



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:

Emerald Sun Non-Storefront Retail and On-Site Consumption

PROJECT LOCATION:

1825 Airport Road, Ukiah, CA (APN 180-110-07)

DESCRIPTION OF PROJECT:

Emerald Sun LLC proposes to modify an existing Use Permit to allow for Non-Storefront Retail (Type 9) of 'Cannabis Products' and On-Site Consumption of 'Cannabis Products'

PUBLIC AGENCY APPROVING PROJECT:

City of Ukiah

DATE OF APPROVAL:

September 25, 2024

NAME OF PROJECT APPLICANT:

Emerald Sun, LLC (Dean Schlesinger)

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: 15303 Class 1, Existing Facilities
- General Rule [Section 15061 (b)(3)]

REASONS WHY PROJECT IS EXEMPT: The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 Class 1, Existing Facilities which "Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.



(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.”

Based on the following, the proposed project is eligible to use this exemption.

- The site is developed with an existing building and parking lot, and utilities and services are already available at the site.
- No expansion of the existing building footprint is proposed as part of the project; 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 Katherine Schaefers
Planning Manager
Phone Number (707) 463-6207
Email KSchaefers@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)

October 4, 2024
(Date)

Planning Manager
(Title)