

RESOLUTION NO. 2025-04

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH RECOMMENDING THAT THE CITY COUNCIL PREZONE 1 CAROUSEL LANE (APN 167-280-15) TO PUBLIC FACILITIES (PF) WITH A GENERAL PLAN PUBLIC (P) DESIGNATION FOR USE AS A MUNICIPAL CORPORATION YARD

WHEREAS, on January 16, 2020, the Ukiah City Council adopted an Annexation Policy (Resolution No. 2020-06) directing the City to pursue, apply for, and support annexations to avoid the negative consequences of continued urban sprawl and to ensure the efficient provision of municipal services without placing an undue financial burden on the City or its residents; and

WHEREAS, on December 7, 2022, the City Council adopted the 2040 General Plan and certified the associated Program Environmental Impact Report, and on December 19, 2022, the City's Municipal Service Review and Sphere of Influence were adopted, which together support orderly annexation of unincorporated parcels to provide logical boundaries and efficient service delivery; and

WHEREAS, on September 11, 2023, at a regular meeting, the Mendocino Local Agency Formation Commission approved the City of Ukiah's annexation request identified as LAFCo File No. A-2021-01 for City-owned parcels in unincorporated Mendocino County; and

WHEREAS, on November 4, 2024, the Mendocino Local Agency Formation Commission voted unanimously to approve the City of Ukiah annexation of 27 assessor parcels totaling approximately 791 acres, of which about 732 acres are City-owned, and a Sphere of Influence amendment for one parcel, APN 003-190-11, in the Western Hills of the Ukiah Valley for open space preservation, public access, and limited residential development; and

WHEREAS, California Government Code Sections 65859 and 56742 and Ukiah Municipal Code Section 9267 authorize the City to prezone unincorporated territory adjoining the City so that the City's zoning will apply automatically if and when annexation is approved and completed; and

WHEREAS, the subject property located at 1 Carousel Lane, Ukiah, California, identified as Assessor's Parcel Number 167-280-15, consists of one developed parcel of approximately 7.87 acres improved with an industrial/commercial building of about 98,000 square feet configured as three suites, with Suites 1A and 1B planned for City Municipal Corporation Yard functions and Suite 1C occupied by a warehouse distribution use; and

WHEREAS, on May 7, 2025, the City Council approved the purchase of 1 Carousel Lane (APN 167-280-15); the sale closed on June 30, 2025, and the City took title to the property; and

WHEREAS, the City acquired 1 Carousel Lane to serve as the Municipal Corporation Yard, the central operations and maintenance hub for the City's Public Works Department and utilities; and

WHEREAS, the site is already served by public utilities, and no expansion of service capacity is proposed as part of this action; and

WHEREAS, the City proposes to prezone the subject property to the Public Facilities (PF) zoning district and to apply the General Plan Public (P) land use designation pursuant to Ukiah Municipal Code Chapter 2, Zoning, Article 15, so that City land use policies and regulations will apply upon annexation; and

WHEREAS, the Mendocino Local Agency Formation Commission is the independent agency with jurisdiction to review and act on proposed annexations pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act, and the City intends to advance an annexation proposal for the subject property to Mendocino LAFCo following City Council action on rezoning; and

WHEREAS, on June 19, 2024, the City Council adopted Resolution No. 2024-32 approving the Mendocino County Master Tax Sharing Agreement among the County and the cities, which allows separate agreements for particular annexations, and for this City-owned municipal facility the City anticipates coordinating a separate tax-sharing agreement with the County that will not alter rights or obligations of non-party agencies; and

WHEREAS, the City, acting as Lead Agency under the California Environmental Quality Act, has determined that the rezoning and related annexation of the subject property are categorically exempt from environmental review pursuant to CEQA Guidelines Section 15319, Class 19(a), because the property is already developed with existing facilities and the action does not authorize new construction, change in occupancy, or intensification of use; and

WHEREAS, on October 8, 2025, the Planning Commission held a duly noticed public hearing on the proposed rezoning, considered the staff report and all public testimony, and closed the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Ukiah as follows:

Section 1. CEQA. The Planning Commission finds that the rezoning is exempt from CEQA under Guidelines Section 15319, Class 19(a) for annexations of existing facilities and lots for exempt facilities. The Commission recommends that the City Council adopt this finding and direct filing of a Notice of Exemption.

Section 2. Recommendation on Rezoning. The Planning Commission recommends that the City Council adopt an ordinance rezoning 1 Carousel Lane (APN 167-280-15) to Public Facilities (PF) and applying the General Plan Public (P) land use designation, to take effect upon annexation in accordance with Government Code Section 65859.

Section 3. LAFCo Transmittal. The Planning Commission recommends that the City Council direct staff to transmit the adopted rezoning to Mendocino LAFCo pursuant to Government Code Section 56742 and to advance annexation processing for the subject property, including coordination with the County on a separate tax-sharing agreement as appropriate.

Section 4. Findings. Based on the entire record, the Planning Commission finds and determines that:

- A. The rezoning is consistent with Government Code Section 65859 and Ukiah Municipal Code Section 9267. Processed per UMC §9267 and Gov. Code §§65859, 56742. Public notice for both hearings was published and mailed to owners within 300 feet using the current County roll;

the Planning Commission held a duly noticed hearing and made a recommendation, and the City Council will hold its duly noticed hearing. The rezoning ordinance will take effect upon annexation per UMC §9267(C).

- B. The rezoning is consistent with the City's 2040 General Plan and implements the Public (P) designation through the PF district, which accommodates Municipal Corporation Yard functions and related public facility uses. The action aligns zoning with the site's existing use and ownership and does not depend on annexation to validate current operations.
- C. The rezoning will not be detrimental to the public interest, health, safety, convenience, or welfare. It aligns zoning with existing municipal ownership and operations and does not authorize new development or intensify use.
- D. The action is exempt from CEQA pursuant to Guidelines Section 15319, Class 19(a), because the site is fully developed and no physical changes or expansion of service capacity are proposed.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Ukiah on this 8th day of October, 2025, by the following roll call vote:

AYES: Commissioners Brown, Montano, Johnson, Hilliker, and Chair de Grassi
NOES: None
ABSENT: None
ABSTAIN: None



Alex De Grassi, Chair
City of Ukiah Planning Commission 10.8.2025

ATTEST:



Kristine Lawler, CMC
City Clerk

