



## 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:** Minor Use and Minor Site Development Permit for Construction of a New Satellite Office

**PROJECT LOCATION:** 760 Apple Ave., Ukiah, CA; APN 003-050-66

**LEAD/PUBLIC AGENCY:** City of Ukiah, Zoning Administrator

**DATE OF APPROVAL:** June 3, 2026

**NAME OF PROJECT APPLICANT:** Menton Builders, Inc. (Estok Menton)

**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 3, Section 15303 (Class 3)
- Statutory Exemption:

**PROJECT DESCRIPTION:** The proposed project is subject to the California Environmental Quality Act (CEQA) and qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). The project consists of construction of a detached 410-square-foot accessory satellite office structure accommodating approximately 1 to 2 employees. The project is located within an urbanized area on a previously developed site and falls below the 10,000-square-foot threshold identified under Section 15303(c) for small commercial structures. The structure would operate on a self-contained solar and battery storage system and would not include plumbing fixtures.

**REASONS WHY PROJECT IS EXEMPT:** None of the exceptions to categorical exemptions identified under CEQA Guidelines Section 15300.2 apply to the proposed project. The project site consists of a previously disturbed portion of an existing contractor yard and is not located within an environmentally sensitive area. The construction of a single accessory office structure would not result in a cumulatively considerable impact associated with successive projects of the same type in the same place over time. No unusual circumstances have been identified that would create a reasonable possibility of a significant environmental effect. In addition, the project site is not visible from an

officially designated state scenic highway, is not included on any list compiled pursuant to Government Code Section 65962.5, and the project would not cause a substantial adverse change in the significance of a historical resource.

**Lead Agency Contact Person:** Katherine Schaefer, Planning Manager  
**Phone Number:** (707) 463-6203  
**Email:** [kschaefer@cityofukiah.com](mailto: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.



06-04-2026  
(Date)

Planning Manager  
(Title)

Signature (Public Agency)