catastrophic fire from escaping the wildlands and traveling through the city.

Droughts

California is susceptible to dry periods, and times of extended drought are likely to occur in the future. Drought is a result of lower than average rainfall over extended periods of time. Projections show average annual precipitation in the area could decrease from 39.6 inches per year to 32.7 inches per year over the next 20 years. This reduction in rainfall would be worsened by a similar reduction in Sierra snowpack in the future, which provides much of the water for California in dry summer months. Droughts may therefore become more prevalent in future decades and Ukiah is likely to be affected.

Between 2011 and 2014, the State of California experienced the driest period in recorded history. The resulting drought lasted from 2012 to 2017, dried up wells, and killed millions of trees. The California Drought Monitor designated Mendocino County in a "severe drought" in April 2013 and County Supervisors declared a drought emergency by January 2014. After nearly three years of drought, the County was downgraded from drought conditions in March 2016 following a series of El Nino driven winter storms. Although most areas of the State were out of drought conditions by 2017, the State of California wasn't declared totally drought-free until March 2019.
Extreme Heat Events
An extreme heat day is defined by the Federal Emergency Management Agency (FEMA) as any day where temperatures reach above 90 degrees Fahrenheit. Temperatures above 90 degrees are associated with health risks especially for seniors, those with respiratory concerns, and other sensitive groups. Ukiah averages approximately 63 days of extreme heat annually, as well as occasionally experiencing heat waves where more than four extreme heat days occur consecutively. Cal-Adapt projections show that the average of both extreme heat days and heat waves in Ukiah is expected to increase substantially, with an average of 79 extreme heat days expected by the year 2040.

Flooding
Major flood-related concerns in the Ukiah Valley include flooding as a result of heavy storms and the potential failure of the Coyote Dam at the base of Lake Mendocino. Ukiah is primarily susceptible to flooding on the eastern border of the city limits, although localized flooding may occur in other areas. Areas within a 100-year floodplain have a 1 percent chance each year of flooding, while areas in a 500-year floodplain have a 0.2 percent chance each year of flooding. The 100-year and 500-year floodplain extends the length of Russian River from the northeastern city limits through the southeastern city limits of Ukiah (Figure 10-3). Areas within the city limits along Gibson Creek and Doolin Creek are in the 100-year and 500-year floodplain as well.

According to the Ukiah Valley Area Plan, in the event of a hypothetical total dam failure, water would flow north up the Russian River channel to a point north of Highway 20 before stopping, and south well past the boundaries of the Ukiah Planning Area. The main channel of flooding would likely follow U.S. 101 or State Street, whichever is further west. In the southern portions of the Valley, the Army Corps projects that most segments of U.S. 101 south of Talmage Road will be under water and that the community of Talmage would likely have portions of its west side inundated.

Resiliency Efforts in Ukiah
Ukiah seeks to keep residents and assets as safe as possible in the event of a disaster through land use controls, hazard mitigation and emergency response efforts, and community programs. The City also works with Mendocino County on a number of plans and programs.

Resiliency efforts in Ukiah include:

• Participation in the Mendocino County Multi-Hazard Mitigation Plan
• Participation in the North Coast Opportunities Disaster Preparedness Training Programs
• Trainings for residents in Community Preparedness and Resilience Skills
• Upgrades to buildings and infrastructure to comply with building and fire codes
• Supporting the Mendocino County Emergency Services Division
• Water conservation measures and programs
• Support for and information on creating a Family Disaster Plan for residents
• Fire breaks installed in western hills in 2019 by CAL FIRE, Mendocino County, and the City of Ukiah
• Controlled burn days by CAL FIRE
FIGURE 10-3: FLOOD HAZARD ZONES

Source: City of Ukiah, 2019.