

## 2 Project Description

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The City of Ukiah 2026 Reorganization Project (proposed project) would consist of a reorganization of service territories within the City's existing Sphere of Influence (SOI) and the pre-zoning of annexed unincorporated areas. This section describes the proposed project, including the project proponent, lead agency, existing setting of the project site, project objectives, key elements of the project, potential buildout under the project, and the approvals needed to implement the proposed project.

### 2.1 Lead Agency

Craig Schlatter, AICP, Director  
City of Ukiah, Community Development Department  
300 Seminary Avenue  
Ukiah, California 95482  
707-463-6219

### 2.2 Project Location

The City of Ukiah is located along U.S. Highway 101 (US 101) in southeastern Mendocino County and serves as both the county seat and the largest city in the county. Ukiah is situated within the Russian River valley approximately 60 miles north of Santa Rosa and approximately 158 miles south of Eureka. Figure 2-1 illustrates the regional context of the city, including its relationship to nearby communities and the regional transportation network, as well as the city's municipal boundaries.

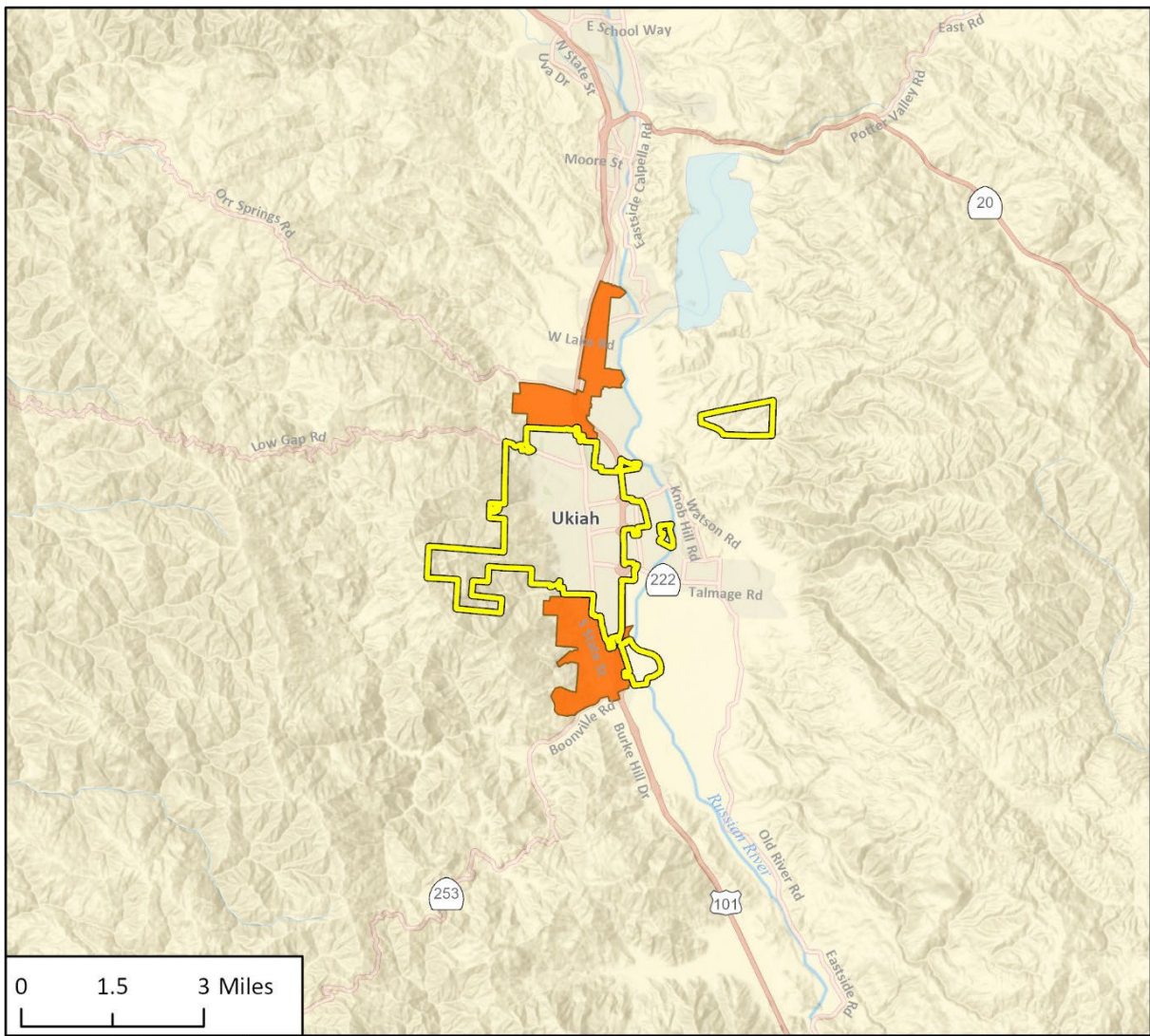
The proposed project is located within and adjacent to the City of Ukiah in Mendocino County, California. The proposed project area includes unincorporated parcels that are situated within the City's Sphere of Influence (SOI) but outside of the city limits. The proposed project area is shown in Figure 2-2.

