



NOTICE OF CEQA EXEMPTION

TO: X Office of Land Use and Climate Innovation
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: Pomolita Community Tree Nursery Lease Project

PROJECT LOCATION: Pomolita Middle School, 740 N. Spring Street, south tennis courts and adjacent storage areas, APN 001-081-11, Ukiah, California 95482.

LEAD/PUBLIC AGENCY: City of Ukiah

DATE OF APPROVAL: September 16, 2026

NAME OF PROJECT APPLICANT: City of Ukiah Community Development Department, Urban Forestry Program

TO: X Office of Land Use and Climate
Innovation
1400 Tenth Street
Sacramento, CA 95814

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

X Mendocino County Clerk- Recorder
501 Low Gap Road, STE 1020
Ukiah, CA 95482

CEQA EXEMPTION STATUS:

POSTED FROM 9/22/26 TO 10/23/26

- ☐ Ministerial
- ☐ Declared Emergency
- ☒ Categorical Exemption: Article 19, Class 4, Section 15304 (Minor Alterations to Land), including Section 15304(b) (New Gardening or Landscaping)
- ☐ Statutory Exemption:

PROJECT DESCRIPTION: The proposed project is subject to the California Environmental Quality Act (CEQA) and qualifies for a Categorical Exemption pursuant to CEQA Guidelines Section 15304 (Minor Alterations to Land), including Section 15304(b) (New Gardening or Landscaping). The project consists of City Council authorization for the City Manager to negotiate and execute a lease with the Ukiah Unified School District for use of a portion of the south tennis courts and adjacent areas at Pomolita Middle School as a Community Tree Nursery supporting the City's Urban Forestry Program and CAL FIRE Climate Resilient Forests Project.

Nursery activities will include propagation, temporary storage and care of nursery stock, loading and unloading of trees and materials, and related Urban Forestry Program operations. Site setup may include nursery stock and containers, benches and tables, temporary shade structures and fencing, nursery supplies and equipment, irrigation utilizing the existing water service, designated circulation and loading areas, and temporary staging. The lease also allows pavement reduction within the leased premises pursuant to a written scope approved by the City and District. No building construction or grading is proposed as part of the project.

CAL FIRE previously served as lead agency for the broader Ukiah Climate Resilient Forests Project and filed a Notice of Exemption on November 10, 2025, pursuant to CEQA Guidelines Section 15304. The executed grant scope includes expansion of the City's existing nursery and establishment of a secondary nursery to support implementation of the grant-funded tree planting program

REASONS WHY PROJECT IS EXEMPT: The project qualifies for the Class 4 categorical exemption because it consists of minor alterations to an existing developed site for nursery, gardening, landscaping, and related urban forestry activities. The leased area is located on existing paved tennis courts and adjacent developed school property. Physical changes are limited to nursery setup and operation, use of the existing water connection, temporary or movable nursery facilities and equipment, and minor pavement reduction within the existing developed area. The project would not involve removal of healthy, mature, scenic trees, building construction, grading, or work within waterways or wetlands.

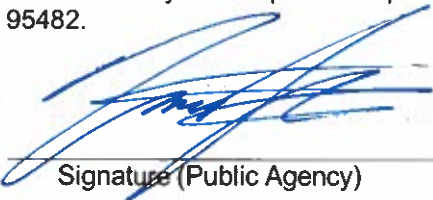
None of the exceptions to categorical exemptions identified under CEQA Guidelines Section 15300.2 apply to the proposed project. The project is located within an existing developed school campus and would not affect an environmental resource of hazardous or critical concern. The project would not result in a cumulatively considerable impact associated with successive projects of the same type in the same place over time, and no unusual circumstances have been identified that would create a reasonable possibility of a significant environmental effect.

The project does not involve alteration or demolition of school buildings or other structures, and no scenic highway or historical-resource impact has been identified from the proposed nursery use.

CAL FIRE's prior Class 4 determination for the broader Climate Resilient Forests Project supports the City's review of the grant-funded nursery component. The City has independently reviewed the lease, proposed nursery use, conceptual site plan, and reasonably foreseeable minor site alterations associated with establishment and operation of the Pomolita Community Tree Nursery

Lead Agency Contact Person: Katherine Schaefer, Planning Manager
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Email: kschaefer@cityofukiah.com

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.



Signature (Public Agency)

09-18-2026
(Date)

Planning Manager
(Title)