



**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

**County Clerk**  
500 Low Gap Road  
Ukiah, CA, 95482

**PROJECT TITLE:** Building Official Issuance of Order to Stabilize and/or Demolish the Palace Hotel Property, Including the Issuance of any Building Permits Required to Comply with the Order

**PROJECT LOCATION:** 272 North State Street, Ukiah, CA, 95482  
APN 002-224-13

**PUBLIC AGENCY DECIDING TO CARRY OUT PROJECT:** City of Ukiah

**DATE OF APPROVAL:** November 1, 2023

**NAME OF PROJECT APPLICANT:** City of Ukiah

**TO:**  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**FROM:** City of Ukiah  
300 Seminary Avenue  
Ukiah, CA 95482

**Mendocino County Clerk- Recorder**  
501 Low Gap Road, STE 1020  
Ukiah, CA 95482

**CEQA EXEMPTION STATUS:**

- Ministerial
- Declared Emergency
- Categorical Exemption
- Statutory Exemption Section: Public Resources Code (PRC) §§ 21080(b)(3) and 21080(b)(4); 14 California Administrative Code § 15269, Emergency Projects (a) and (c).**

**PROJECT DESCRIPTION:** Order by the Chief Building Official of the City of Ukiah to the owner of the real property and structure located at 272 N State St, Ukiah, CA, APN 002-224-13 ("Subject Property") pursuant to California Building Code Sections 116 and 117 to stabilize and either (1) demolish the Subject Property or (2) submit a plan by a California licensed structural engineer providing an alternative plan to abate the hazardous condition of the Subject Property. The project includes the issuance of any required building permits to stabilize, demolish or otherwise perform work on the Subject Property to abate the imminent risk of damage to persons and property. (Collectively, "the Project"). On November 1, 2023, the Ukiah City Council approved the Chief Building Official's recommendations and determined that the Project is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) based upon Findings of Fact within the Administrative Record.



**REASONS WHY PROJECT IS EXEMPT:** The Project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to two separate statutory exemptions: (1) PRC §§ 21080(b)(3) and (2) 21080(b)(4). See, also, subsections (a) and (c) of 14 California Administrative Code §15269 (“CEQA Guidelines”).

**1. Demolition or repair of structures damaged during a natural disaster.** PRC § 21080(b)(3) exempts a project to demolish or repair facilities damaged or destroyed as a result of a disaster in a disaster stricken area in which a state of emergency has been proclaimed by the Governor pursuant to the California Emergency Services Act. This includes projects that will remove, destroy, or significantly alter an historical resource when that resource represents an imminent threat to the public of bodily harm or of damage to adjacent property. (CEQA Guideline §152698.)

The Project qualifies for this statutory exemption, even though the Subject Property is listed on the National Register of Historical Places . In Executive Order N-2-23, on January 16, 2023, the Governor did declare a statewide emergency under the Emergency Services Act in response to the impact of the intense rainfall resulting from prevalent atmospheric rivers on “. . . impacted communities across the State . . . causing flooding and] infrastructure damage,” and subsequently in March 2023, the Governor declared and extended that emergency in Mendocino County and twelve other Northern California counties.


On September 29, 2023, the City’s Chief Building Official, Fire Chief and two Battalion Chiefs, with the Owner’s consent, conducted an inspection of the Subject Property. Based on that inspection, the Chief Building Official has determined that demolition of the building on the Subject Property is necessary to prevent an imminent risk and serious threat to public health or safety. In the Chief Building Official’s opinion, based on the current condition of the building as compared to the conditions observed in an inspection conducted in 2017 the observed conditions are caused by water intrusion which weakens the wooden floors, joists and beams and increases the weight load on these structures. In the Chief Building Official’s opinion, the intense rainfall in the 2022-23 rainy season substantially contributed to the current unstable condition of the Subject Property. While damage from water intrusion occurred between 2017 and 2022, the intense rainfall caused by atmospheric rivers during the 2022-23 rainy season were historically severe, especially as compared to the drought conditions in 2019, 2020 and 2021. A preponderance of the evidence supports a finding that the need for immediate action was caused by the emergency conditions subject to the Governor’s emergency proclamations.

**2. Specific action to prevent or mitigate an emergency.** PRC §21080(b)(4) provides a statutory exemption for specific actions necessary to prevent or mitigate an emergency. Under this exemption the condition of the Subject Property need not have been caused by an emergency. The actions need only be necessary to mitigate or prevent an emergency.

Based upon the Chief Building Official’s investigation of the Subject Property as reported to the City Council at its November 1, 2023, special meeting and his opinion that stabilization and demolition or other measures proposed by a structural engineer constitute specific actions necessary to prevent or mitigate an emergency, the Project is exempt from environmental review under CEQA pursuant to PRC Section 21080(b)(4).

**Lead Agency Contact Person:** Craig Schlatter, Community Development Director  
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**Email:** [cschlatter@cityofukiah.com](mailto:cschlatter@cityofukiah.com)

This is to certify that the Notice of Exemption and other project related documents are available to the General Public at: Community Development Department, Planning Division, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482.

 11/06/2023 Community Development Director  
Signature (Public Agency) (Date) (Title)