



Notice of Preparation and Scoping Meeting

Supplemental Environmental Impact Report for the Ukiah 2026 Reorganization Project

Date: May 12, 2026
To: Reviewing Agencies, Organizations, and Interested Parties
Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report

The City of Ukiah (City), as the lead agency under the California Environmental Quality Act (CEQA), will prepare a Supplemental Environmental Impact Report (SEIR) for the Ukiah 2026 Reorganization Project (“project”). Pursuant to CEQA Guidelines section 15060(d), the City has determined that a SEIR is required for the project tiered from the certified Ukiah 2040 General Plan Final EIR (SCH# 2022050556). In accordance with CEQA Guidelines Section 15082, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

The purpose of this notice is to:

1. Serve as the Notice of Preparation of a Supplemental Environmental Impact Report for the Office of Land Use and Climate Innovation (LCI), Responsible Agencies, public agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to CEQA Guidelines Section 15082; and
2. Solicit comments and suggestions regarding the preparation of the SEIR, environmental issues to be addressed in the SEIR, and any other related issues, from interested parties, including interested or affected members of the public.

Project Location

The proposed project is located within and adjacent to the City of Ukiah and consists of multiple unincorporated areas located within the City’s existing Sphere of Influence (SOI) but outside of current city limits. The proposed project area includes several geographically distinct areas generally located south, north-northeast, north, and east of the city boundaries. These areas are currently served by the Ukiah Valley Sanitation District, Millview County Water District, and Willow County Water District.

Figure 1 illustrates the regional location of the City of Ukiah, Figure 2 shows the proposed project area in relation to existing city limits, and Figure 3 illustrates the individual reorganization areas included in the proposed project.

Project Description

The Ukiah 2026 Reorganization Project proposes a reorganization of service territories within the City’s existing Sphere of Influence and the pre-zoning of annexed unincorporated areas. The proposed project consists of two components: a Reorganization Component and a Pre-Zone Component.

The Reorganization Component would include annexation of unincorporated territories currently served by the Millview County Water District and Willow County Water District, with concurrent detachment of those territories from the respective districts. The City would also annex territory within the Ukiah Valley Sanitation District. Once at least 70 percent of the acreage of the Sanitation District is within city limits, the City would establish the Sanitation District as a subsidiary district, consistent with applicable law. The

City does not propose to annex land within the Pinoleville Rancheria and would consult with the Tribe regarding service provision to maintain existing levels of service.

The Pre-Zone Component would involve applying City land use designations and zoning districts to annexed territories concurrent with annexation. Pre-zoning would be consistent with existing Mendocino County General Plan designations, the Ukiah Valley Area Plan, and County zoning standards. The proposed project would not change allowable land uses, development intensity, or site development standards, and would not induce growth or enable development beyond what is currently permitted.

SEIR Scope

The City of Ukiah adopted the City of Ukiah 2040 General Plan and certified a Program Environmental Impact Report (State Clearinghouse No. 2022050556) that evaluated the environmental effects of buildout under the General Plan. The City of Ukiah, as Lead Agency under CEQA, has determined that the Ukiah 2026 Reorganization Project constitutes a change requiring preparation of a SEIR pursuant to CEQA Guidelines Sections 15162 and 15163. The SEIR will evaluate the environmental effects of the proposed annexations, detachments, establishment of a subsidiary district, and pre-zoning actions as the “whole of the project” under CEQA, to the extent that those effects were not adequately analyzed in the previously certified General Plan EIR.

The SEIR will assess the potential direct, indirect, and cumulative environmental impacts of the proposed project in relation to key environmental resource topics outlined in the CEQA Environmental Checklist (CEQA Guidelines, Appendix G) and listed below. Additional resource areas may be analyzed depending on the information developed through the scoping process. Mitigation measures will be identified for significant impacts, as warranted.

- Agricultural and Forestry Resources
- Land Use and Planning
- Hydrology and Water Quality
- Utilities and Service Systems

In addition to evaluation of potential impacts and identification of mitigation measures, the SEIR will discuss a reasonable range of potentially feasible alternatives to the project that may accomplish basic objectives while lessening or eliminating any potentially significant project-related impacts.

As provided in the CEQA Guidelines, the SEIR also will include other CEQA considerations including but not limited to the following information: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant unavoidable impacts, 4) significant irreversible environmental changes, 5) references and organizations/persons consulted, and 6) SEIR authors.

