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City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF CEQA EXEMPTION

TO: X **Office of Land Use and Climate Innovation**
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

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

PROJECT TITLE:	Major Site Development Permit, Major Use Permit, and Lot Merger for the Conversion of an Existing Building into an 'Urgent Care and Administration Office'
PROJECT LOCATION:	1240 Airport Park Boulevard, Ukiah, CA; APN 180-080-74 and APN 180-080-75
LEAD/PUBLIC AGENCY:	City of Ukiah, Planning Commission
DATE OF APPROVAL:	December 10, 2025
NAME OF PROJECT APPLICANT:	Mendocino Community Health Clinic (Tiffany Williams)

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

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

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

CEQA EXEMPTION STATUS:

- ☐ **Ministerial**
- ☐ **Declared Emergency**
- X **Categorical Exemption: Article 19, Section 15301 (Class 1)**
- ☐ **Statutory Exemption:**

PROJECT DESCRIPTION: The Project consists of the construction and operation of a new Urgent Care Clinic and Administrative Office facility owned by Mendocino Community Health Clinics (MCHC) at 1240 Airport Park Boulevard. The project merges two parcels (APNs 180-080-74 and 180-080-75) into a single 1.16-acre lot and adaptively reuses the existing 7,129-square-foot building. A 6,958-square-foot mezzanine will be added within the existing structural shell for administrative offices, while the ground floor (7,186 SF) will house an urgent care clinic with seven exam rooms, imaging, and support areas. The total building area will be 14,144 SF. Site improvements include 48 parking spaces (requesting a reduction from the 64-space requirement), patient loading zones, upgraded pedestrian facilities, screened mechanical equipment, and full solar panel offset. The property is located in the Mixed-Use: Airport Industrial Park Planned Development (AIP-PD) zoning district and within Airport Compatibility Zones 5 and 6.

REASONS WHY PROJECT IS EXEMPT: The project qualifies for a Categorical Exemption under CEQA Guidelines, Article 19, Class 1 (Existing Facilities), Section 15301(a) because it involves the minor alteration and conversion of an existing commercial structure, with negligible expansion of the existing use. The addition of the mezzanine is

under 10,000 square feet, occurs within an urbanized area, and all necessary public services and facilities are available. The expansion occurs entirely within the existing building footprint and does not increase the building's height or mass.

The exceptions to Class 1 exemptions under CEQA Guidelines Section 15300.2 do not apply. Although the project requests a reduction of 16 required parking spaces, parking adequacy is a local land use policy subject to discretionary review under the Airport Industrial Park Planned Development (AIP-PD) ordinance and does not constitute a significant environmental impact. The site is located within Ukiah Municipal Airport Compatibility Zones 5 and 6; potential airport-related impacts, including noise and glare, are mitigated through a required conditioned avigation easement, consistent with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), ensuring compatibility and public safety

Lead Agency Contact Person:	Katherine Schaefers, 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.

	12-19-2025	Planning Manager
Signature (Public Agency)	(Date)	(Title)