

RESOLUTION NO. 2025-54

RESOLUTION OF APPLICATION BY THE UKIAH CITY COUNCIL TO INITIATE ANNEXATION OF CITY-OWNED PROPERTY AT 1 CAROUSEL LANE (APN 167-280-15) FOR USE AS A MUNICIPAL CORPORATION YARD

WHEREAS, the City of Ukiah ("City") desires to initiate proceedings pursuant to Part 3 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000 et seq.) for a change of organization consisting of the annexation of one (1) parcel located at 1 Carousel Lane (Assessor's Parcel Number 167-280-15) to the City of Ukiah; and

WHEREAS, on October 15, 2025, a Notice of Intention to adopt this Resolution of Application was mailed to each affected agency as required by Government Code § 56654; and

WHEREAS, the proposed "City of Ukiah – Corporation Yard Annexation" is located in unincorporated Mendocino County, approximately 2.3 miles north of the Ukiah city limits, in an area with a mix of commercial and industrial uses; and

WHEREAS, the subject territory consists of one (1) industrially developed parcel totaling approximately 7.9 acres with access from Carousel Lane, a private road; more particularly described and depicted in Exhibit "A" (Draft Legal Description and Boundary Map) attached hereto and incorporated herein by reference; and

WHEREAS, the subject territory contains zero registered voters and is therefore uninhabited pursuant to Government Code § 56046; and

WHEREAS, there is unanimous consent among affected landowners for the proposed annexation, including an existing deed restriction by which the former owner of the parcel, in 1988, consented to future annexation and agreed to petition for annexation to the City upon the City's request; and

WHEREAS, on May 7, 2025, the City Council approved purchase of the subject property, with the sale closing on June 30, 2025; and

WHEREAS, the City has rezoned the subject property to the Public Facilities (PF) zoning district and has applied the Public (P) General Plan 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, consistent with Government Code § 56375(a)(7). Rezoning shall be adopted by ordinance prior to LAFCo consideration of this application; and

WHEREAS, the purpose of the City of Ukiah – Corporation Yard Annexation is to bring the newly-acquired municipal corporation yard property into City jurisdiction to allow for efficient provision of municipal services, improve opportunities for grant funding, ensure consistency with the City's risk management policies, and facilitate the relocation of City public works, utilities, and fleet operations from the existing facility at the Ukiah Municipal Airport; and

WHEREAS, this proposal is consistent with the City of Ukiah Sphere of Influence, as last adopted by the Mendocino Local Agency Formation Commission on August 3, 2023; and

WHEREAS, the City Council requests that the proposed annexation be subject to the following terms and conditions:

1. Upon the effective date of annexation, the annexed territory shall be subject to all City of Ukiah ordinances, resolutions, policies, fees, and regulations then in effect.
2. All existing easements and public utility rights, including electricity and sewer, shall remain in full force and effect.

WHEREAS, a Plan for Services meeting the requirements of Government Code §56653 is attached as Exhibit "B," demonstrating the City's ability to provide all necessary municipal services to the subject territory. The site is already served by utilities, and no extension or expansion of service capacity is proposed beyond typical service connections, new metering, with regard to utilities for an existing facility; and

WHEREAS, anticipated construction and maintenance work is limited to interior improvements subject to standard building permits that do not expand building area, occupancy, or utility capacity and therefore do not trigger construction-related environmental effects beyond typical, short-duration interior work or site improvements and maintenance; and

WHEREAS, the City Council finds the proposed annexation is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15319(a) (Class 19 – Annexation of Existing Facilities and Lots for Exempt Facilities) of the CEQA Guidelines, as the proposal involves annexation of an existing developed property for continued use as a municipal facility without expansion or intensification of use. A draft Notice of Exemption is attached as Exhibit "C"; and

WHEREAS, 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 associated cities 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; and

WHEREAS, the City Council considered all oral and written testimony provided by interested agencies and members of the public prior to and during the noticed public hearing held on November 5, 2025, for adoption of this Resolution of Application; and

WHEREAS, because the territory is uninhabited and the sole affected landowner has consented to the annexation, the City requests that LAFCo order the annexation without an election and waive protest proceedings to the fullest extent authorized by Government Code §§ 56662 and 56663.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ukiah that this Resolution of Application is hereby adopted and approved. The Mendocino Local Agency Formation Commission is requested to take proceedings for the City of Ukiah – Corporation Yard Annexation in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and the terms and conditions stated herein.

