

**City of Ukiah**  
**Notice of Public Hearing and Intent to Adopt a Negative**  
**Declaration for General Plan Amendment and Rezone of**  
**701 South Orchard Avenue**

**NOTICE IS HEREBY GIVEN** that a Draft Initial Study and Negative Declaration (ISND) under the California Environmental Quality Act has been prepared and is available for public review. Public hearings have been tentatively scheduled to consider adoption of the ISND and Project.

**PROJECT DESCRIPTION:** The City of Ukiah proposes to rezone the existing parcel from Public Facilities (PF) to Community Commercial (C1). The Project also requires a general plan amendment to change the land use designation from Public (P) to Commercial (C). No development is proposed. A rezone is required because the site is no longer under City ownership or used for public purposes.

**PROJECT LOCATION:** On the corner of East Gobbi Street and South Orchard Avenue at 701 South Orchard Avenue (APN 003-181-01).

**PROJECT IMPACTS:** The Draft ISND is available for public review from **June 21, 2022, through July 25, 2022**. While the Project would rezone the property from PF to C1, creating the potential for future commercial and residential development opportunities, no development is proposed at this time. Based upon the analysis contained within the Initial Study, the Project would have a less than significant impact, or no impact on all resources. As such, a Negative Declaration has been prepared for the Project. The ISND and associated documents can be found online at: <http://www.cityofukiah.com/ceqa-review/> or at the Community Development Department, 300 Seminary Avenue, Ukiah, CA 95482. Written public comments may be submitted to Michelle Irace, Planning Manager via email at [mirace@cityofukiah.com](mailto:mirace@cityofukiah.com) or via mail at the aforementioned address.

**HEARING DATE/TIME:** On **July 27, 2022 at 6:00 p.m.** or soon thereafter, the City of Ukiah Planning Commission will conduct a public hearing to make recommendations to the Ukiah City Council regarding approval of the Project. The Ukiah City Council will conduct a public hearing to consider approval of the Project, tentatively scheduled for **August 17, 2022, at 6:00 p.m.** or soon thereafter. At this time, all hearings are being held on a virtual/in person hybrid basis. Meeting information and hearing documents may be found online no later than 72 hours prior to the hearing at: <http://www.cityofukiah.com/meetings/>.

**FOR MORE INFORMATION:** Interested parties may contact Michelle Irace, Planning Manager (707) 463-6203 or [mirace@cityofukiah.com](mailto:mirace@cityofukiah.com) ; or visit the Community Development Department, located at 300 Seminary Ave. Office hours: 8:00 am to 12:00 p.m. and 1:00 p.m. to 5:00 pm, Monday through Friday.