

City of Ukiah
Notice of Intent and Public Hearing to
Adopt an Initial Study & Mitigated Negative Declaration
for Ukiah Western Hills Open Land Acquisition and
Limited Development Agreement Project

NOTICE IS HEREBY GIVEN that an Initial Study & Mitigated Negative Declaration (ISMND) under the California Environmental Quality Act (CEQA) was prepared and circulated for public review for the Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project. The intent of this notice is to provide an update regarding upcoming public hearings related to the Project. See below.

BACKGROUND & PROJECT DESCRIPTION: The City has a vision, and is working towards a goal, of promoting the protection of Ukiah's western urban interface to restore and conserve biological resources and open space, and provide large-scale wildfire mitigation. In order to achieve this goal, the City proposes to acquire and annex approximately 640 acres ("Hull Properties") in the Western Hills for open space preservation, while allowing the potential for future low-density residential development on the approximately 54 easternmost acres, consistent with existing development in the Western Hills within the City of Ukiah limits. In addition, the "Noguera Properties", totaling approximately 14 acres, are included in the annexation proposal for access only, but will remain under private ownership. In accordance with CEQA Guidelines Section 15378 the "Proposed Project" includes the following: 1) Acquisition and annexation of the parcels; 2) Rezoning the parcels to PF and R1-H (and associated Zoning Map and General Plan Map Amendments upon approval of the annexation application); 3) Sequential Lot Line Adjustments to reconfigure existing parcels into seven lots ("Development Parcels") for future potential development; 4) Development Agreement between Hull Properties and the City allowing up to one single-family home and one accessory dwelling unit on each Development Parcel (14 units total); and 5) site improvements including extension of City utilities, road improvements, and construction of two water tanks.

PROJECT LOCATION: Unincorporated Ukiah Western Hills, "Hull Properties" (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09, 157-060-02, 157-050-02, 157-050-04, 157-050-01, 157-030-02, 157-030-03, 157-050-11 & 157-050-12) and the City-owned "Donation Parcel" (APNs 157-050-03, 157-060-003) In addition, the "Noguera Properties" (APNs 003-190-09 & 003-110-90) are included in the annexation proposal for access only.

PROJECT IMPACTS: The ISMND was circulated for public review from April 16, 2021 through May 20, 2021. The ISMND prepared for the Project has determined that ground disturbing activities and construction related to infrastructure improvements and future residential development could result in direct significant impacts to Air Quality, Biological Resources, Cultural /Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the ISMND would reduce all impacts to less than significant. The project is not located on a listed hazardous waste disposal site compiled pursuant to Government Code Section 65962.5. The ISMND and comments received during the public review period can be found online at <https://www.cityofukiah.com/ceqa-review/>. Responses to public comments will be included in the final ISMND and hearing documents.

HEARING DATE/TIME: On **Wednesday, August 25, 2021 at 6:00 p.m.**, the City of Ukiah Planning Commission will conduct a public hearing to make recommendations to the Ukiah City Council regarding approval of the ISMND and Proposed Project. The Ukiah City Council will conduct a public hearing for the ISMND and Proposed Project, tentatively scheduled for **Wednesday, September 15, 2021 at 6:00 p.m.** At this time, due to the COVID-19 pandemic, all hearings are being held virtually. More information, including the pertinent documents related to the public hearings may be found online the week prior to the hearing at <http://www.cityofukiah.com/meetings/>, or may be obtained from the Department of Community Development at the Ukiah Civic Center.

FOR MORE INFORMATION: All interested parties may contact Michelle Irace, Planning Manager, at (707)463-6268 or mirace@cityofukiah.com ; or, Craig Schlatter, Community Development Director, at (707) 463-6219 or cschlatter@cityofukiah.com; or by visiting the Community Development Department, located at 300 Seminary Avenue, Ukiah, CA 95482. Office hours: 8:00 am to 12:00 p.m. and 1:00 p.m. to 5:00 pm, Monday through Friday.