BE IT FURTHER RESOLVED, the City Manager, or designee, on behalf of the City of Ukiah, is authorized and directed to file this Resolution of Application, together with all necessary maps, legal descriptions, environmental documentation, tax exchange documentation, and supporting materials, with Mendocino LAFCo, and to take all further actions necessary to effectuate the filing and processing of this annexation request.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Ukiah on this 5th day of November, 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:


Araceli Sandoval, Deputy City Clerk

EXHIBIT "A"
Legal Description
The City of Ukiah Annexation of City Owned Property
(LAFCo File No. _____)

All that real property situated in the unincorporated area of Mendocino County, State of California, described as follows:

AREA A:

Being a portion of Lot 140 of Healey's Survey and Map of Yokayo Rancho and being the lands of the City of Ukiah described in that certain Grant Deed recorded in Instrument Number 2025-05366, Mendocino County Records, more particularly described as follows:

COMMENCING at the National Geodetic Survey station, being a 3-1/4" Aluminum Disk marked CA DOT / 101 MEN 25.13; thence North 04°59'34" West, 14917.74 feet to the southwest corner of the said City of Ukiah property and the **POINT OF BEGINNING**; thence along the boundary of said City of Ukiah property the following twelve (12) courses:

1. North 04°05'30" East, 425.00 feet;
2. South 79°09'00" East, 179.56 feet;
3. North 44°19'00" East, 120.04 feet;
4. South 55°34'00" East, 182.98 feet;
5. South 68°36'20" East, 167.42 feet;
6. North 84°44'40" East, 144.51 feet;
7. South 53°15'30" East, 105.00 feet;
8. South 21°48'43" West, 489.43 feet;
9. From a tangent that bears South 66°29'06" West, along a curve to the right with a radius of 50.00 feet, a central angle of 50°12'30" and an arc length of 43.81 feet;
10. North 63°18'24" West, 239.08 feet;
11. Along a curve to the left with a radius of 730.00 feet, a central angle of 22°36'06" and an arc length of 287.94 feet;
12. North 85°54'30" West, 112.00 feet to the **POINT OF BEGINNING**.

Area = 7.90 acres

AP 167-280-15

The basis of bearings for this description is based on NAD83, California Coordinate System (CCS83), Zone 2 (2010.00 epoch date) using the two found National Geodetic Survey monuments designated "101 MEN 25.13" and "HPGN D CA 01 CG" said bearing South 05°01'58" East, shown on Exhibit "A", attached hereto and made a part hereof.

The purpose of this description is for annexation purposes and to comply with the State Board of Equalization's "Written Legal (geodetic) Description Requirements". This description is to be used to establish geodetic position only and is not intended to establish property ownership.

Ron W. Franz L.S. 7173

Dated _____

PLAN FOR SERVICES CITY OF UKIAH - CORPORATION YARD ANNEXATION

Project Name: City of Ukiah – Corporation Yard Annexation

Applicant(s): City of Ukiah

Site Address | APN: 1 Carousel Lane, Ukiah, CA 95482 | APN 167-280-15

Acreage: ±7.9 acres

Existing Facility: 98,000-square-foot industrial warehouse

Proposed Use: Municipal Corporation Yard for the City of Ukiah and Ukiah Valley Water Authority to support infrastructure maintenance and operations.

PURPOSE AND SUMMARY OF SERVICES - BACKGROUND

This Plan for Services is submitted in accordance with California Government Code §56653, which requires a local agency proposing annexation to describe how municipal services will be provided to the affected area.

