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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: Major Amendment request to a previously approved Major Site Development Permit (File No. 22-7956) to demolish an existing ±2,857 sq. ft. car wash facility and construct a new ±2,313 sq. ft. automated car wash facility/tunnel, eight (8) vacuum stations, landscaping, and commercial signage.

PROJECT LOCATION: 162 Talmage Road, Ukiah, CA, 95482 APNs 003-140-49; 003-140-05

PUBLIC AGENCY DECIDING TO CARRY OUT PROJECT: City of Ukiah

DATE OF APPROVAL: January 10, 2024

NAME OF PROJECT APPLICANT: City of Ukiah

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

CEQA EXEMPTION STATUS:

- Ministerial
Declared Emergency
X Categorical Exemption: Article 19, Class 3(C): New Construction of Commercial Structures
Statutory Exemption Section

PROJECT DESCRIPTION: The subject property has been granted a Major Amendment to a previously approved Major Site Development Permit to demolish an existing ±2,857 sq. ft. car wash facility and construct a new ±2,313 sq. ft. automated car wash facility/tunnel, eight (8) vacuum stations, landscaping, and commercial signage.

The project aims to achieve the following from the previous approval:

- 1. Relocate the entire car-wash structure/tunnel to Airport Compatibility Zone 2.
2. Reduce the height of free-standing signage (from ±18 feet to 7.5 feet).
3. Update the branding, appearance, and operation of the commercial facility from LUV Carwash to Splash




- Express Carwash.
4. Shorten the length of the car-wash tunnel from 85 feet to 80 feet.
 5. Reduce the number of vacuum stations from nine (9) to eight (8).
 6. Revise on-site circulation by providing an additional encroachment from Perry Street.

REASONS WHY PROJECT IS EXEMPT: The proposed project is subject to the California Environmental Quality Act (CEQA). The project qualifies for a categorical exemption pursuant to CEQA Guidelines Article 19, Class 3 (C): New Construction of Commercial Structures. It is noted that this exemption can be applied to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Staff has determined the exemption is appropriate, as the project is located in an urbanized area and zoned for heavy-commercial use; that it consists of commercial structures of less than 10,000 total square feet; that all needed public services and facilities are available; and that the surrounding area is not environmentally sensitive.

Lead Agency Contact Person: Jesse Davis, Chief Planning Manager
Phone Number: (707) 463-6207
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.

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Signature (Public Agency) (Date) Chief Planning Manager (Title)