RECORDING REQUESTED BY AND MAILED TO:

Recorded at the request of: CITY OF UKIAH 09/06/2024 01:55 PM Fee: \$50.00 Pgs: 1 of 3

OFFICIAL RECORDS Katrina Bartolomie - Clerk-Recorder Mendocino County, CA

(TITLE OF DOCUMENT)



NOTICE OF CEQA EXEMPTION

1	Office of Planning and Research I400 Tenth Street, Room 121 Sacramento, CA 95814	FROM:	City of Ukiah 300 Seminary Avenue Ukiah, CA 95482
5	County Clerk: County of Mendoci 501 Low Gap Rd # 1020 Jkiah, CA, 95482	no	
PROJECT L		of the Ukiah City Co Process for Access	nance Amending Various Sections ode to Update the City's Approval ory Dwelling Units (ADUs) and welling Units (JADUs).
DESCRIPTION	ON OF PROJECT:	various sections of City's approval prod (ADUs) and Junior Alf approved, the amarticles for the reg facilitate compliant California Governm 2221, SB 477 by language as requir ADU development ADUs of up to 20' in primary dwelling uni	mendment includes changes to the Ukiah City Code to update the cess for Accessory Dwelling Units Accessory Dwelling Units (JADUs) endment will establish standalone ulation of ADUs and JADUs and ce with recent changes in the ent Code, including AB 976, AE adding or removing regulatory red. The Ordinance also clarifies standards to allow for detached to height, and ADUs attached to the tor garage at the maximum height rict, limited by any airport safety
PUBLIC AG	ENCY APPROVING PROJECT:	City of Ukiah – City	Council
DATE OF A	PPROVAL:	September 4, 2024	
NAME OF P	ROJECT APPLICANT:	City of Ukiah, Comn	nunity Development Department
CEQA EXEM	PTION STATUS:		
	Ministerial Declared Emergency		

- **X 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)