



CONFORMED COPY

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Mendocino County Clerk-Recorder

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:

Approval of a Minor Variance for reduction of a side/rear setback from 5 ft to 3 ft for installation of a swimming pool and spa within the Single Family Residential (R1) zoning district; File No. 25-000323.

PROJECT LOCATION:

1317 West Clay Street, Ukiah, CA; APN 001-242-02

PUBLIC AGENCY DECIDING TO CARRY OUT PROJECT:

City of Ukiah, Zoning Administrator

DATE OF APPROVAL:

May 27, 2025

NAME OF PROJECT APPLICANT:

Patrick Parks

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:

- Ministerial
- Declared Emergency
- Categorical Exemption: Article 19, Class 1, Section 15301 (Existing Facilities) (a), Minor interior or exterior alterations.
- Statutory Exemption Section

PROJECT DESCRIPTION: The applicant, Patrick Parks, formally applied to reduce a side/rear setback from 5 ft to 3 ft for installation of a swimming pool and spa within the Single Family Residential (R1) zoning district. A Minor Variance is required to facilitate this request pursuant to Ukiah City Code §9264. The parcel is currently developed with a single-family residence on a corner lot and is relatively flat. The site is accessed via Mary Street, a private ± 40-ft roadway.

REASONS WHY PROJECT IS EXEMPT: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305, Minor Alterations In Land Use Limitations, which consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not


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result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.

The project includes a minor variance related to the side setback within a level project area. It does not propose any changes to land use, zoning designation, or intended density, nor does it involve the creation of a new parcel. For these reasons, the project qualifies for the cited CEQA exemption.

Lead Agency Contact Person: Katherine Schaefer, Planning Manager
Phone Number: (707) 463-6203
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.

	04-27-2025	Planning Manager
Signature (Public Agency)	(Date)	(Title)