

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 County Clerk
 County of: Mendocino
 501 Low Gap Rd #1020
 Ukiah, CA 95482

From: (Public Agency): City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

(Address)

Project Title: Marlene Street Condominiums Minor Subdivision and Rezone

Project Applicant: Marcia Morgan Lazaro

Project Location - Specific:

960-979 Marlene Street; (APNs 003-100-24 - 003-100-43')

Project Location - City: Ukiah **Project Location - County:** Mendocino

Description of Nature, Purpose and Beneficiaries of Project:

The Minor Subdivision would subdivide the 2.3-acre site into two parcels. Parcel 1 would be 1.23 acres and retain the existing condominiums, as well as the off-street parking structures, recreation improvements, and accessory buildings associated with those units. Parcel 2 would be 1.07 acres and include the existing uncovered parking area and its driveway, fencing and open space lawn area. The associated Planned Development combining zone would also be removed, aligning the property with the existing MDR land use designation. The R2 zone would align with the undeveloped R2 zoning to the south.

Name of Public Agency Approving Project: City of Ukiah - City Council

Name of Person or Agency Carrying Out Project: City of Ukiah, Community Development Department

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301; 15315
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed Project is consistent with the definition of a Class 1 exemption because it consists of a Minor Subdivision and Rezone of a property involving no expansion of existing use. The Rezone would align the site's zoning with the existing General Plan land use designation, providing for the for use of allowances in the R-2 zone, and including the City's Objective Design & Development Standards. The Project is consistent with the definition of the Class 15 exemption because the proposed Minor Subdivision would divide the site into two parcels (less than four), and the proposed Rezone is consistent with the Medium Density Residential General Plan Designation the property has maintained since the early 1980's. No variances or exceptions are requested. All services and access to the parcels are currently available to the site, and the site was not involved in a division of a larger parcel within the last 2 years. The site has been previously graded and developed, is relatively flat, and does not have an average slope greater than 20 percent.

Lead Agency
Contact Person: Katherine Schaefers **Area Code/Telephone/Extension:** (707) 463-6207

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] **Date:** 10/17/2024 **Title:** Planning Manager

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

2024-E0084
 Recorded at the request of:
 CITY OF UKIAH
 10/17/2024 03:45 PM
 Fee: \$50.00 Pgs: 1 of 1

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

