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## NOTICE OF CEQA EXEMPTION

2019110309

**PROJECT TITLE:** Gobbi Commons Plaz

**PROJECT LOCATION:** 250 West Gobbi Street (APN 001-306-06)

**PUBLIC AGENCY APPROVING PROJECT:** City of Ukiah

**DATE OF APPROVAL:** November 6, 2019

**NAME OF PROJECT APPLICANT:** Guillon, Inc.

**TO:** X **Office of Planning and Research**  
1400 Tenth Street, Room 121  
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 EXEMPTION STATUS:

- Ministerial
- Declared Emergency
- X **Categorical Exemption:** §15332, In-fill Development Projects; §15304, Minor Alterations to Land. Rezone is consistent with provisions outlined in §15183, Projects Consistent with a Community Plan or Zoning
- Statutory Exemption Section

**PROJECT DESCRIPTION:** The proposed project includes a Tentative Major Subdivision Map, Planned Development Rezone with Precise Development Plan and Major Site Development Permit that would allow 1) subdivision of one ±0.943 acre (gross) parcel into nine parcels, and 2) the development of eight single-family dwellings at 250 West Gobbi Street. The project would comprise the following.

- Lot sizes ranging from 3,061 sf to 4,011 sf, with an average lot size of 3,465 sf.
- Eight market-rate single-story and two-story dwellings, ranging from approximately 1,250 sf to 1,400 sf with two and three bedrooms.
- Two-car attached garages with driveways large enough to accommodate parking for two additional vehicles.
- Six additional common parking spaces at terminus of "T" roadway.
- Vehicle access provided from West Gobbi Street by a 24-foot wide right of way, terminating into a "hammer-head".
- Four-foot wide pedestrian walkway along the hammerhead.
- Craftsman style architecture offering three different elevations and their mirrored versions, with various roof pitches, finishes and colors.
- Front porch and rear patios on each dwelling.
- Dark sky compliant lighting on the front of each dwelling.



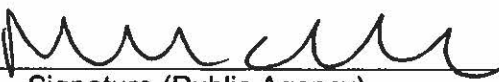
- 1,090 sf interior common area containing approximately eight individual raised garden beds, crushed granite, and a water station.
- Front yard landscaping consisting of assorted trees, shrubs and grasses; rear and side yards would be zero-scaped; all landscaping would be incorporated to have minimal water usage and maintenance demand.
- Monument sign at entrance.
- Six-foot dog-eared cedar fencing separating each backyard, and surrounding the project Parcel.
- Fencing along the southern side of Lot 1 and 8 to consist of 6-foot dog-eared cedar, with additional 2-foot lattice.
- Low Impact Development features have been incorporated into the design of the project to regulate storm water run-off.

**REASONS WHY PROJECT IS EXEMPT:** The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15304, Class 4, Minor Alterations to Land, §15332, Class 32, In-fill Development Projects, and §15183 Consistent with Existing General Plan designation, for the following reasons:

- The Project is consistent with the Medium Density Residential General Plan designation and applicable General Plan policies. The rezone to add "Planned Development" Combining District is to allow for additional flexibility in development standards.
- Project Site is within the City limits, on a parcel less than one acre in size. Site is surrounded on all sides by existing urban uses, both commercial and residential in nature.
- Project Site is vacant, generally flat, and covered by invasive weeds and grasses, which are routinely mowed. Minimal grading is proposed, which will not substantially alter the natural grade. There are no wetlands or water courses on site.
- The development would be similar to existing uses on surrounding parcels.
- A Preliminary Standard Urban Storm Water Mitigation Plan was prepared for the project and Low Impact Development features are incorporated into the design to reduce impacts from storm water run-off and water quality.
- The Project Site is already served by City utilities and public safety agencies.

**Lead Agency Contact Person** Michelle Irace, Planning Manager  
**Phone Number** (707) 463-6207  
**Email** mirace@cityofukiah.com

This is to certify that the record of contract approval for the design of the project is available to the General Public at: Community Development Department, Planning Division, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482.

 November 13, 2019 Planning Manager  
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 Signature (Public Agency) (Date) (Title)

Governor's Office of Planning & Research

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