Planning Commission

Regular Meeting

AGENDA

(to be held both at the physical and virtual locations below)

Civic Center Council Chambers ♦ 300 Seminary Ave. ♦ Ukiah, CA 95482

To participate virtually, go to the following link: https://zoom.us/j/91264543193
To view the meeting (without participating) go to: http://www.cityofukiah.com/meetings/

- ***Call (toll free) 1-833-548-0276 or 833-548-0282***
- ***Raise hand: after being recognized, Enter *9***
- ***Unmute Yourself, Enter *6***

Or One tap mobile (for easy connection on smartphones):
US: +16699009128,,91264543193# or 13462487799,,91264543193#

March 22, 2023 - 6:00 PM

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1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.a. Approval of the Draft Minutes of March 8, 2023, Planning Commission Meeting

Recommended Action: Approve the Draft Minutes of March 8, 2023, Planning Commission Meeting

Attachments:

1. March 8, 2023 PC Minutes-Draft

5. APPEAL PROCESS

All determinations of the Planning Commission regarding major discretionary planning permits are final unless a written appeal, stating the reasons for the appeal, is filed with the City Clerk within ten (10) days of the date the decision was made. An interested party may appeal only if he or she appeared and stated his or her position during the hearing on the decision from which the appeal is taken. For items on this agenda, the appeal must be received by April 3, 2023.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Planning Commission welcomes input from the audience that is within the subject matter jurisdiction of the Planning Commission. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

7. SITE VISIT VERIFICATION

8. VERIFICATION OF NOTICE

9. PLANNING COMMISSIONERS REPORT

10. DIRECTOR'S REPORT

10.a. Receive Director's Report

Recommended Action: Receive Community Development Director's verbal report and associated Planning Division projects report.

Attachments:

1. Planning Division Projects Report - March 1, 2023

11. CONSENT CALENDAR

12. UNFINISHED BUSINESS

13. NEW BUSINESS

13.a. Adoption of a Resolution Recommending City Council Approval of Prezoning Sixteen (16) Parcels in Association with Annexation of City-Owned Properties Within Unincorporated Mendocino County (LAFCo File No. A-2021-01)

Recommended Action: Adopt a Resolution Recommending City Council Approval of Prezoning Sixteen (16) Parcels in Association with Annexation of City-Owned Properties Within Unincorporated Mendocino County (LAFCo File No. A-2021-01)

Attachments:

1. City Owned Annexation - List of Parcels & Prezoning Maps
2. County Maps (Areas 1-5)
3. City Maps (2040 General Plan Land Use and 2022 MSR/SOI)
4. City Council Resolution Nos. 2020-61 & 2022-04
5. Planning Commission Resolution for Prezoning-Draft
6. Previous CEQA Documentation

14. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available at the Civic Center 300 Seminary Ave. Ukiah, CA 95482; and online at: www.cityofukiah/meetings/ at the end of the next business day.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Dated: March 15, 2023
Michelle Irace, Planning Manager

CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR MEETING
Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
Virtual Meeting Link: *https://zoom.us/j/91264543193*
Ukiah, CA 95482
March 8, 2023
6:00 p.m.

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1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on March 8, 2023. The meeting was legally noticed on March 2, 2023. The meeting was held in person and at the following virtual link: *https://zoom.us/j/91264543193*. Chair Hilliker called the meeting to Order at 6:02 p.m.

CHAIR HILLIKER PRESIDING.

2. ROLL CALL

Roll was taken with the following **Commissioners Present**: Phi, de Grassi, Rick Johnson, Michelle Johnson**,** and Hilliker. **Staff Present:** Craig Schlatter, Community Development Director, and Stephanie Abba, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVAL OF MINUTES

a. Approval of the Minutes of February 22, 2023, a Regular Meeting.

Motion/Second: de Grassi/Phi to approve the minutes of February 22, 2023, a Regular meeting as submitted. Motion **carried** by the following roll call votes: AYES: de Grassi, R. Johnson, Phi and Hilliker. NOES: None. ABSENT: M. Johnson ABSTAIN:.

5. APPEAL PROCESS

No appeals were received.

6. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No public comment was received

7. SITE VISIT VERIFICATION

Site Verification not necessary

8. VERIFICATION OF NOTICE

Verified by Staff

9. PLANNING COMMISSIONERS REPORTS

R. Johnson asked to have the 1992 Design Guidelines for downtown Ukiah.

10. DIRECTOR'S REPORT

Discussed the downtown zoning codes and design of downtown and bringing this information to the Commissioners at a later meeting.

Presenter: Craig Schlatter, Community Development Director.
Report received

DRAFT

11. CONSENT CALENDAR
No items on the Consent Calendar

12. UNFINISHED BUSINESS
No unfinished business was agendized

13. NEW BUSINESS

a. Discussion and Possible approval of changes to the Ukiah Planning Commission Procedures of Conduct.

Presenter: Craig Schlatter, Community Development Director.

Commissioner Michelle Johnson arrived at 6:23 p.m.

6:36 p.m. RECESS To fix the sound problem
6:49 p.m. Reconvened

Commissioner Michelle Johnson left the meeting at 6:46 p.m. due to a sound problem.

