

ORDINANCE NO. 1263

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH PREZONING 1 CAROUSEL LANE (APN 167-280-15) TO PUBLIC FACILITIES (PF) WITH A GENERAL PLAN DESIGNATION OF PUBLIC (P) IN ANTICIPATION OF THE "CITY OF UKIAH – CORPORATION YARD ANNEXATION"

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE – FINDINGS

1. On December 7, 2022, the City Council adopted the Ukiah 2040 General Plan and certified the related Program Environmental Impact Report (SCH # 2022050556). On December 19, 2022, the Council adopted the Municipal Service Review and Sphere of Influence Update.
2. On June 19, 2024, the City Council adopted Resolution No. 2024-32, approving participation in the Mendocino County Master Tax Sharing Agreement (MTSA). The MTSA does not preclude one or more of the Parties from entering separate agreements regarding particular Annexations; provided, however, that nothing in any separate agreement shall affect the rights and obligations of cities not party to that separate agreement.
3. California Government Code §§ 65859 and 56742, and Ukiah City Code § 9267, authorize the City to prezone unincorporated territory so that City zoning will apply upon annexation.
4. The subject property at 1 Carousel Lane, Ukiah (APN 167-280-15), comprises approximately 7.87 acres and is developed with a 98,000-square-foot industrial/commercial building configured as three suites. Suites 1A and 1B are intended for Corporation Yard functions, while Suite 1C is currently occupied by an existing warehouse/distribution tenant.
5. On May 7, 2025, the City Council approved purchase of the subject property, with the sale closing on June 30, 2025.
6. The City proposes to prezone the property to Public Facilities (PF) and assign the Public (P) General Plan land use designation. The Planning Commission held a duly noticed public hearing on October 8, 2025, considered staff reports and public testimony, and adopted Planning Commission Resolution No. 2025-04 recommending adoption of this Ordinance.

SECTION TWO – PURPOSE AND INTENT.

The property at 1 Carousel Lane (APN 167-280-15), as depicted in Exhibit A, is prezoned to Public Facilities (PF) and assigned the Public (P) General Plan designation. This prezoning shall become operative only upon annexation, in accordance with Government Code § 65859 and Ukiah City Code § 9267. The purpose of this Ordinance is to prezone the subject parcel for municipal use, ensuring that the proposed zoning designation is consistent with the City's General Plan and the property's intended municipal use as a Corporation Yard.

SECTION THREE - CEQA FINDINGS

The City Council, acting as the Lead Agency under the California Environmental Quality Act ("CEQA") (Pub. Res. Code § 21000 et seq.; 14 Cal. Code Regs. § 15000 et seq.), hereby finds and determines, based on the whole of the administrative record, that the rezoning is categorically exempt from CEQA pursuant to CEQA Guidelines § 15319(a) (Class 19: Annexations of Existing Facilities and Lots for Exempt Facilities). The subject property is fully developed, and the action entails no new development. A Notice of Exemption has been prepared in accordance with CEQA Guidelines § 15062 and is attached hereto as Exhibit B.

SECTION FOUR. PUBLICATION AND EFFECTIVE DATE

Publication. Within thirty (30) days after its adoption, the City Clerk shall cause this Ordinance to be published in accordance with Government Code § 36933.


Effective and Operative Dates. This Ordinance shall take effect thirty (30) days after its adoption but shall become operative only upon the date that the Mendocino LAFCo Executive Officer issues a Certificate of Completion for the "City of Ukiah – Corporation Yard Annexation."

INTRODUCED by title only at a regular meeting of the City Council of the City of Ukiah on November 5, 2025, by the following roll call vote:

AYES: Councilmembers Rodin, Criss, Orozco, Sher, and Mayor Crane.
NOES: None.
ABSENT: None.
ABSTAIN: None.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ukiah on November 19, 2025, by the following roll call vote:

AYES: Councilmembers Rodin, Criss, Orozco, Sher, and Mayor Crane.
NOES: None.
ABSENT: None.
ABSTAIN: None.



