

**Notice of Determination**

**To:**

Office of Planning and Research  
U.S. Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: Mendocino  
Address: 501 Low Gap Rd # 1020  
Ukiah, CA 95482

**From:**

Public Agency: City of Ukiah  
Address: 300 Seminary Ave.  
Ukiah, CA, 95482  
Contact: Michelle Irace, Planning Manager  
Phone: 707-463-6268 mirace@cityofukiah.com

Lead Agency (if different from above): \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2021040428

Project Title: Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project

Project Applicant: City of Ukiah

Project Location (include county): approx. 707 acres in unincorporated Mendocino County

**Project Description:**

1) Acquisition and annexation of approx. 707 acres for open space and limited development; 2) Rezoning of the parcels; 3) Sequential Lot Line Adjustments to reconfigure parcels into seven lots for future development; 4) Development Agreement between the City and Hull Properties restricting development to one single-family residence and one accessory dwelling unit (total of 14 units on 54ac); and 5) Site improvements (extension of utilities, road improvements, construction of water tanks).

This is to advise that the Ukiah City Council has approved the above  
( Lead Agency or  Responsible Agency)

described project on 9/15/21 and has made the following determinations regarding the above  
(date)  
described project.

- 1. The project [ will  will not] have a significant effect on the environment.
- 2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [ were  were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
- 5. A statement of Overriding Considerations [ was  was not] adopted for this project.
- 6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

https://www.cityofukiah.com/ceqa-review/ or 300 Seminary Ave., Ukiah, CA, 95482

Signature (Public Agency):  Title: Planning Manager

Date: 9/20/21 Date Received for filing at OPR: \_\_\_\_\_