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NOTICE OF CEQA EXEMPTION

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:

'Gas Station Remodel'

PROJECT LOCATION:

734 S. State Street; APN 003-031-78

DESCRIPTION OF PROJECT:

A request for a Minor Site Development Permit for the remodel of an existing gas-station by updating the exterior façade and facilitating interior tenant improvements, including conversion of the existing garage/automobile repair area to 'Retail Sales', various modifications and improvements to the parking lot, including new landscaping, trees, and the installation of revised signage at 734 South State Street; APN 003-031-78; File No. 24-9253

PUBLIC AGENCY APPROVING PROJECT:

City of Ukiah – Zoning Administrator

DATE OF APPROVAL:

June 20, 2024

NAME OF PROJECT APPLICANT:

Boulevard Construction Inc.
4080 Truxel Road
Sacramento, CA 95834

CEQA EXEMPTION STATUS:

- Ministerial
- Declared Emergency
- X **Categorical Exemption:** Categorical Exemption pursuant to CEQA Guidelines §15301, Class 1, Existing Facilities (a)
- 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 §15301 Class 1, Existing Facilities, which

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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.

- The site is developed with an existing commercial structure and associated parking. Utilities and municipal services are already available and active. The subject parcel is zoned for commercial use and has been historically utilized as a gas station and automobile repair facility; and
- The proposed project would continue operations of the existing commercial facility; No expansion of the existing building footprint is proposed; the Applicant would facilitate tenant improvements to the interior of the structure, including the conversion of the automobile repair area to allow for expanded 'Retail Sales' and accessory food sales; and
- 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, 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

Signature (Public Agency)

July 3, 2024

(Date)

Chief Planning Manager,
Community Development

(Title)