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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: City of Ukiah Corporation Yard Relocation

PROJECT LOCATION: Carousel Lane, Ukiah, CA 95482

DESCRIPTION OF PROJECT:

The City of Ukiah proposes to purchase and occupy an existing industrial facility located at 1 Carousel Lane to establish a new corporation yard. The 7.9-acre property contains a 98,000-square-foot industrial building currently partially occupied by FedEx and an organic pesticide manufacturing operation, with a significant portion vacant.

The proposed corporation yard would utilize the majority of the existing building (excluding the FedEx space) for the following municipal operations:

- Vehicle and equipment maintenance and repair
- Construction materials and supplies storage
- Recreation program equipment and supplies storage
- Administrative functions

No expansion of the building envelope is proposed, and no significant increase in traffic is anticipated. While the proposed use would occupy more of the currently underutilized building space, the intensity of operations would be less than historical uses, which included a commercial bakery with manufacturing, packaging, and distribution activities.

The project site is zoned for industrial use and the proposed municipal corporation yard operations are consistent with both current and historical industrial uses of the property.

PUBLIC AGENCY APPROVING PROJECT: City of Ukiah, pursuant to CEQA Guidelines Section 15051(a), which specifies that "if the project will be



carried out by a public agency, that agency shall be the lead agency even if the project would be located within the jurisdiction of another public agency."

DATE OF APPROVAL:

May 7, 2025

NAME OF PROJECT APPLICANT:

City of Ukiah

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 project qualifies for a Class 1 Categorical Exemption under CEQA Guidelines Section 15301 (Existing Facilities) because it consists of the operation and minor alteration of an existing industrial facility involving negligible or no expansion of the existing use. The project:

1. Involves no expansion of the existing building envelope or footprint
2. Maintains industrial use consistent with the site's zoning and historical uses
3. Results in operations of similar or lesser intensity compared to previous industrial uses at the site. The previous commercial bakery operation involved more intensive industrial processes including manufacturing (baking), packaging operations, and distribution activities. While the proposed corporation yard will occupy more of the currently underutilized building space, its operations (vehicle maintenance, storage, and administrative functions) represent a less intensive industrial use with fewer mechanical processes, reduced utility demands, and lower operational impacts than the previous manufacturing facility.
4. Requires only minor interior modifications to accommodate the new use
5. Will result in reduced traffic impacts compared to historical uses. The previous commercial bakery operation generated more intensive traffic patterns due to multiple daily deliveries of raw materials, outbound distribution of finished products, multiple employee shifts for manufacturing operations, and continuous fleet movements throughout the day. In contrast, the proposed corporation yard will have more predictable and lower-intensity traffic patterns



primarily limited to standard business hours, with most employee trips occurring during typical commute periods and service vehicles departing in morning and returning in afternoon.

None of the exceptions to categorical exemptions listed in CEQA Guidelines Section 15300.2 apply:

- The project is not located in an environmentally sensitive area
- There are no cumulative impacts from successive projects of the same type in the same place
- There are no unusual circumstances that would result in significant environmental impacts
- The project will not damage scenic or historic resources
- The project is not located on a hazardous waste site
- The project will not cause a substantial adverse change to a historical resource

Lead Agency Contact Person

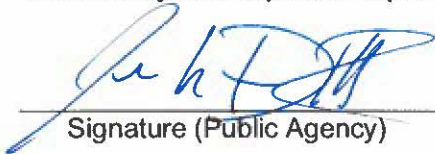
Jesse Davis
Chief Planning Manager
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jdavis@cityofukiah.com

Phone Number

Email

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)

May 12, 2025
(Date)

Chief Planning Manager
(Title)