

RESOLUTION 2024-25

RESOLUTION OF THE COUNCIL OF THE CITY OF UKIAH DECLARING REAL PROPERTY OWNED BY THE CITY LOCATED WITHIN THE AIRPORT INDUSTRIAL PARK - PLANNED DEVELOPMENT (APNS 180-110-12; 180-120-15 AND 180-120-16) AS SURPLUS LAND, DIRECTING STAFF TO PREPARE AND SUBMIT A NOTICE OF AVAILABILITY, AND AUTHORIZING THE CITY MANAGER TO COMPLY WITH THE SURPLUS LAND ACT

WHEREAS, the City of Ukiah (the "City") is the owner in fee simple of certain real properties known as Assessor Parcel Numbers 180-110-12; 180-120-15 and 180-120-16, ("Property"); and

WHEREAS, the Property is a ±13.82 acre site that features a mixture of vacant land (±7.98 acres) and vineyard (±5.84 acres) as depicted on the attached **Exhibit A**; and

WHEREAS, the Property is subject to the Airport Industrial Park – Planned Development (Ordinance #1213) regulations, and maintains an 'Industrial' Land Use Designation; and

WHEREAS, a portion of the Property will be further evaluated for a governmental use, particularly the relocation of the City's Municipal Corporation Yard from its current location on the grounds of the Ukiah Municipal Airport ("UKI"); and

WHEREAS, Assembly Bill 1486 went into effect on January 1, 2020 ("AB 1486"), and expanded the Surplus Land Act (Government Code Section 54220 et seq.) (the "Act") requirements for local agencies prior to the disposition and disposal of a "surplus land"; and

WHEREAS, the Property is "surplus land" because it is not entirely necessary for the City's use and none of the statutory exemptions set forth under Government Code Section 54221(f)(1) are fully applicable, and therefore the Property and disposition thereof are subject to the Act; and

WHEREAS, due to its location adjacent to UKI, the Property features multiple development constraints, to protect public health, safety, and welfare by ensuring the orderly expansion of UKI and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses; and

WHEREAS, City staff and consultants will use an appraisal of the Property to establish its market value; and

WHEREAS, the Act requires that prior to the disposition of any surplus land where an exemption does not apply, the City must issue a Notice of Availability ("NOA"), in the form attached hereto as **Exhibit B** (the "Notice") to, among others, affordable housing developers, and thereafter, if any qualified entity submits a quality Notice of Interest within sixty (60) days of issuance of the NOA, the local agency must negotiate in good faith for at least ninety (90) days with any such submitting entities before pursuing alternative disposition; and

WHEREAS, the City's portion of the proceeds from the disposition of the Property and tax generated may provide funding to enhance City services, and the future development of a municipal corporation yard.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ukiah hereby finds and declares, as follows:

Section 1: The Property is “surplus land” as defined by the Act, because the Property is owned in fee simple by the City, does not fit within the definition of “exempt surplus land” as set forth in the Act, and may only be partially necessary for the City’s use.

Section 2. The City Council authorizes and approves the form of the Notice, attached hereto as **Exhibit B**, and authorizes the City Manager, Deputy City Manager, Community Development Director, or designee(s) to comply with the requirements of the Act, to issue the Notice to those statutorily entitled to receive it pursuant to Government Code Section 54222, and to negotiate in good faith with those entities, if any, who submit qualified Notices of Interest (Government Code Sections 54222.5 and 54223).

Section 3. The action authorized by this Resolution does not authorize or approve the actual disposition or sale of the Property. Any proposed agreement for the disposition of the Property shall be subject to the approval of the City Council.

Section 4. The disposition of Property as surplus property is exempt from environmental review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15312 (Cal. Code Regs., Title 14). However, if development is proposed on the Property by a buyer at a future date, then that subsequent development may be subject to environmental review under CEQA.

Section 5. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 7. The City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

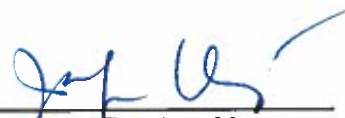
PASSED, APPROVED AND ADOPTED this 5th day of June 2024 by the following roll call vote:

AYES: Councilmember Rodin, Orozco, Crane, and Mayor Duenas

NOES: None

ABSTAIN: None

ABSENT: Councilmember Sher



Josefina Dueñas, Mayor

ATTEST:



Kristine Lawler, City Clerk

Exhibit A – APN Maps

Exhibit B – Notice of Availability

180 - 11

3-020
3-003
154-003

Por. Lot 73 Yokayo Rancho

Exhibit A



Bk 182
01

Bk 183
01

10

12

3-020
154-003

154-003

3-003

3-003

08

Bk 3
33

NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
Updated September 6, 2018



June 5, 2024

To All Interested Parties:

RE: Notice of Availability/Offer to Sell Surplus Property

As required by Government Code Section 54220 of the State of California, City of Ukiah is providing notification that the City of Ukiah intends to **sell/lease** the surplus property listed in the accompanying table.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the City of Ukiah of your interest in acquiring the property. However, this offer shall not obligate the City of Ukiah to sell the property to you. Instead, the City of Ukiah would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, or lease terms, the City of Ukiah may market the property to the general public.

As required by Government Code Section 54227, if the City of Ukiah receives more than one letter of interest during this 60-day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the City of Ukiah in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail. Notice of your interest in acquiring the property shall be delivered to Shannon Riley - Deputy City Manager, at 300 Seminary Avenue, Ukiah, CA, 95482. You may also direct your questions to sriley@cityofukiah.com or by calling 707-463-6217.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

Proprietor Name	Jurisdiction Type	Site Address/Intersectio	City	Zip Code	County	Apprais Parcel Number	General Plan Categories (Current)	Zoning Description (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (acres)	Existing Use/Activity
City of Ukiah	City	N/A	Ukiah	95482	Mendocino	180-110-12	Airport Industrial Park - Planned Development	PD - Industrial	0	0	7.58	Vacant
City of Ukiah	City	N/A	Ukiah	95482	Mendocino	180-110-15	Airport Industrial Park - Planned Development	PD - Industrial	0	0	5.19	Vineyard
City of Ukiah	City	N/A	Ukiah	95482	Mendocino	180-120-16	Airport Industrial Park - Planned Development	PD - Industrial	0	0	0.45	Vineyard

