



CONFORMED COPY

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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:

Approval of a Minor Amendment to a previously approved Major Use Permit (File No. 23-9153) to allow on-site distribution of cannabis products within an existing cannabis retail business location in Ukiah, CA.

PROJECT LOCATION:

1230 Airport Boulevard, Suite C, Ukiah, CA 95842
APN 180-080-81

PUBLIC AGENCY DECIDING TO CARRY OUT PROJECT:

City of Ukiah

DATE OF APPROVAL:

March 14, 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
- Categorical Exemption: Article 19, Class 1: Existing Facilities
- Statutory Exemption Section

PROJECT DESCRIPTION: The project by Ukiah Valley Holistics, Inc. dba Cannavine involves a modification of their existing cannabis operations by incorporating a cannabis distribution component in addition to the current retail activities. All other business operations will remain the same. There are no exterior modifications or expansion of the building's footprint proposed, however, interior tenant improvements will include construction of new walls to accommodate a separate and secured storage area for cannabis products. The distribution area will be approximately 725 square feet and will be separated, as required by State Law, from the existing retail area.



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 1: Existing Facilities, which consists of the operation, repair, maintenance, leasing, licensing, or minor alteration of existing public or private structures. The key consideration is whether the project involves negligible or no expansion of an existing use. Based on the following, the proposed project is eligible to use this exemption.

1. The site is developed with an existing building and parking lot, and utilities and services are already available at the site.
2. The modification would continue operations of the existing dispensary; No expansion of the existing building footprint will occur.
3. The location is not environmentally sensitive and does not include any drainage courses or bodies of water (such as creeks or streams).

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.

 03-29-24

Signature (Public Agency)

(Date)

Chief Planning Manager

(Title)