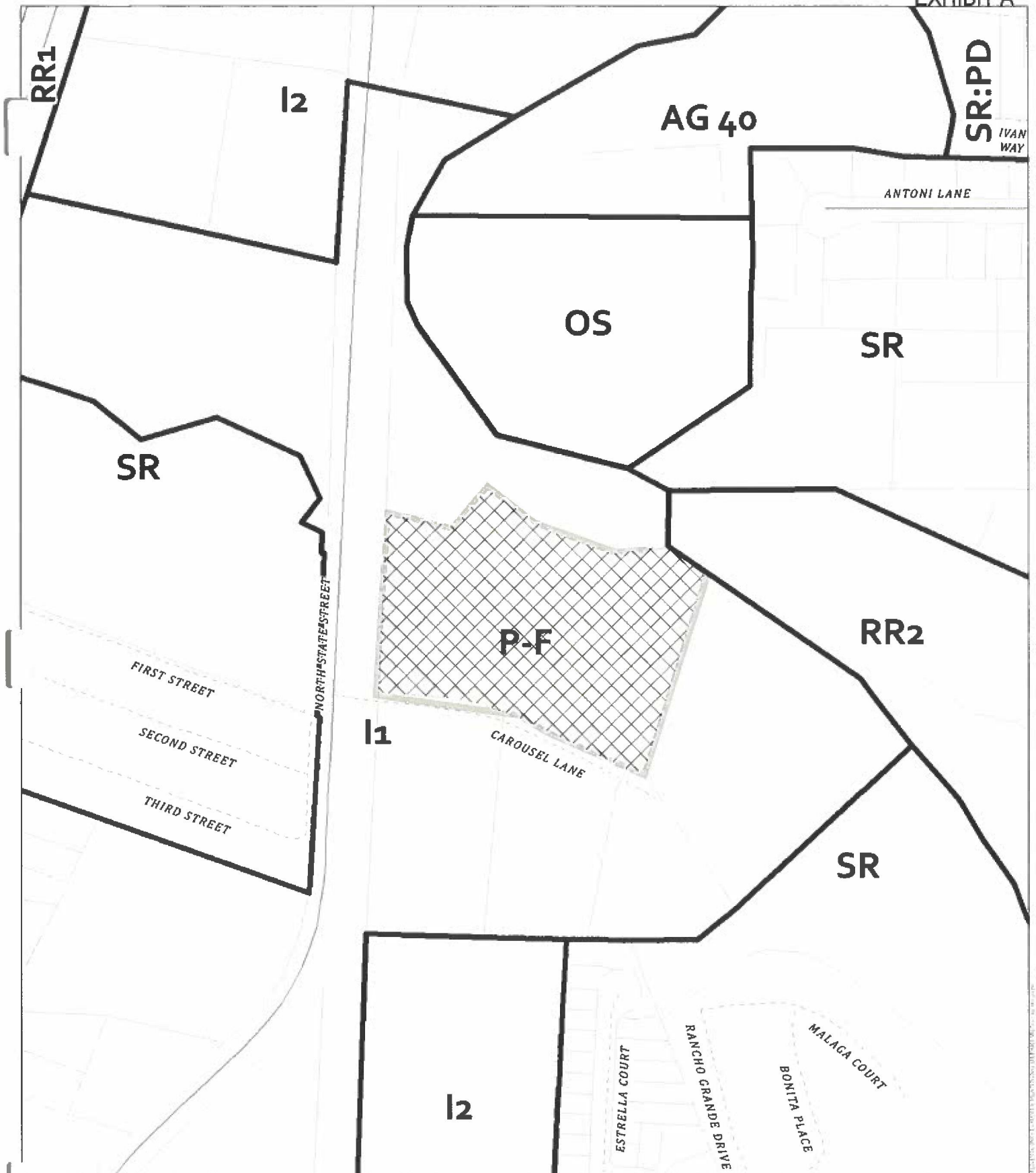
Douglas F. Crane, Mayor

ATTEST:






