

NOTICE OF CEQA EXEMPTION

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 County Clerk
500 Low Gap Road
Ukiah, CA, 95482

PROJECT TITLE:

Approval of a Minor Use Permit for voluntary modifications to an existing structure per Ukiah City Code Section 9231.14(C)(3) to facilitate its reuse for 'Financial Services', as well as a Major Site Development Permit to utilize the existing drive-through facility in accordance with the Downtown Zoning Code (DZC) 414 Ea Perkins Street, Ukiah, CA; APN 002-200-35; File No. 24-000015.

PROJECT LOCATION:

414 Ea Perkins Street, Ukiah, CA; APN 002-200-35

PUBLIC AGENCY DECIDING TO CARRY OUT PROJECT:

City of Ukiah, Planning Commission

DATE OF APPROVAL:

December 11, 2024

NAME OF PROJECT APPLICANT:

Redwood Credit Union (RCU)

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
- Categorical Exemption: Article 19, Class 1, Section 15301 (Existing Facilities) (a), Minor interior or exterior alterations.
- Statutory Exemption Section

PROJECT DESCRIPTION: The applicant, Redwood Credit Union seeks to renovate and reuse the existing structure at 414 East Perkins Street. The applicant requests a Minor Use Permit for voluntary modifications and improvements per Ukiah City Code Section 9231.14(C)(3) and a Major Site Development Permit to utilize the existing drive-through facility, in accordance with Tables 3, 9, and 27 of the Downtown Zoning Code (DZC). The proposed improvements include interior and exterior renovations, installation of a backup generator, construction of a detached trash enclosure, minor modifications to the façade and building footprint to accommodate walk-up ATMs, roof replacement, pedestrian improvements, enhanced connectivity to an adjacent commercial shopping

center, expanded landscaping, and the addition of bicycle parking at the building's entrance.

REASONS WHY PROJECT IS EXEMPT: The proposed project at 414 East Perkins Street is subject to the California Environmental Quality Act (CEQA) and qualifies for a categorical exemption under CEQA Guidelines, Article 19, Class 1, Section 15301 (Existing Facilities) (a), which covers minor interior or exterior alterations. The project involves relatively limited renovations to an existing 4,400-square-foot commercial structure, avoiding any significant changes to the building's footprint or surrounding site. The planned modifications by Redwood Credit Union (RCU) will not damage or disturb any significant natural features on the property.

Additionally, the project is consistent with existing zoning and planning regulations, including the 2040 General Plan, Downtown Zoning Code requirements, and other relevant local policies, aligning with the City's established land-use expectations for the site. Upon review, it has been determined that the project will not impact sensitive environmental resources, such as habitats for endangered species, geologically sensitive areas, or sites of historical or archaeological importance.

Lead Agency Contact Person: Jesse Davis, Chief Planning Manager
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Email: jdavis@cityofukiah.com

This is to certify that the Notice of Exemption and other project related documents are available to the General Public at: Community Development Department, Planning Division, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482.



Signature (Public Agency)

12-12-2024

(Date)

Chief Planning Manager

(Title)