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## NOTICE OF CEQA EX

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:** 'One Together Solutions – Expansion & Parking Lot Modifications'

**PROJECT LOCATION:** 280 East Standley Street; APN (002-192-14)

**DESCRIPTION OF PROJECT:** A request for a Major Site Development Permit to allow for the installation of nine (9) interconnected single-story prefabricated modular structures (totaling ±1,440 square feet) to serve as accessory medical offices for use by the existing health service provider(s) for a period of no more than five (5) years upon occupancy at 280 E Standley Street; APN 002-192-14; File No. 24-0130

**PUBLIC AGENCY APPROVING PROJECT:** City of Ukiah – Planning Commission

**DATE OF APPROVAL:** May 22, 2024

**NAME OF PROJECT APPLICANT:** One Together Solutions; Theresa Mauer & Daniel Grassi (Authorized Agents)

### CEQA EXEMPTION STATUS:

- Ministerial
- Declared Emergency
- X **Categorical Exemption:** Categorical Exemption pursuant to Class 3: New Construction of Small Structures; Class 4: Minor Alterations to Land
- Statutory Exemption Section

**REASONS WHY PROJECT IS EXEMPT:** The Project is categorically exempt from the provisions of CEQA pursuant to CEQA Article 19 §15303(c), Class 3, New Construction or Conversion of Small Structures, which consists of the construction, location and conversion of limited numbers of new, small



facilities or structures. Additionally, per Article 19 §15304(b), Class 4, Minor Alterations to Land, which consists of new gardening or landscaping, including the replacement of existing conventional landscaping with water-efficient or fire-resistant landscaping, including walls, fences, walkways, irrigation systems, and similar features, as well as plant materials, the project can be determined categorically exempt.


The Class 3 exemption applies to commercial office structures, such as the one proposed, up to 2,500 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances and all necessary public services and facilities are available. Furthermore, the Project qualifies for the CEQA exemptions for the following reasons:

- The Project site is zoned General Urban (GU), which allows for medical offices to be located within this zoning district by-right;
- The Project would comply with all applicable air quality regulations and would not involve the use of significant amounts of hazardous materials;
- The proposed structure is considered semi-permanent and will not require significant grading, beyond installation of the foundation and connection to utilities;
- All public services and utilities are available to the site and the Project will be reviewed by applicable City departments and agencies as required.

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

	May 23, 2024	Chief Planning Manager, Community Development
Signature (Public Agency)	(Date)	(Title)