Opportunity for Public Review and Comment

This Notice is available for review on the City’s website at: <https://cityofukiah.com/ceqa-review/>

The City of Ukiah would like to receive your input on the scope of the information and analysis to be included in the SEIR. Due to time limits, as established by CEQA, your response should be sent at the earliest possible date, but no later than 30 days after publication of this notice. Please submit your comments **by 5:00 p.m. on June 10, 2026** by mail or e-mail to:

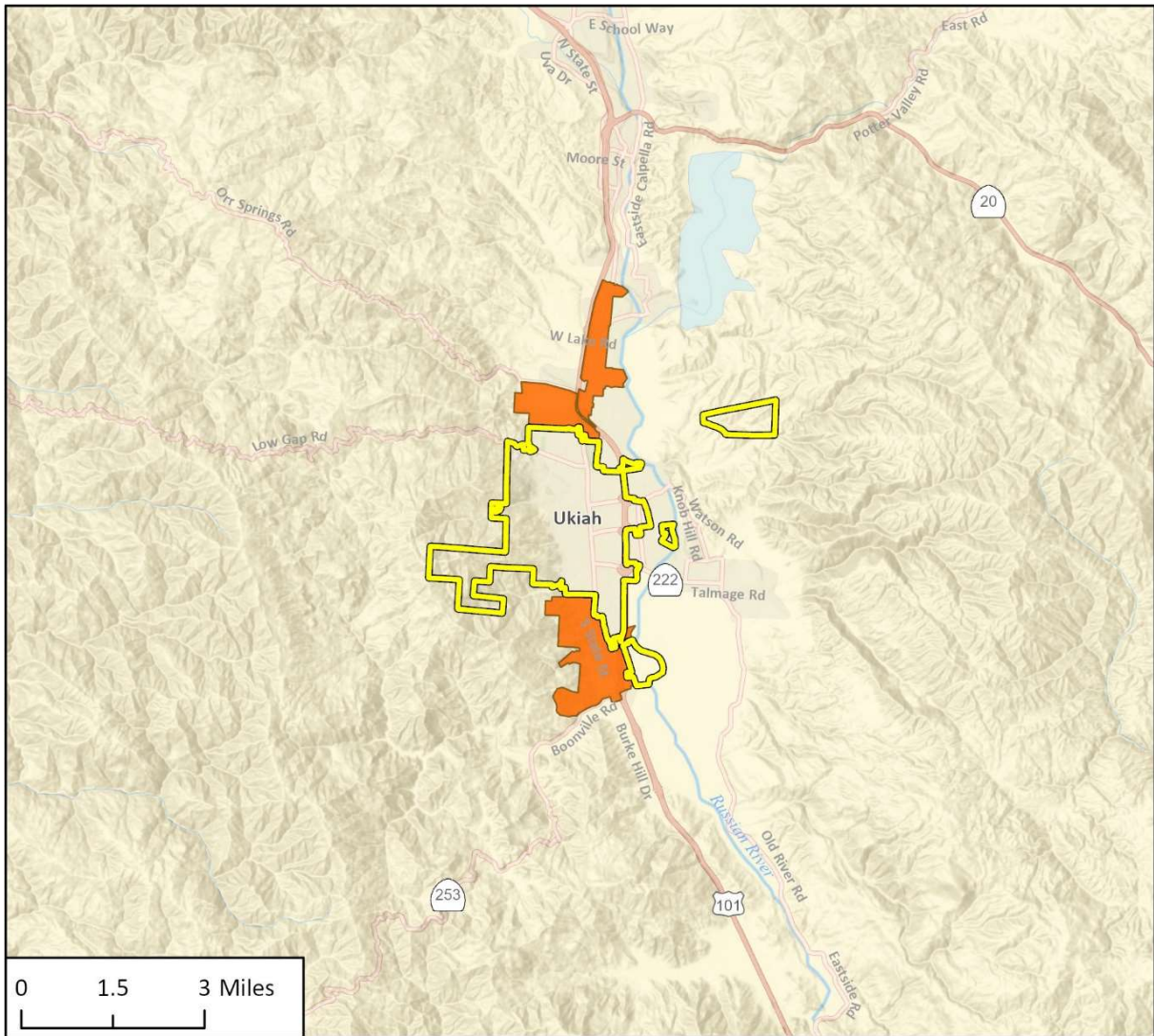
Maya Simerson, Project and Grant Administrator
City of Ukiah
300 Seminary Avenue
Ukiah, California 95482
MSimerson@cityofukiah.com

Please include the name, phone number, and address of a contact person in your response.

