

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:

Adoption of an Ordinance Amending Various Sections of the Ukiah City Code to Update the City's Approval Process for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

PROJECT LOCATION:

Citywide

DESCRIPTION OF PROJECT:

The ordinance amendment includes changes to various sections of the Ukiah City Code to update the City's approval process for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). If approved, the amendment will establish standalone articles for the regulation of ADUs and JADUs and facilitate compliance with recent changes in the California Government Code, including AB 976, AB 2221, SB 477 by adding or removing regulatory language as required. The Ordinance also clarifies ADU development standards to allow for detached ADUs of up to 20' in height, and ADUs attached to the primary dwelling unit or garage at the maximum height of their zoning district, limited by any airport safety restrictions.

PUBLIC AGENCY APPROVING PROJECT:

City of Ukiah – City Council

DATE OF APPROVAL:

September 4, 2024

NAME OF PROJECT APPLICANT:

City of Ukiah, Community Development Department

CEQA EXEMPTION STATUS:

- Ministerial
- Declared Emergency

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- Categorical Exemption:** Statutory Exemption per Public Resources Code Section 21080.17; Categorical Exemptions, Class 1, Class 2, Class 3 and Class 32.
- Statutory Exemption Section

REASONS WHY PROJECT IS EXEMPT: Pursuant to the California Environmental Quality Act (CEQA), the proposed actions have been analyzed and determined to be Exempt from CEQA as follows:

Statutory exemption per Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h) applicable to the adoption of an ADU ordinance to implement the provisions of Government Code Section 66310; and Categorically exempt per CEQA Guidelines Class 1 per Section 15301 (Existing Facilities) because the proposed amendments would allow a negligible expansion of existing residential use to accommodate ADUs for creation of housing for local households consistent with the City's certified Housing Element; Class 2 exemption per Section 15302 (Replacement or Construction) because the proposed amendments would allow new small accessory units and structures on sites with existing residential development and would maintain substantially the same purpose and capacity; Class 3 (New Construction or Conversion of Small Structures) because the amendments would allow for a limited number of new structures in compliance with the California Government Code mandatory provisions for ADUs, and other applicable State Housing Law; and Class 32 (Infill Development Projects) because the proposed development would allow small-scale infill development consistent with the certified Housing Element, would not result in any significant effects to traffic, noise, air quality or water quality, would not be allowed within any locations containing environmentally sensitive habitat for endangered, rare, or threatened species, and would be limited to sites that can adequately be served by public services and utilities. Notwithstanding the applicability of the Statutory Exemptions and Categorical Exemptions identified above, many of the proposed actions have been the subject of recent environmental analysis in the 6th Cycle Housing Element Update, as well as the 2040 Ukiah General Plan (SCH No. 2022050556) certified by the City Council on December 7, 2022 (Resolution No. 2022-79), which analyzed and disclosed anticipated impacts of future housing development. Final EIR:

<https://ukiah2040.com/images/docs/Ukiah%202040%20FEIR%20RTC.pdf>

Lead Agency Contact Person	Jesse Davis, AICP Chief Planning Manager
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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)

September 6, 2024
(Date)

Chief Planning Manager,
Community Development
(Title)