



NOTICE OF CEQA EXEMPTIC

TO: 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: County of Mendocino
501 Low Gap Rd # 1020
Ukiah, CA, 95482

PROJECT TITLE: 'Merino - Minor Subdivision' - #24-9268

PROJECT LOCATION: 1310 West Clay Street; APN 001-203-38

DESCRIPTION OF PROJECT: A request for a Minor Subdivision of an existing ±.71-acre parcel (1310 West Clay Street; APN 001-203-38) into two (2) parcels. Parcel 1 would be 14,424 square feet and Parcel 2 would be 20,234 square feet in size.

PUBLIC AGENCY APPROVING PROJECT: City of Ukiah – City Engineer

DATE OF APPROVAL: April 25, 2024

NAME OF PROJECT APPLICANT: Ron W. Franz
2335 Appolinaris Drive
Ukiah, CA, 95482

CEQA EXEMPTION STATUS:

- Ministerial
- Declared Emergency
- X **Categorical Exemption:** Categorical Exemption, pursuant to CEQA Guidelines Article 19, Class 15, Section 15315, Minor Land Divisions.
- Statutory Exemption Section

REASONS WHY PROJECT IS EXEMPT: The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15315, Class 15, Minor Land Divisions. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger

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parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. This project proposes a minor subdivision for residential purposes within an urbanized area. The project, as submitted, complies with all provisions of the Ukiah 2040 General Plan and Ukiah Civic Code without requiring any variances or exceptions. The subject property is located in the LDR (Low-Density Residential) zoning district. The proposed subdivision was routed to the Public Works, Police Department, Electrical Utility, and the Ukiah Valley Fire Authority, and it was determined that all services and access to the proposed parcels are consistent with local standards. The subject property was not involved in a division of a larger parcel within the previous 2 years, nor does it have an average slope greater than 20 percent.

Lead Agency Contact Person Jesse Davis, AICP
Chief Planning Manager
Phone Number (707) 463-6207
Email jdavis@cityofukiah.com

This is to certify that the record of project approval is available to the General Public at:

Community Development Department, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482

	April 25, 2024	Chief Planning Manager
Signature (Public Agency)	(Date)	(Title)