

**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) has been prepared and is available for public review for the Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project.

**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 693 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) 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 a water tank.

**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, 157-050-03, 157-060-003, 157-050-01, 157-030-02, 157-030-03, 157-050-11 & 157-050-12). 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 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.

**REVIEW PERIOD:** The public review period for the ISMND is from **Friday, April 16, 2021 through Thursday, May 20, 2021 at 5:00 p.m.** The ISMND is available for review at the City of Ukiah Community Development Department (address provided below) or online at <https://www.cityofukiah.com/ceqa-review/> . Comments may be submitted via email to [mirace@cityofukiah.com](mailto:mirace@cityofukiah.com), submitted in person, or mailed to the Community Development Department, ATTN: Michelle Irace, at the address below.

**HEARING DATE/TIME:** On Wednesday, May 26, 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, June 2, 2021 at 6:00 p.m. 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 463-6268 or [mirace@cityofukiah.com](mailto:mirace@cityofukiah.com) ; or, visit 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.