

**FINAL FINDINGS**  
**MINOR SUBDIVISION 1009 WEST PERKINS ST / 1008 WEST CHURCH ST**  
**APN 001-213-04**  
**FILE NO: PA26-000012**

The following findings are supported by and based on information contained in the Staff Report dated May 28, 2026, the application materials and documentation, and the public record:

1. The proposed Tentative Parcel Map, as conditioned, complies with the requirements of the City of Ukiah Municipal Code, Division 9, Chapter 1, Article 18 and the Subdivision Map Act.
2. The parcels established as a result of this Minor Subdivision are consistent with the General Plan Low Density Residential (LDR) land use designation.
3. The proposed Minor Subdivision and Tentative Map, as conditioned, complies with the requirements of the Low Density Residential (R-1) zoning district.
4. The Minor Subdivision and Tentative Map will create three lots which are consistent with City requirements, including:
  - a. Proposed parcels and uses are consistent with the requirements of the Low Density Residential (R-1) zoning district regarding minimum parcel size, lot dimensions, and shape.
  - b. Proposed parcels will have access directly onto a public street, and utilities are already serving available to serve the created parcels.
  - c. Proposed parcels will be located within a developed residential area, surrounded by residential development on three sides.
  - d. The proposed parcels meet the minimum lot size and lot width standards of the R-1 zoning district. Parcel 1 is approximately 11,640 square feet with 118 feet of frontage on West Perkins Street. Parcel 2 is approximately 5,670 square feet with 63 feet of frontage on West Church Street. Parcel 3 is approximately 5,497 square feet with 63 feet of frontage on West Church Street.
5. The proposed Minor Subdivision is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Class 15, Minor Land Divisions. The division creates three parcels in an urbanized area zoned for residential use, in conformance with the General Plan and zoning. No variances or exceptions are required. All services and access to the proposed parcels are available to local standards. The parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. None of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to this project.

**Public Notice.** A notice of public hearing was provided in the following manner:

- Mailed to neighboring property owners within a three hundred foot (300') radius of the subject property on May 18, 2026.

- Posted on the subject project parcel and inside the glass case located at 300 Seminary Avenue on May 18, 2026
- Published in the Ukiah Daily Journal on May 17, 2026.