It is the consensus of the Commission to have the Staff make the discussed and approved edits in the Planning Commission Procedures of Conduct and bring the item back to the Commission when there is time on an agenda to review the edits.

14. ADJOURNMENT
There being no further business, the meeting adjourned at 7:38 p.m.

_____
Stephanie Abba, PC Secretary

DRAFT

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
Submitted Planning Applications

As of 3/1/2023

Item 10.a
Director's Report and Planning Division Projects Update

Permit #	Site Address	Date of Submittal/ Resubmittal	Summary of Project	Status	Assigned Planner
n/a	600 Live Oak Ave.	2/27/23	Todd Grove Public Art Mural Permit within the Public Facilities (PF).	Incomplete: 2/28/23	Jesse Davis
23-8069	218 Mason St.	1/20/23	Minor Use Permit for conversion of use from commercial to mixed-use within the Community Commercial (C1) zoning district.	Incomplete: 1/23/23	Michelle Irace
22-7977	101 S. Main St.	12/12/2022; 2/13/23; 2/21/23	Major Site Development Permit for construction of a new 4,557 sf Redwood Credit Union bank facility, located within the Urban Center (UC) zoning district.	Preliminarily deemed complete and referred for agency review: 2/22/23 Design Review Board: 3/23/23 (tentative)	Michelle Irace
22-7956	162 Talmage Rd.	12/9/22	Major Site Development Permit for the Splash Express Car Wash #5 (dBA LUV Car Wash) facility. Includes demolition of the existing structures and redevelopment of a new 2,433 sf car wash facility, located within the Heavy Commercial (C2) zoning district.	Incomplete: 12/15/22 Airport Land Use Commission: 3/23/23 (tentative)	Jesse Davis
22-7565	200 Ford St.	9/9/22; 10/28/22; 2/21/23	Major Use Permit and Site Development Permit to allow for expansion of the Ford Street Project recovery center, located in the Heavy Commercial (C2) zoning district.	Incomplete: 11/30/22; 12/19/22 2/21/23 Resubmittal under review	Michelle Irace
22-4723	720 N. State St.	7/27/22	Major Use Permit and Site Development Permit for construction of a 90-ft monopine telecommunications tower, located in the Community Commercial (C1) zoning district.	Incomplete:9/26/22 No application activity since Sept., 2022	Michelle Irace
22-7223	414 E. Perkins St.	6/14/2022; 10/5/22	Major Use Permit and Site Development Permit to allow for construction and operation of a gas station, drive-through car wash, convenience store, and multi-family residential mixed-use project, located in the DC (Downtown Core) zoning district.	Incomplete: 6/28/22; 10/25/22	Jesse Davis
17-3069	1294 N. State St.	9/13/17; 9/14/21; 9/28/22	Resubmitted Major Use Permit and Site Development Permit to allow for construction of two retail suites (including one drive-through), located in the C-1 (Community Commercial) zoning district.	Incomplete 6/2/22; 9/29/22	Michelle Irace
22-7483	734 S. State St.	8/15/222	Xpress Gas Station Major Use Permit-request to resume operation of the gas station within the Community Commercial (C1) Zoning District.	Incomplete: 8/19/22 No application activity since Aug., 2022	Jesse Davis

City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
Recently (Within Previous 90 Days) Approved Projects

As of 3/1/2023

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
22-7834	504 E. Perkins St.	12/14/22	Mural Permit to allow a 3,175 sf mural to be placed on the south-facing wall of the Lucky Supermarket building, within the Community Commercial (C1) zoning district.	Approved by Planning Commission hearing	Michelle Irace
22-7678	203 S. State St.	12/15/22	Minor Use Permit for Mendo LEAP indoor recreation center, located within an existing building in the Urban Center (UC) Downtown Zoning Code district	Approved by Zoning Administrator hearing	Michelle Irace

City of Ukiah
COMMUNITY DEVELOPMENT DEPARTMENT

City of Ukiah
Advanced Planning Projects

As of 3/1/2023

Permit #	Site Address	Approved Date	Summary of Project	Comments	Assigned Planner
n/a	Citywide	n/a	2040 General Plan Implementation Programs	2040 General Plan adopted by City Council 12/7/22. Implementation efforts began January, 2023	Michelle Irace, Jesse Davis
n/a	Unincorporated Western Hills	n/a	Western Hills Open Land Acquisition and Limited Development Agreement Project - Annexation Application.	Annexation application submitted to LAFCo: 6/8/22. Incomplete letter from LAFCo received 6/29/22. Prezoning and application modifications to CC anticipated April/May, 2023	Michelle Irace, Jesse Davis
n/a	Citywide	n/a	Annexation of City-owned parcels.	Submitted Annexation Application to LAFCo 2/23/22. Incomplete letter received 3/25/22. Updated application submitted in June 2022. Prezoning and application modifications to Planning Commission 3/22/23 (tentative)	Jesse Davis
n/a	Citywide	n/a	Cannabis Consumption Ordinance	Planning Commission recommended approval on: 2/8/23 City Council: 3/15/23	Jesse Davis