In accordance with California law:

1. When a local agency submits a resolution of application for a change of organization, it must also provide a plan for delivering services to the affected territory. LAFCO must review this plan and evaluate the City's ability to maintain existing service levels.
2. The plan must include the following elements, as well as any additional information required by the commission or executive officer:
 - A list and description of services to be provided to the area.
 - The expected level and scope of those services.
 - A timeline for when services can be feasibly provided.
 - Any upgrades or improvements to infrastructure or facilities required by the City.
 - A summary of how the services will be financed.

EXISTING SITE

Per the Phase I Environmental Site Assessment (ESA) performed by EBA Engineering (EBA) for 1 Carousel Lane, Ukiah, CA 95482 | APN 167-280-15, the property is described as such:

The project site contains a single commercial structure that is approximately 98,000 square feet in size and generally segregated into three units, herein described as Suites 1A, 1B, and 1C. The structure was reportedly built in three phases over several decades starting in 1969. The structure consists of a steel framed building with steel siding and roof and there is no wall separating Suites A

and 1B. A concrete slab on grade floor extends throughout the structure. Most of the structure is open warehouse...Areas of the subject property not covered with the site buildings consist primarily of asphalt surfaces used for employee and customer parking and [Distribution Center] shipping and receiving trucks. A fenced gravel parking area is present on the eastern side of the subject property that is used for parking trucks by the [Distribution Center].

EXISTING AND PROPOSED SERVICE PROVIDERS (1 CAROUSEL LANE)

The City of Ukiah provides the following overview of existing and proposed service providers, should annexation be approved:

Service	Existing Provider	Service Provider - Post Annexation	Comments
General Government (Planning, Building, Business Licensing, and Code Enforcement)	Mendocino County	City of Ukiah	Planning, Building, Business Licensing, and Code Enforcement services for the subject parcel shall be provided by the City of Ukiah. Given the site's operation as a Public Facility, City involvement is anticipated to be limited to: (1) Issuance of business licenses for occupants utilizing existing commercial warehouse or yard areas; and (2) Review and permitting of tenant/municipal improvements, as required by applicable building, fire, and municipal codes.
General Government (Environmental Health (Land Use), Public	Mendocino County	Mendocino County	Countywide functions, particularly Environmental Health (Land Use), Public Health, Air Quality, and Certified Unified Program Agency (CUPA), remain under County

Service	Existing Provider	Service Provider - Post Annexation	Comments
Health, and Air Quality)			jurisdiction and are unaffected by this action.
Law Enforcement	Mendocino County Sheriff	Ukiah Police Department	The Ukiah Police Department ("UPD") shall assume primary law-enforcement jurisdiction for the subject territory. Existing mutual-aid agreements with surrounding agencies shall remain in full force and effect. Based on current information, no material increase in service-call volume is anticipated.
Fire Protection / Emergency Medical	Ukiah Valley Fire Authority (UVFA)	No change	Emergency medical services (EMS) and fire protection shall continue pursuant to existing dispatch, automatic-aid, and mutual-aid protocols. No new stations, apparatus, or personnel are required, and no changes to response districts or standards of coverage are anticipated. The property is already serviced by the UVFA.
Water	Millview County Water District / Ukiah Valley Water Authority	No change	The subject property is served by existing water connections operated by the Ukiah Valley Water Authority ("UVWA") per the Millview County Water District. No new main extensions, service laterals, or capacity upgrades are required to accommodate this action. Service is expected to continue without interruption.