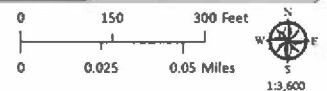
Kristine Lawler, CMC/City Clerk

Exhibit A – Proposed Prezone & Land Use Designation Exhibits
Exhibit B - Notice of Exemption (CEQA Guidelines §15319(a))

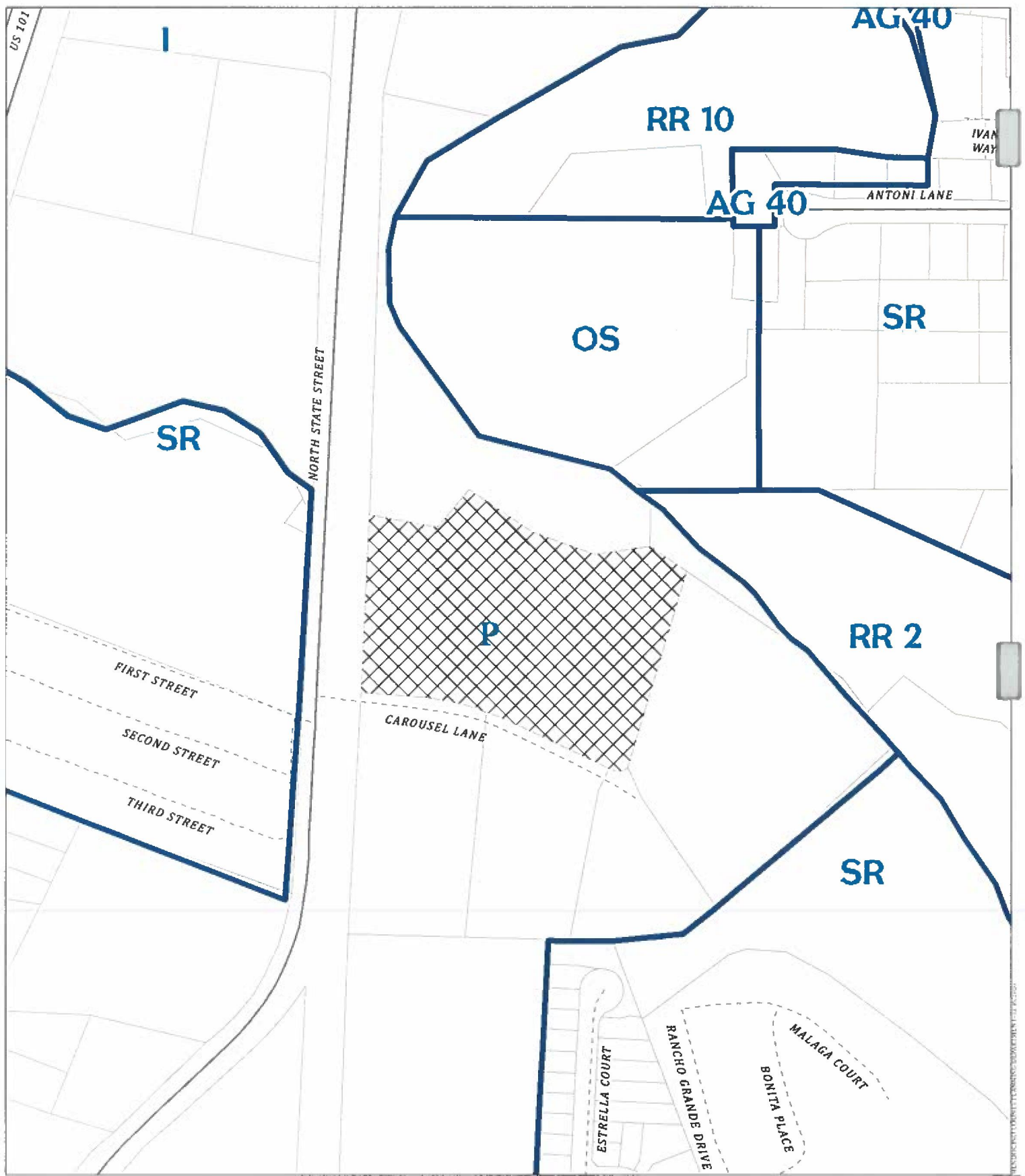


CASE: File No. 25-001107
 OWNER: City of Ukiah
 APN: 167-280-15
 APLCT: City of Ukiah
 AGENT: N/A
 ADDRESS: 1 Carousel Lane, Ukiah




