



CONFORMED COPY

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as 2026-E0058
Mendocino County Clerk-Recorder

NOTICE OF DETERMINATION

TO: X Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

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

PROJECT TITLE: Downtown Zoning Code Amendments, Creation of the Recreation (REC) Zoning District, and General Plan Amendments (CEQA Guidelines §15183 Findings of Consistency)

PROJECT LOCATION: Downtown Ukiah, including the Downtown Core, East Perkins Street corridor, Oak Street and Seminary Avenue corridors, and portions of the Great Redwood Trail corridor, City of Ukiah, Mendocino County, California.

LEAD/PUBLIC AGENCY: City of Ukiah, Community Development Department

DATE OF APPROVAL: July 15, 2026

NAME OF PROJECT APPLICANT: City of Ukiah

TO: X Office of Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

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

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

CEQA DETERMINATION

- ☐ Ministerial
- ☐ Declared Emergency
- ☐ Categorical Exemption
- ☐ Statutory Exemption
- X Other: CEQA Guidelines §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning)

PROJECT DESCRIPTION: The project consists of City Council approval of amendments to the Downtown Zoning Code, establishment of the Recreation (REC) Zoning District, amendments to the General Plan Land Use Map, and the rezoning of specific parcels within and adjacent to Downtown Ukiah. The amendments realign zoning districts with existing development patterns, adopted General Plan land use designations, and the Downtown Zoning Code boundaries. The project includes creation of the Recreation (REC) Zoning District, rezoning of portions of the East Perkins Street corridor, establishment of Public Facilities zoning for courthouse-related properties, rezoning of portions of the Great Redwood Trail corridor to Recreation (REC), and expansion of the Downtown Zoning Code boundary along portions of Oak Street and Seminary Avenue. The project does not approve any site-specific development or authorize construction.

POSTED FROM 8/4/26 TO 9/5/26

The City evaluated the project pursuant to CEQA Guidelines §15183 and Public Resources Code §21083.3 through preparation of Findings of Consistency. The project was determined to be consistent with the development density, land use framework, and environmental analysis previously evaluated in the certified Ukiah 2040 General Plan Environmental Impact Report (SCH No. 2022050556).

FINDINGS: The City Council determined that the project qualifies for streamlined environmental review pursuant to CEQA Guidelines §15183 because it is consistent with the development density and policies established by the Ukiah 2040 General Plan and its certified Environmental Impact Report (SCH No. 2022050556). The City further determined that the project would not result in project-specific significant environmental effects that are peculiar to the project or its location, would not result in new significant impacts or substantially more severe impacts than previously analyzed, and does not require additional environmental review beyond the adopted Findings of Consistency.

No Statement of Overriding Considerations was required or adopted.

Lead Agency Contact Person: Katherine Schaefer, Planning Manager
Phone Number: (707) 463-6203
Email: kschaefer@cityofukiah.com

DOCUMENT AVAILABILITY: This Notice of Determination and project documents are available for public review at: Community Development Department, Planning Division, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482.



07-16-2026
(Date)

Planning Manager
(Title)

Katrina Bartolomie, Clerk-Recorder
Mendocino County, CA
501 Low Gap Rd., Room 1020
Ukiah, Ca 95482

Receipt: 26-0397

Product	Name	Extended
NTDETER	Notice Of Determination	\$50.00
	# Pages	2
	Document #	2026-E0059
	# Negative Decl	0
	# Mitigated Negative Decl	0
	# EIR	0
	# Cert. Reg. Program	0
	# Conformed Labels	1
Total		\$50.00
Tender (On Account)		\$50.00
Account #	UKCITY	
Account Name	CITY OF UKIAH (EIR & other)	
Balance	(\$102.70)	

Thank You!

Tue Aug 04 14:17:24 PDT 2026 PST steven