Service	Existing Provider	Service Provider - Post Annexation	Comments
Wastewater	Ukiah Valley Sanitation District	No change	Service will remain with the Ukiah Valley Sanitation District (UVSD); no change in provider or service-area boundaries. Existing sewer connections, conveyance and treatment capacity are sufficient; no new laterals, main extensions, or upsizing are required. No additional capacity reservations. Similar to previous City-owned annexation proposals, detachment from the UVSD is not necessary or requested.
Stormwater	County of Mendocino (Municipal Separate Storm Sewer System)	City of Ukiah (Municipal Separate Storm Sewer System)	Compliance with City stormwater management requirements continues. No new impervious area proposed, and the City will apply its existing MS4 regulations.
Solid Waste	C&S Waste Solutions (County Franchise – Redwood Waste Solutions)	No change	Collection, recycling, and disposal services shall continue to be provided by C&S Waste Solutions under the County's existing franchise (Redwood Waste Solutions). No change in provider, service levels, routes, or service-area boundaries is required. Regulated materials and recyclables shall be managed in accordance with existing permits, local agreement, and all applicable state and local regulations.
Transportation / Streets	Private (Carousel Lane)	No change	Primary site access remains via Carousel Lane, which is a 60' private road and public utility

Service	Existing Provider	Service Provider - Post Annexation	Comments
			easement for which the City maintains partial responsibility for maintenance and repair. No new roads, signalization, parking or easements required for use as a corporation yard.
Parks / Library / Recreation	County / City	Not applicable	No new employment generation or proposed residential uses. Facility transfer of existing employees assigned to the existing Corporation Yard. No new public service demand generated.
Public Utilities (Electric & Gas / Telecom)	PG&E / AT&T & Comcast	No change	Electric and gas service shall continue to be provided by Pacific Gas and Electric Company (PG&E), and telecommunications service by AT&T and Comcast. No change in providers, service-area boundaries, or facilities is proposed. Franchise utilities will continue service under existing agreements, easements, and rights-of-way. No new connections, relocations, or capacity upgrades are anticipated at this time. Given the site's operation as a corporation yard, no material increase in service demand is expected, as the operational intensity is generally consistent with that of existing businesses in the area.

TIMELINE AND EXISTING SERVICES

On a limited basis, the City of Ukiah intends to begin using the property immediately upon annexation for municipal staging, vehicle parking, equipment storage, and other routine City and UVWA functions. Initial improvements are minimal and will focus primarily on accessibility upgrades, metering, and interior improvements necessary to support safe and compliant operations. These activities are not expected to alter existing site conditions, disrupt adjacent land uses, or require major construction. Limited development of the facility can occur simultaneously with ongoing operations, allowing the City to establish an interim operational presence while completing facility upgrades within existing building and operational yard footprints.

SERVICE STANDARDS AND OPERATIONS

- **Hours and Staffing:** Standard municipal hours (6:30 a.m. – 6 p.m.). No substantial increase in permanent staffing is anticipated given past uses of the property and staff already based at the existing Corporation Yard. There will be no public facing component to the facility.
- **Facility Operations:** Routine City and UVWA operations, repair, equipment storage, and maintenance activities.
- **Security:** Existing industrial security measures in place. Hazardous materials storage and handling remain permitted and compliant with all City, County, and State regulations.
- **Maintenance:** Facility and yard upkeep funded through departmental operating budgets and internal service funds.

INFRASTRUCTURE & SITE STATUS

The subject property appears to have been undeveloped open grasslands as late as 1941. This is evidenced by an aerial photograph from that year. The subject property is indicated to have been developed as a commercial property with construction of the initial phase of the site building by Carousel Carpet Mill in 1969 which operated at the site until 2010. The building subsequently underwent two expansions in 1981 and 1989 and has been occupied by several commercial tenants to the present day. While initially developed with a septic system, the site is now connected to the UVSD.

The site is currently occupied by an agricultural sales and service company, which the City will replace, and a shipping distribution center, which will remain under City jurisdiction. The property's use is well documented through County permits, with no major gaps in the record.