-  County Zoning Districts
-  Public Roads
-  City Prezone Designation

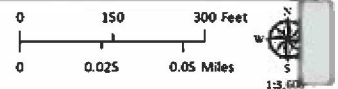


PREZONE DISPLAY MAP



CASE: File No. 25-001107
 OWNER: City of Ukiah
 APN: 167-280-15
 APLCT: City of Ukiah
 AGENT: N/A
 ADDRESS: 1 Carousel Lane, Ukiah

 General Plan Classes - County
 Public Roads
 City Land Use Designation - Proposed



PROPOSED GENERAL PLAN CLASSIFICATIONS

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:

'City of Ukiah - Public Facility (PF) Prezone –
Municipal Corporation Yard'

PROJECT SITE:

1 Carousel Lane, Ukiah, CA; APN 167-280-15

PUBLIC AGENCY

City of Ukiah, City Council

DATE OF APPROVAL:

PENDING

NAME OF PROJECT APPLICANT:

City of Ukiah, Community Development Department

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:** Article 19, Class 1, Section 15319, Class 19(a) - Annexation of Existing Facilities.
- ☐ Statutory Exemption Section

PROJECT DESCRIPTION: Pursuant to California Government Code Sections 56742 and 65859, and Ukiah Municipal Code Section 9267, the City of Ukiah (Applicant and Property Owner) proposes to prezone one unincorporated parcel (Assessor's Parcel Number 167-280-15), addressed as 1 Carousel Lane, to the Public Facilities (PF) zoning district in accordance with Ukiah Municipal Code Chapter 2, Zoning, Article 15 (Public Facilities District). The parcel would also receive a Public (P) land use designation consistent with the City's 2040 General Plan. The rezoning action is a procedural step intended to facilitate the future annexation of the subject property into the City of Ukiah. The property currently lies within the unincorporated area of Mendocino County.

REASONS WHY PROJECT IS EXEMPT: The City of Ukiah, acting as Lead Agency under the California Environmental Quality Act (CEQA), has determined that the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15319, Class 19(a) – Annexations of Existing Facilities and Lots for

Exempt Facilities. The exemption applies because the subject property, a 7.87±-acre parcel, is fully developed with approximately 98,000 square feet of existing commercial and industrial floor area, including the City's municipal corporation yard and space leased to private tenants. The proposed rezoning and annexation do not authorize any new construction, change in occupancy, or intensification of land use beyond existing conditions. The site is already served by public utilities, and no extension or expansion of service capacity is proposed as part of this action. The rezoning is consistent with the City's General Plan and is being pursued in accordance with Government Code Sections 56742 and 65859 to ensure that City land use policies and zoning regulations apply upon annexation. This action is procedural in nature and anticipatory of potential future changes, none of which are authorized or triggered by the current proposal. As no physical alterations or environmental impacts will result, the project clearly qualifies for exemption under Class 19(a).

Lead Agency Contact Person: Jesse Davis, Chief Planning Manager
Phone Number: (707) 463-6207
Email: jdavis@cityofukiah.com

This is to certify that the Notice of Exemption, along with all supporting documentation and project-related materials, is available for public review at the City of Ukiah Community Development Department, Planning Division, located at 300 Seminary Avenue, Ukiah, CA 95482.

	TBD	Chief Planning Manager
_____ Signature (Public Agency)	_____ (Date)	_____ (Title)