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NOTICE OF CEQA EXEMPTION

TO: X 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
500 Low Gap Road
Ukiah, CA, 95482

PROJECT TITLE:

Acquisition of real property by the City of Ukiah for use by the Electric Utility Department. The parcel is the former site of a City-owned electrical substation and remains encumbered by multiple existing electrical easements, including a critical access to a primary transmission line. Access and public use for electrical equipment storage is essential to maintaining reliable electrical service to Ukiah residents.

PROJECT LOCATION:

701 South Orchard Avenue, Ukiah, CA; APN 003-181-01

PUBLIC AGENCY DECIDING TO CARRY OUT PROJECT:

City of Ukiah, City Council

DATE OF APPROVAL:

May 20, 2026

NAME OF PROJECT APPLICANT:

City of Ukiah, Electric Utility Department

TO: X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

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501 Low Gap Road
Ukiah, CA 95482

CEQA EXEMPTION STATUS:

- Ministerial
- Declared Emergency
- Categorical Exemption:** Article 19, Class 1, Section 15301 (Existing Facilities) (b), Public Utility Facilities.
- Statutory Exemption Section

PROJECT DESCRIPTION: The City of Ukiah proposes to re-acquire a ±0.66 acre parcel located at 701 South Orchard Avenue, Ukiah, CA (APN 003-181-01) for use by the City of Ukiah Electric Utility Department. The parcel is the former site of a City-owned electrical substation and remains encumbered by multiple recorded electrical easements, including the easement that contains the sole transmission line feed serving the City's primary substation located at 724 South Orchard Avenue.

Following acquisition, the parcel will continue to function as a utility-support site associated with existing electrical infrastructure. Near-term use will consist of low-intensity utility activities such as pole storage, equipment staging, and routine operational support. Long-term use will support the continued operation, repair, maintenance, and minor alteration of the existing electrical facilities located across the City.

The project authorizes no construction, ground disturbance, grading, vegetation removal, or new permanent structures. Any future development that would exceed the scope of these exempt activities will be subject to separate discretionary review and independent CEQA analysis.

REASONS WHY PROJECT IS EXEMPT: The project is categorically exempt under CEQA Guidelines Section 15301 (Existing Facilities), particularly subsection (b), which applies to existing public utility facilities used for a continued purpose. The City has reviewed the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 and finds that none apply: The parcel is not located in a particularly sensitive environment. There is no reasonable possibility of cumulative impact from successive projects of the same type in the same place. There are no unusual circumstances, creating a reasonable possibility of a significant effect on the environment. The parcel is not located within view of an officially designated state scenic highway.

The project will not cause a substantial adverse change in the significance of a historical resource. The acquisition authorizes no physical change to the environment, other than temporary storage, which is the current use of the site. On a separate and independent basis, the project is also exempt under CEQA Guidelines Section 15061(b)(3) (common sense exemption), because it can be seen with certainty that there is no possibility the activity will have a significant effect on the environment.

Lead Agency Contact Person: Jesse Davis, Chief Planning Manager
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Email: jdavis@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.



05-20-2026
(Date)

Chief Planning Manager
(Title)