FISCAL EFFECTS & IMPACTS

Operating costs for the Corporation Yard and Water Authority activities will be funded through existing City budgets, departmental funds, and the UVWA, consistent with the City's adopted cost allocation plan as part of the JPA. Operating costs will also be offset

by the closure of the existing Corporation Yard facility at 1320 Airport Rd. and transfer of services to 1 Carousel Lane. Further considerations are detailed below:

Land Acquisition, Capital and Tenant/Municipal Improvements: Financed through a combination of City bond proceeds, Capital Improvement Program (CIP) funds, and competitive grants, the property was acquired by the City of Ukiah for \$7.6 million. The City has allocated up to \$3 million for municipal improvements to City the Corporation Yard as part of the bond proceeds.

- Taxes and Assessments:
 - The property is City-owned and therefore exempt from ad valorem property tax. Commercial or joint-use operations remain subject to possessory interest tax that will be addressed as a separate tax share agreement with the County of Mendocino.
 - 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 associated cities from entering separate agreements regarding particular Annexations; provided, however, that nothing in any separate agreement shall affect the rights and obligations of those Parties not party to that separate agreement.
 - Given the municipal function of this parcel and the limited number of parcels identified for this annexation, the City will request a separate tax share agreement to more appropriately evaluate the site-specific considerations of this request, and the applicability of the previously adopted MTSA to a single parcel.
- Permits and Fees: Building and encroachment permits will be processed internally; related costs are budgeted within the project. Existing permits and records will be transferred to the City of Ukiah and integrated into the City's permit system.
- Utility Rates: Water and sewer services funded by user fees per Proposition 218 cover the cost associated with operation and maintenance of the facility. If necessary, future rate changes will follow statutory noticing and hearing procedures.
- No new municipal taxes or special assessments are proposed as part of this annexation to cover the cost of acquisition, relocation or upgrades to the facility.

LAND USE CONSISTENCY

The City intends to prezone the property to Public Facilities (PF) with a Public (P) General Plan land use designation to take effect upon annexation pursuant to Government Code

§65859. The project site consists of a large commercial building of approximately 98,000 square feet, divided into three main suites. As described by the Phase 1 Evaluation, the structure functions primarily as a warehouse facility with supporting office and utility spaces. The western portions are used for office operations, employee amenities, package storage, and limited light industrial activity such as packaging and distribution. The eastern portion operates as a distribution hub, where goods are transferred directly between transport vehicles with minimal long-term storage. The surrounding development along Carousel Lane appears to follow a similar industrial and commercial pattern, characterized by storage, distribution, and light manufacturing uses.

The existing site operations and surrounding development are compatible with a municipal corporation yard, both in function and intensity of use, as they share similar industrial and logistical characteristics and are unlikely to create land use conflicts.

Current (County of Mendocino):

- Zoning: Limited Industrial (I-1) (Mendocino County Code Ch. 20.09)
- Existing Limited Industrial Land Uses: "Wholesaling, Storage and Distribution—Light"; "Agricultural Sales and Services" "Minor Impact Utilities"

