



2024-E0108
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CITY OF UKIAH
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Fee: \$50.00 Pgs: 1 of 2

OFFICIAL RECORDS
Katrina Bartolomie - Clerk-Recorder
Mendocino County, CA



NOTICE OF CEQA EXEMPTION

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

PROJECT TITLE: Retail Building with Light Industrial and Improvements

PROJECT LOCATION: 401 S. State St., Ukiah, CA (APN 002-269-05)

DESCRIPTION OF PROJECT: Minor Use Permit request to allow for voluntary modifications of a nonconforming structure proposed for 'General Retail' 'Maintenance/repair – client site services' and 'Small products manufacturing' within the Downtown Zoning Code in accordance with [UCC 9231.14\(C\)\(3\)](#). Modifications would be for safety, to reduce fire hazard, and to conform aesthetically to the surrounding structures within the immediate neighborhood.

PUBLIC AGENCY APPROVING PROJECT: City of Ukiah

DATE OF APPROVAL: December 19, 2024

NAME OF PROJECT APPLICANT: TCW Equipment (Nena Caviness)

CEQA EXEMPTION STATUS:

- Ministerial [Section 21080(b); 15268]
- Declared Emergency [Section 21080(b)(3); 15269(a)]
- Emergency Project [Section 21080(b)(4); 15269(b)(c)]
- Statutory Exemption Section:
- Categorical Exemption Section: 15301 Class 1, Existing Facilities**
- General Rule [Section 15061 (b)(3)]

REASONS WHY PROJECT IS EXEMPT: The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 Class 1, Existing Facilities which "Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or



no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances."

The proposed project involves minor renovations to an existing commercial structure, including interior and exterior upgrades, without altering the building's footprint or significantly impacting the surrounding site. The modifications will not result in substantial changes to the existing use, nor will they damage or disturb any natural features, as the site is fully developed and located within an urbanized area. Accordingly, the project meets the criteria for exemption and will not have a significant effect on the environment.

Additionally, the project is consistent with existing zoning and planning regulations, including the 2040 General Plan, Downtown Zoning Code requirements, and other relevant local policies, aligning with the City's established land-use expectations for the site. Upon review, it has been determined that the project will not impact sensitive environmental resources, such as habitats for endangered species, geologically sensitive areas, or sites of historical or archaeological importance.

Lead Agency Contact Person Katherine Schaefers
Planning Manager
Phone Number (707) 463-6203
Email KSchaefers@cityofukiah.com

This is to certify that the record of project approval is available to the General Public at:

Community Development Department, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482

Signature (Public Agency)

December 19, 2024

(Date)

Planning Manager

(Title)