The proposed project area consists of several geographically distinct areas located generally south, north-northeast, north, and east of city limits. These areas are currently within the service boundaries of the Ukiah Valley Sanitation District, Millview County Water District, and Willow County Water District. The individual reorganization areas of the proposed project are shown in Figure 2-3.

#### **Surrounding Land Uses and Setting**




The proposed project area is characterized by a mix of urban, suburban, and rural land uses, including residential neighborhoods, commercial and industrial areas, public facilities, agricultural uses, and open space. Surrounding development patterns vary by location but generally reflect existing land use designations and zoning regulations established by the County and City.

**Figure 2-1 Regional Location**



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Fig 2-1. Regional Location

-  Project Location
-  City of Ukiah Boundary
-  Proposed Project Area (Sapling Study Area)

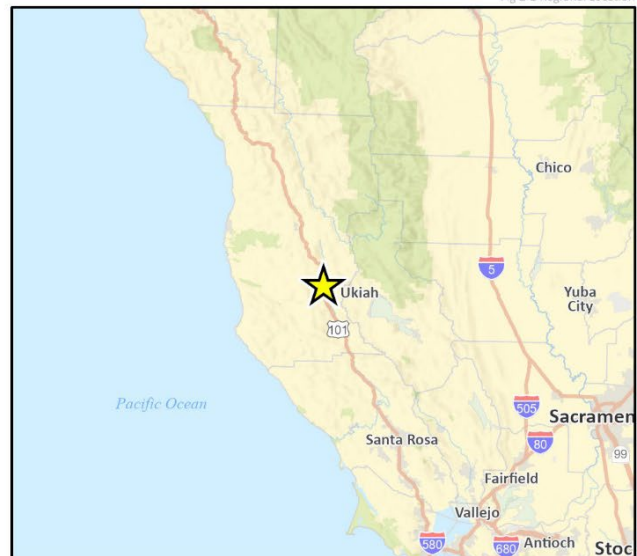
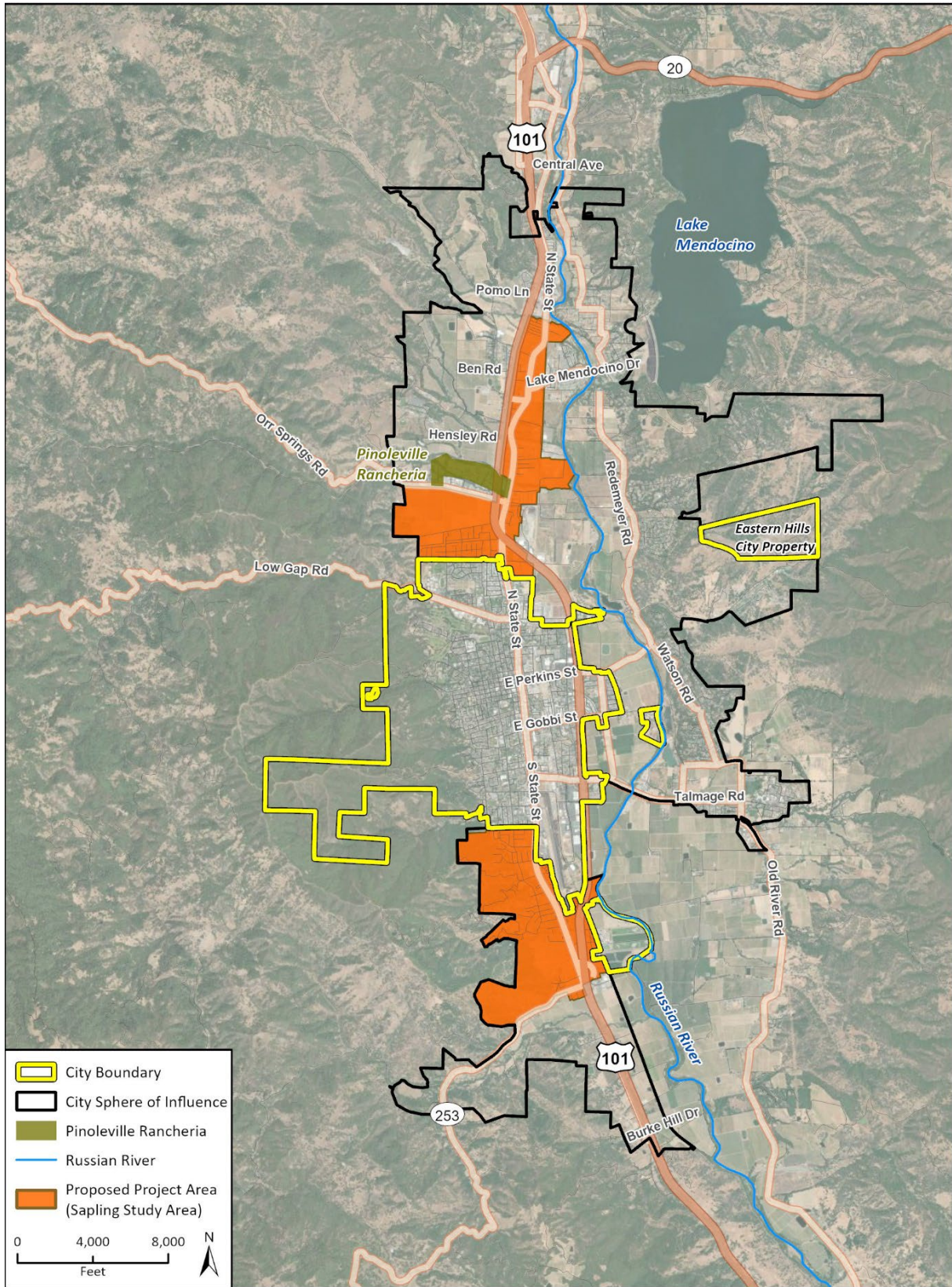
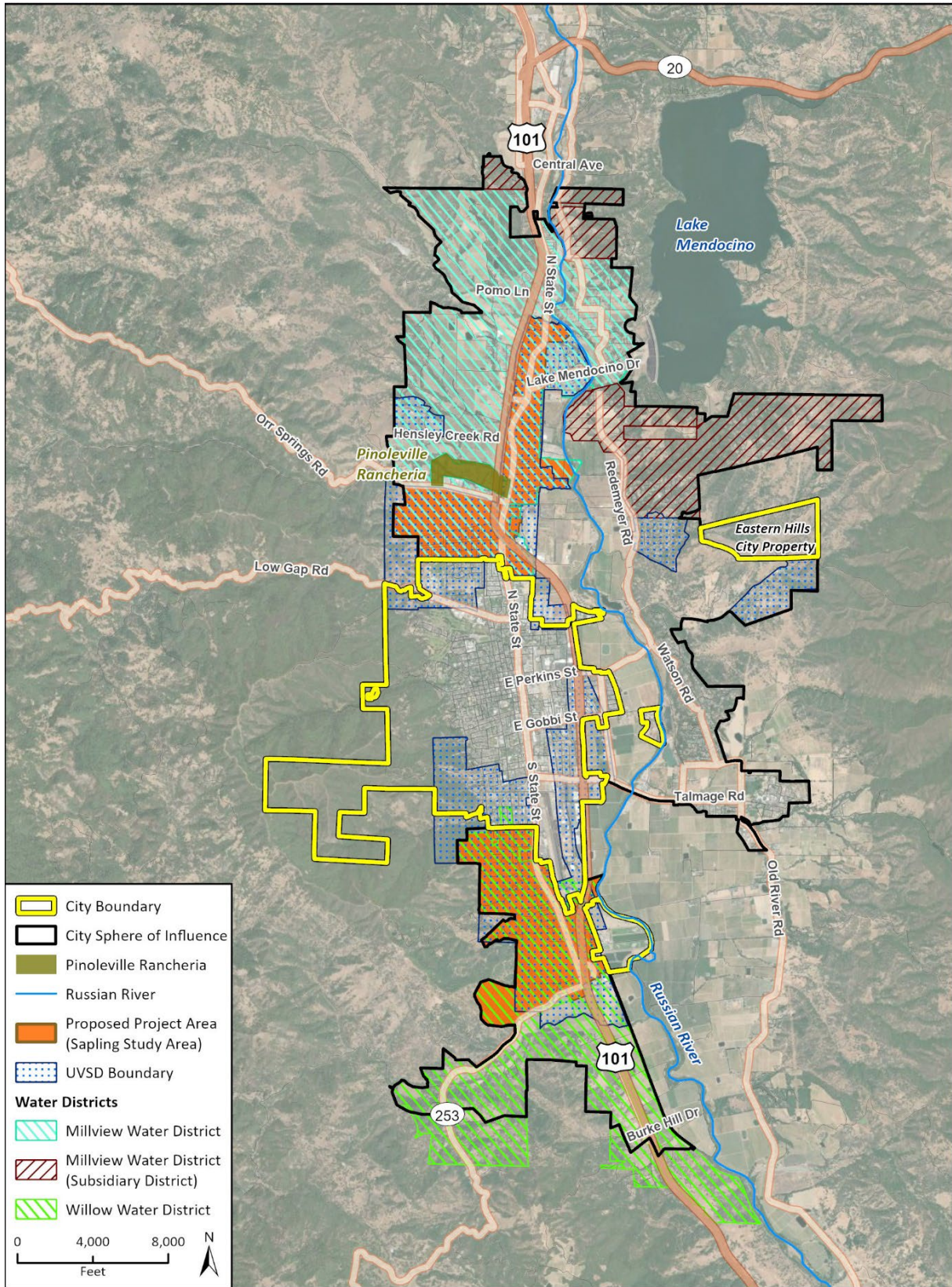


