

# 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:** Unit B

**PROJECT LOCATION:** 120 Brush Street, Unit B; APN 002-040-32

**DESCRIPTION OF PROJECT:** Renovation and reuse of an existing structure at 120 Brush Street, Unit B for a 'Cannabis Related Business' that is limited to 'Cannabis Distribution'. The project applicant will facilitate improvements to allow a 'Cannabis Distribution' business to utilize the subject structure. The identified cannabis related business will be required to abide by the limitations of Ukiah City Code, as well as State-law for Type 11 - Distribution.

**PUBLIC AGENCY APPROVING PROJECT:** City of Ukiah

**DATE OF APPROVAL:** December 13, 2024

**NAME OF PROJECT APPLICANT:** Michael Warm

**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: 15301 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."

The project involves renovations to an existing commercial structure that was historically used for food production and commercial distribution activities. The existing footprint of the subject structure will not be altered or expanded. Only tenant improvements and minor exterior upgrades are required. There are no unusual circumstances that would result in a reasonable possibility of a significant effect, and the project is determined to be consistent with the applicable general plan designation and policies, including applicable zoning designation and cannabis use regulations.

**Lead Agency Contact Person** Katherine Schaefer  
**Phone Number** Planning Manager  
**Email** (707) 463-6207  
[KSchaefer@cityofukiah.com](mailto:KSchaefer@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**

 December 19, 2024 Planning Manager  
Signature (Public Agency) (Date) (Title)