

SEP 20 2024

KATRINA BARTOLOMIE  
MENDOCINO COUNTY CLERK  
By [Signature] Deputy

# 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:** General Plan Amendment and Rezone (195 Low Gap Road)  
**PROJECT LOCATION:** City of Ukiah  
**DESCRIPTION OF PROJECT:** Adoption of an Ordinance Amending the Official Zoning Map and General Plan Land Use Map of the City of Ukiah by Establishing the Community Commercial (C1) Zoning District and Community Commercial (CC) Land Use Designation at 195 Low Gap Road (APN 002-080-39).  
**PUBLIC AGENCY APPROVING PROJECT:** 195 Low Gap Road, Ukiah CA; APN 002-080-39  
**DATE OF APPROVAL:** September 18, 2024  
**NAME OF PROJECT APPLICANT:** Edward Eversole

**CEQA EXEMPTION STATUS:**

- Ministerial [Section 21080(b); 15268]
- Declared Emergency [Section 21080(b)(3); 15269(a)]
- Emergency Project [Section 21080(b)(4); 15269(b)(c)]
- Statutory Exemption Section:
- Categorical Exemption Section: [Section 15301]**
- General Rule [Section 15061 (b)(3)]

**REASONS WHY PROJECT IS EXEMPT:** The proposed Project is consistent with the definition of a Class 1 exemption because it consists of the permitting, repair, leasing, and minor alteration of an existing private structure, involving no expansion of existing use. The Project proposes to renovate and remodel the existing building to the requirements of a physical therapy office, including the addition of a kitchen facility. This is consistent with Class 1, example (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.



Also, while it is assumed a small kitchen facility will be added to the interior of the existing space, additions to existing structures are permitted under this exemption provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition. Given that the existing structure is approximately 2,500 square feet, the interior addition of an office kitchen would not exceed 1,250 square feet.

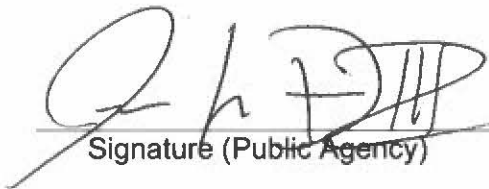
Community Commercial (CC) designated lands are generally located along major corridors in the city with the intent of providing a transition between higher-intensity commercial uses along Highway 101 and residential neighborhoods on the western side of the city. The purpose of the Community Commercial (C1) zoning district is "to provide a broad range of commercial land use opportunities along the primary transportation corridors within the city. It is intended to promote and provide flexibility for commercial development, to encourage the establishment of community-wide commercial-serving land uses and provide opportunities to integrate multiple-family housing and mixed-use projects." (Ukiah City Code Section 9080). The C1 zone allows for many commercial uses, including professional offices and banks, restaurants, general retail, personal improvement establishments, and certain residential uses.

The General Plan Amendment and Rezone of the property do not directly result in any physical change to the property or expansion of the existing use. The property has functioned as a church and a mortuary, neither of which are residential uses. The site is bordered by Community Commercial designated and zoned lands on the east and south, and the land use and zoning changes will not result in a change or expansion of use on the property.

**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**

      September 20, 2024      Chief Planning Manager  
Signature (Public Agency)      (Date)      (Title)