Figure 2-2 Project Area (Proposed Annexation Area)



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Additional data provided by County of Mendocino, 2026.

**Figure 2-3 Project Reorganization Detail**



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 Additional data provided by County of Mendocino, 2026.

## 2.3 General Plan and Zoning

Most of the proposed project area was not identified as annexation areas in the City of Ukiah 2040 General Plan. However, most of the proposed project area is within the City's SOI, and nearly all of the proposed project area is within the planning area identified in the 2040 General Plan. While the 2040 General Plan does not assign City land use designations to the proposed project area, the County of Mendocino's General Plan (County General Plan) provides land use designations for these areas.

The County General Plan designates land uses within the proposed project area including commercial, industrial, residential, mixed use, public services, and agriculture, among others. The County's zoning ordinance provides zoning districts that are consistent with these land use designations.

Parcels within the proposed project area are currently subject to zoning regulations administered by Mendocino County. County zoning districts applied to the proposed project area are generally consistent with the applicable County General Plan land use designations.

## 2.4 Project Description

The proposed project consists of two components: a Reorganization Component and a Pre-Zone Component.

### **Reorganization Component**

The Reorganization Component would consist of changes in organization within the City's SOI involving several adjacent special water districts and unincorporated portions of Mendocino County located adjacent to the city. As part of the Reorganization Component, the proposed project would include a reorganization involving the Millview County Water District (Millview) in which the City would annex territory within Millview and detach that same territory from Millview. The City proposes not to annex the territory in the Pinoleville Rancheria and will consult with Pinoleville regarding whether and to what extent the City may provide services to territory within Pinoleville Rancheria to maintain the existing levels of service already being provided. The proposed project would also include annexation of territory within the Willow County Water District (Willow) and would detach that same territory from Willow.

In addition, the City would annex territory within the Ukiah Valley Sanitation District (Sanitation District). Once at least 70 percent of the total acreage of the Sanitation District is located within the city, the City would establish the Sanitation District as a subsidiary district, consistent with applicable law.

### **Pre-Zone Component**

The proposed project also includes a Pre-Zone Component, under which the City would pre-zone unincorporated territories proposed for annexation in order to maintain the existing land use designations and zoning standards following annexation. Pre-zoning would occur concurrently with annexation and would not modify allowable land uses, development intensity, or site development standards for affected parcels.

The Pre-Zone Component would include an amendment to the Land Use Element of the City of Ukiah 2040 General Plan to ensure consistency between City land use designations and pre-zoning would be applied to annexed areas.

### *General Plan Designations*

As part of the proposed project's Pre-Zone Component, the City would apply land use designations consistent with the County General Plan and the Ukiah Valley Area Plan (UVAP). The UVAP is an element of the County General Plan that provides detailed land use policy direction for unincorporated lands within

the Ukiah Valley by refining and supplementing County General Plan policies to address land use, development patterns, and growth-related issues specific to the Ukiah Valley planning area.

Land use designations and zoning regulations applied following annexation would remain consistent with existing County standards, and no new development beyond what is currently permitted by right would occur.

### *Zoning*

Through the Pre-Zone Component, the City would apply zoning districts to annexed parcels that mirror existing County zoning standards. No changes to allowable uses, development intensity, or site development standards are proposed.

The proposed project is initiated pursuant to state law governing changes in organization and jurisdictional boundaries of cities and special districts. The Local Agency Formation Commission of Mendocino County (Mendocino LAFCo) is responsible for reviewing and approving proposals for annexations, detachments, and reorganizations involving cities and special districts to ensure orderly growth, efficient service provision, and consistency with adopted policies. The proposed reorganization is intended to clarify service responsibilities, improve governance efficiency, and align service areas with the City's existing SOI.

## 2.5 Project Objectives

- Promote logical and orderly municipal boundaries consistent with the City's existing SOI
- Improve efficiency and clarity in the provision and governance of water and wastewater services
- Align service areas and jurisdictional boundaries to reduce fragmented governance and unincorporated islands
- Maintain consistency with existing County and City land use policies through pre-zoning
- Implement reorganization actions without inducing growth, expanding infrastructure capacity, or changing development potential

## 2.6 Required Approvals

Implementation of the proposed project would require the following discretionary actions by the City of Ukiah Planning Commission/City Council:

- Approval of a General Plan Amendment to incorporate the project area into the limits of the City and designate land uses
- Preliminary zoning of the parcels and lots comprising the project area
- Certification of this SEIR
- The Mendocino LAFCo must also consider this SEIR in conjunction with the City of Ukiah 2040 General Plan EIR and the County's General Plan EIR and make a decision whether to approve the proposed project.