

NOTICE OF CEQA EXEMPTION

TO: X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

X County Clerk
500 Low Gap Road
Ukiah, CA, 95482

PROJECT TITLE: Declaration of surplus property, pursuant to government code §54220, for property located within the Airport Industrial Park - Planned Development in the City of Ukiah, California, County of Mendocino (APNs: 180-110-12; 180-120-15; 180-120-16).

PROJECT LOCATION: Airport Industrial Park – Planned Development, Ukiah, CA, 95482, APNs 180-110-12; 180-120-15; 180-120-16

PUBLIC AGENCY: City of Ukiah

DATE OF APPROVAL: June 5, 2024

NAME OF PROJECT APPLICANT: City of Ukiah

CEQA EXEMPTION STATUS:

- Ministerial
- Declared Emergency
- X **Categorical Exemption:** Article 19, § 15312, Class 12: Surplus Government Property Sales
- Statutory Exemption Section

PROJECT DESCRIPTION: Pursuant to the Surplus Land Act (Gov. Code, § 54220), as well as the California Department of Housing and Community Development’s (HCD) Surplus Land Act Guidelines, the City controls real property located within the Airport Industrial Park - Planned Development (AIP-PD), identified as APNs 180-110-12; 180-120-15 and 180-120-16 (“Property”) that it seeks to sell. These three (3) parcels are designated under an Industrial (“I”) Land Use Designation per Ordinance Number 1213 (AIP-PD). Although the City maintains an interest in developing a portion of the Property for a municipal corporation yard, the City’s preferred development scenario does not qualify for an ‘Agency Use Exemption’ under the Surplus Lands Act (“SLA”). Therefore, Staff has determined that the Property be declared “surplus land”.

REASONS WHY PROJECT IS EXEMPT: The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Class 12 (Surplus Land). It is noted that this exemption can be applied to up to projects not located in areas of critical sensitivity, as identified in Government Code Section 15206(b)(4). If and when the subject properties are sold and the new owner(s) or lessee(s) propose a use for the subject properties that requires a discretionary permit, the future use and project will be analyzed at the appropriate time in accordance with CEQA. Since acquiring the properties, no improvements have been facilitated and no changes in land-use applied. Based on the foregoing considerations, the project qualifies for the identified CEQA exemption.



Lead Agency Contact Person: Jesse Davis, Chief Planning Manager
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This is to certify that the Notice of Exemption and other project related documents are available to the General Public at: Community Development Department, Planning Division, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482.

Jesse Lee Davis A.A. 06/06/2024 Chief Planning Manager

Signature (Public Agency) (Date) (Title)