SEIR Public Scoping Meeting

The City will hold a public SEIR scoping meeting in-person to provide an opportunity for agency staff and interested members of the public to submit verbal comments on the scope of the environmental issues to be addressed in the SEIR. The scoping meeting will be held on **June 1, 2026 at 5:00 PM at the Ukiah Valley Conference Center, located at 200 S. School Street, Ukiah, California 95482.**




Figure 1 Regional Location



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Fig 2-1 Regional Location

-  Project Location
-  City of Ukiah Boundary
-  Proposed Project Area

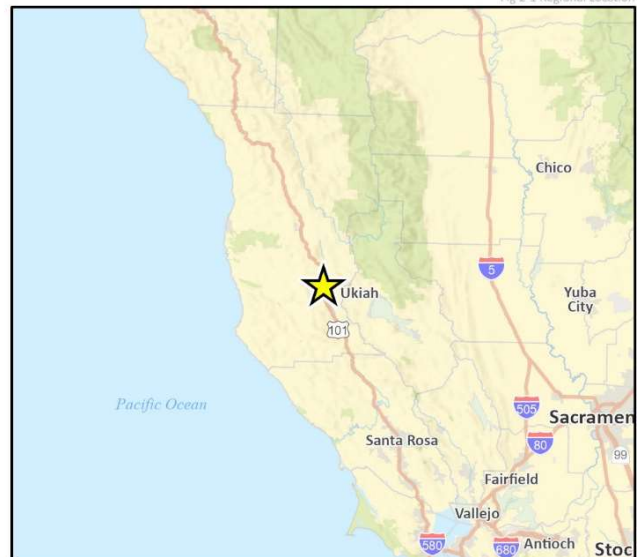
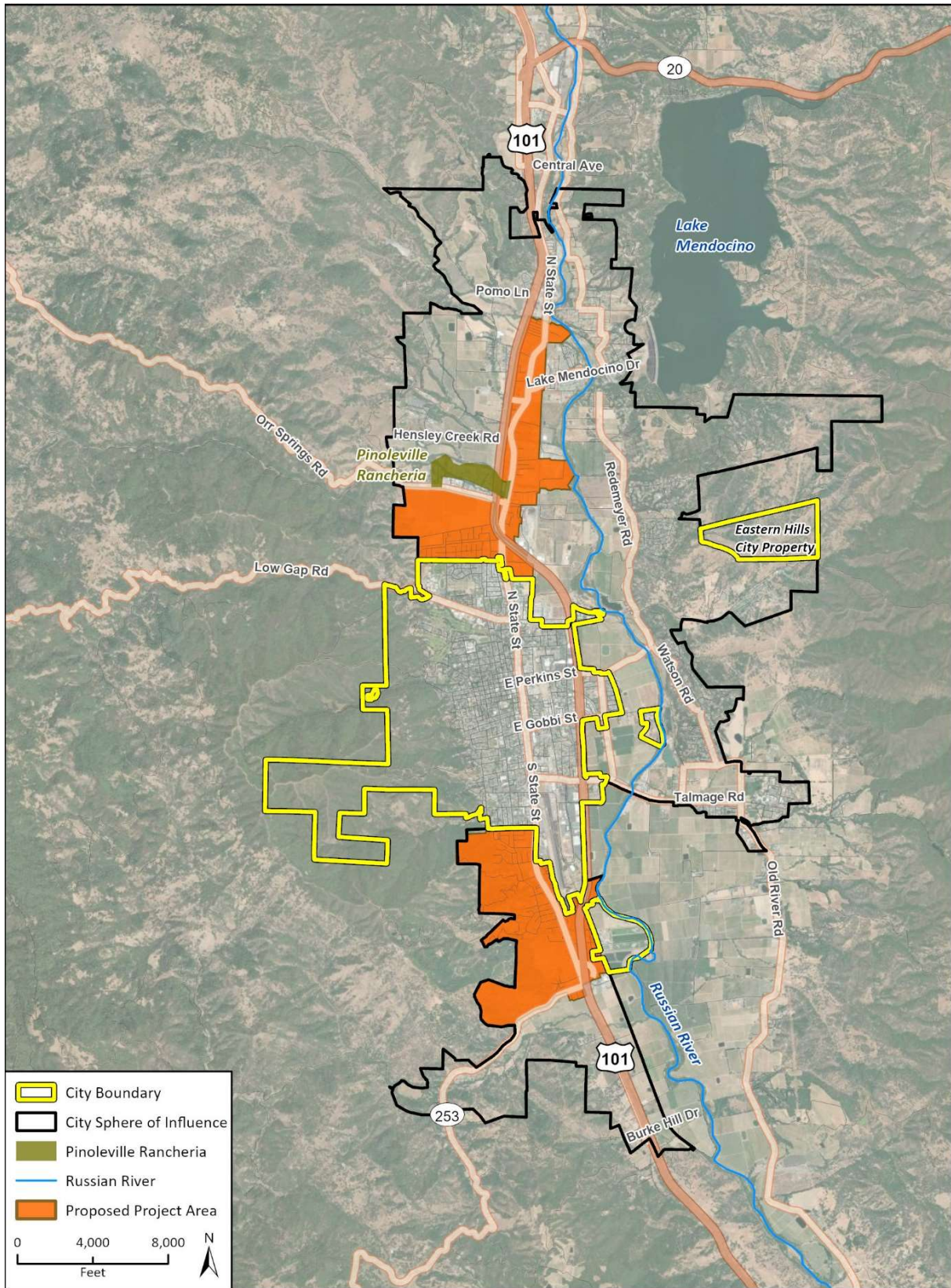
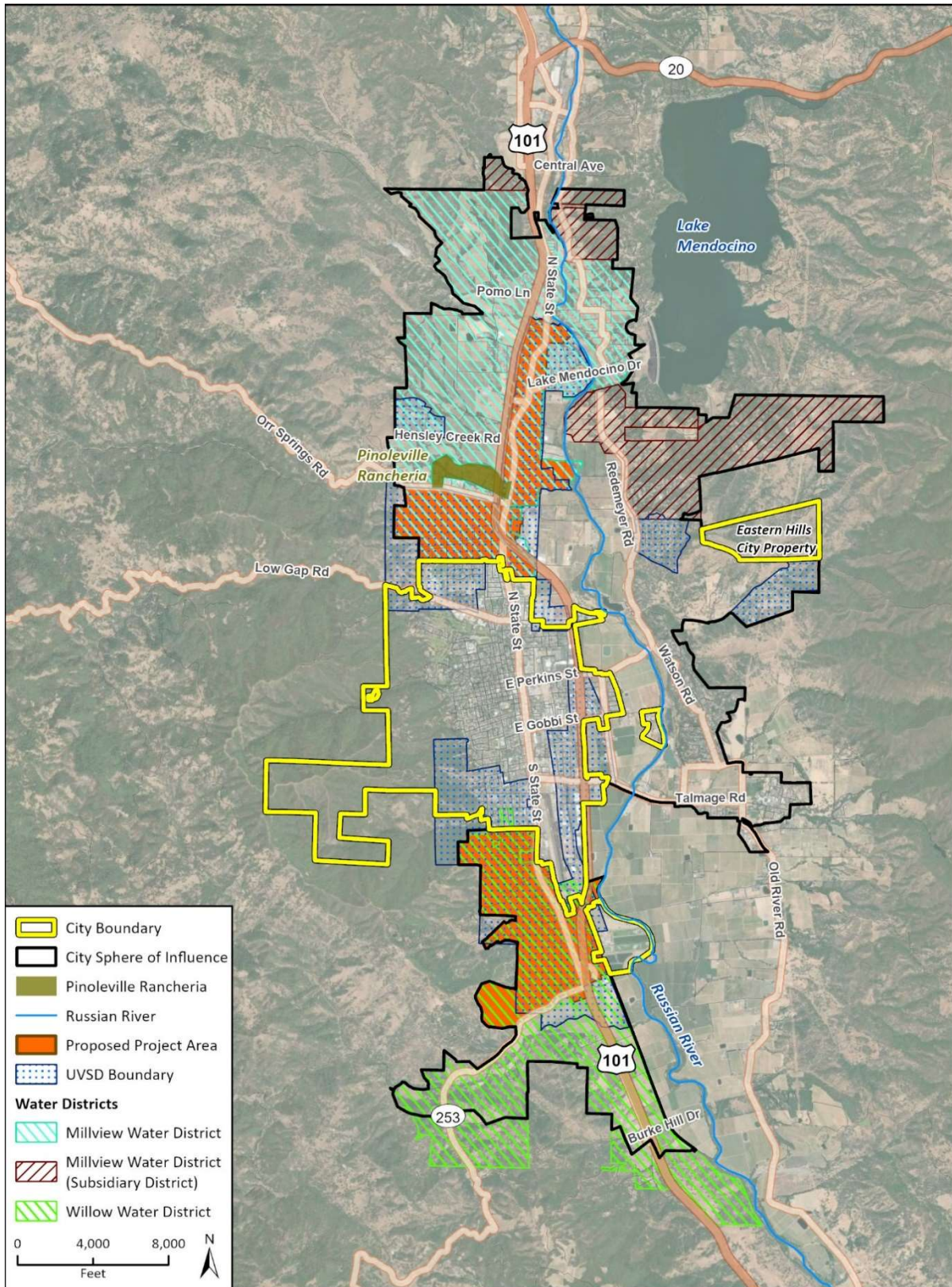


Figure 2 Project Area (Proposed Annexation Area)



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Additional data provided by County of Mendocino, 2026.

Figure 3 Project Reorganization Detail



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