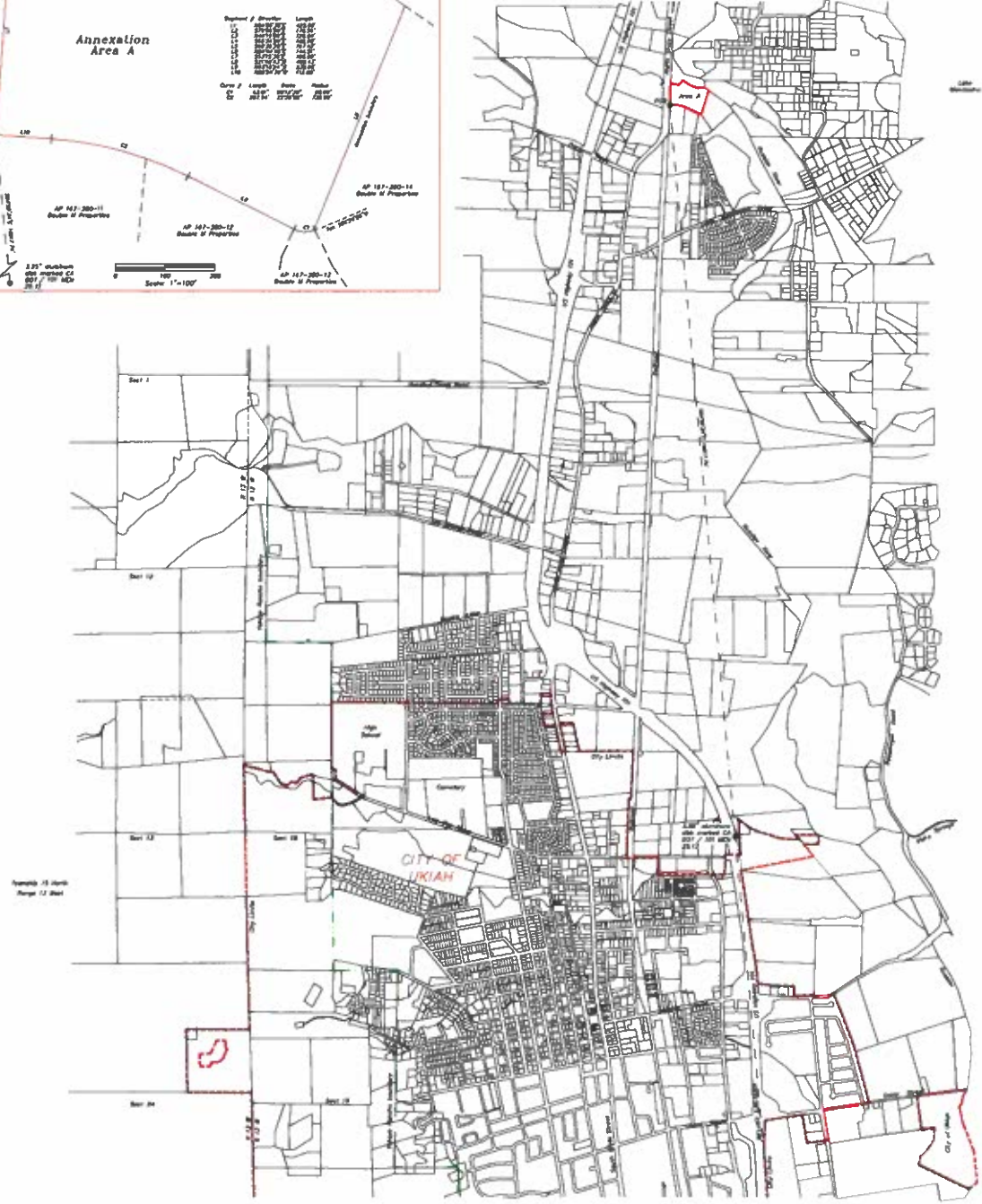
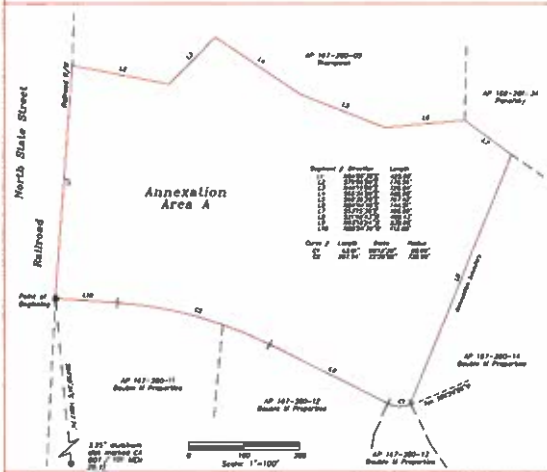
Proposed (City of Ukiah):

- Zoning: Public Facilities (PF) (Ukiah Municipal Code, Ch. 2, Art. 15)
- General Plan: Public (P) (Ukiah 2040 General Plan)
- Proposed Public Facility Land Uses: "Corporation yards"; "Quasi-public land uses"; "Light manufacturing and industrial uses"

CONCLUSION

While the proposed annexation of 1 Carousel Lane would create an incorporated island, it represents a logical and cost-effective location for extending the City of Ukiah's municipal service responsibilities within the Ukiah Valley, particularly regarding water and wastewater service delivery through the Ukiah Valley Water Authority (UVWA) and on behalf of the Ukiah Valley Sanitation District. The property will serve as a municipal corporation yard and water authority facility within an existing industrial warehouse complex surrounded by compatible uses, requiring only limited improvements that can be completed concurrently with ongoing operations. All essential municipal and utility services are already available to the site, and no new infrastructure extensions, staffing increases, or public-facing functions are anticipated. The annexation is consistent with the City's General Plan, rezoning actions, and adopted Capital Improvement Program identifying the relocation of the Corporation Yard to a new facility, and it will improve operational efficiency by consolidating municipal and water maintenance activities within a modernized, centrally located facility.

EXHIBIT "A"
City of Ukiah Carousel Annexation
 LAFO File No.
 Portion of Lot 140 of the Yakaya Rancho
 Mendocino County, California
 September 22, 2025



Legend

- APN: Assessor's Parcel Number
- POB: Point of Beginning
- Current City of Ukiah Boundary
- Proposed new annexation boundary
- Yakaya Rancho Boundary

NOTES

1. All dimensions shown are in feet and decimals thereof.
2. The Survey of the City of Ukiah for this annexation map is based on NAD 83 California Coordinate System (NAD 83) Zone 10 (NAD 83) (Zone 10) using the two point method. The survey was conducted by the City of Ukiah Survey Department on 11-10-24. The survey was conducted by the City of Ukiah Survey Department on 11-10-24. The survey was conducted by the City of Ukiah Survey Department on 11-10-24.
3. The purpose of this map is to show the proposed annexation of the City of Ukiah. The map shows the proposed annexation of the City of Ukiah. The map shows the proposed annexation of the City of Ukiah.
4. This map and its contents are for informational purposes only. It is not to be used for any legal purposes. It is not to be used for any legal purposes. It is not to be used for any legal purposes.

AUTHORIZATION CERTIFICATION

I, _____, Mayor of the City of Ukiah, do hereby certify that the City of Ukiah has approved this map. I, _____, Mayor of the City of Ukiah, do hereby certify that the City of Ukiah has approved this map.

CERTIFICATION OF COMPLETION

Recorded on the _____ day of _____, 2025. By _____, Clerk of the City of Ukiah.

DISCLAIMER

This map is for informational purposes only. It is not to be used for any legal purposes. It is not to be used for any legal purposes. It is not to be used for any legal purposes.

Scale: 1" = 1000'

North State Street

Railroad

Point of Beginning

S04°59'34"E 14917.74'

3.25" aluminum disk marked CA DOT / 101 MEN 25.13

Annexation Area A

Segment #	Direction	Length
L1	N04°05'30"E	425.00'
L2	S79°09'00"E	179.56'
L3	N44°19'00"E	120.04'
L4	S55°34'00"E	182.98'
L5	S68°36'20"E	167.42'
L6	N84°44'40"E	144.51'
L7	S53°15'30"E	105.00'
L8	S21°48'43"W	489.43'
L9	N63°18'24"W	239.08'
L10	N85°54'30"W	112.00'

Curve #	Length	Delta	Radius
C1	43.81'	50°12'30"	50.00'
C2	287.94'	22°36'06"	730.00'

AP 167-280-05 Thompson

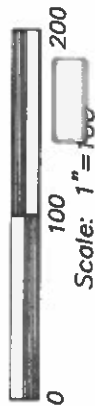
AP 168-201-34 Panofsky

AP 167-280-14 Double M Properties

AP 167-280-13 Double M Properties

AP 167-280-12 Double M Properties

AP 167-280-11 Double M Properties





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
- ☒ **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 prezonning 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)