AGENDA ITEM NO. 13a Department of Community Development Planning Division
300 Seminary Ave.
Ukiah, CA 95482

DATE: March 14, 2023

TO: Planning Commission

FROM: Jesse Davis, Chief Planning Manager; Michelle Irace, Planning Manager

SUBJECT: Adoption of a Resolution Recommending City Council Approval of Prezoning Sixteen (16) Parcels in Association with Annexation of City-Owned Properties Within Unincorporated Mendocino County (LAFCo File No. A-2021-01)

SUMMARY

OWNER(S):	City of Ukiah
APPLICANT:	City of Ukiah
LOCATION:	Mendocino County Assessor Parcel Nos. 178-130-01; 156-240-02; 156-240-13; 003-330-68; 003-330-69; 003-330-70; 184-080-36; 184-080-37; 184-090-01; 184-090-07; 184-100-04; 184-080-40; 184-100-05; 184-090-06; 184-150-01; 184-140-13
TOTAL ACREAGE:	±451 acres
PROPOSED GENERAL PLAN:	"P" Public
PROPOSED PREZONING:	"PF" Public Facilities; "-A" Combining Agriculture
AIRPORT COMPATABILITY:	Multiple
ENVIRONMENTAL DETERMINATION:	Categorical Exemption, §15320(a), Class 20, Annexations of Existing Facilities. The Project was also included in the Environmental Impact Report for the City's 2040 General Plan (SCH No. 2022050556)
RECOMMENDATION:	Adopt a resolution recommending City Council approval of the proposed prezoning

BACKGROUND

On January 16, 2020, the Ukiah City Council adopted an Annexation Policy (Resolution No. 2020-06) that states that the City will pursue, apply for, and support the annexation of unincorporated areas to the City to avoid the negative consequences of continued urban sprawl and to ensure the efficient provision of municipal services to unincorporated areas without placing an undue financial burden on the City or its residents. Additionally, the City of Ukiah's 2040 General Plan

was adopted on December 7, 2022, and the 2022 Municipal Service Review (MSR) and Sphere of Influence (SOI) were adopted on December 19, 2022. These documents support and encourage the annexation of unincorporated parcels to ensure that the City is positioned to undertake orderly expansion of growth.

Over the last two decades, the City of Ukiah has acquired 16 unincorporated properties for public purposes but has not completed the necessary annexation application so that they are fully subject City jurisdiction. As this list of City-owned properties has grown, so too has the property tax bill. To realize the tax savings from incorporation of City-owned properties, the City must submit and receive approval on an application for annexation of these properties to the Mendocino Local Agency Formation Commission (LAFCo). A list of parcels subject to annexation and maps of existing and proposed zoning are included as Attachment 1, County produced maps are included as Attachment 2, and additional visualizations from the City's 2040 General Plan and 2022 MSR are provided as Attachment 3.

On November 4, 2020, the City Council adopted Resolution No. 2020-61. By adopting this resolution, the City of Ukiah approved submittal to the Mendocino County LAFCo an application that requested annexation of previously acquired properties utilized for public purposes. The application for annexation was subsequently submitted to LAFCo on March 23, 2021 (LAFCo File No. A-2021-01). As part of that review, clarifications and corrections were requested by LAFCo. During the remainder of 2021, City Staff worked to address requested clarifications and needed corrections, and on January 19, 2022, the City Council adopted Resolution 2022-04, which allowed a revised application to be submitted to LAFCo. The aforementioned resolutions are included in Attachment 4.

The proposed prezoning of the 16 City-owned parcels ("Project") is a component of the application that will be included in the resubmittal to LAFCo. Additionally, updated plat mats and legal descriptions correcting minor errors raised by LAFCo and County staff, in addition to the revised SOI map and information from the updated MSR and 2040 General Plan will be included in the resubmittal. A revised resolution of application formalizing the aforementioned and any other minor updates will be prepared for Council approval. If approved by Council, Staff will provide LAFCo with the documentation necessary to resubmit, with the goal of presenting the annexation application for review and hearing for final consideration.

Because the decision to acquire and annex the City-owned parcels was previously approved by the City Council, the only action before the Commission at this time is consideration of a resolution for recommendation to the City Council to adopt prezoning districts for the City-owned parcels.

PROJECT DESCRIPTION

The City proposes to prezone 16 unincorporated parcels, totaling approximately 451 acres of City-owned properties proposed for annexation that are all adjacent to the City of Ukiah and within the City's recently adopted Sphere of Influence. The parcels are located southeast, northeast, and west of the City and are separated and identified as five separate "Areas", as summarized below. A comprehensive list of the parcels and proposed prezoning maps are included in Attachment 1.

Area 1 (APN 178-130-01): previous landfill site on Vichy Springs Road.
Area 2 (APNs 156-240-02 and 156-240-13): undeveloped parcels at the headwaters of Gibson Creek.
Area 3 (APNs 003-330-68, 003-330-69 and 003-330-70): parcels adjacent to the Ukiah Municipal Airport.
Area 4 (APNs 184-080-36; 184-080-37; 184-090-01; 184-090-07;184-100-04; 184-

080-40; 184-100-05; and 184-090-06): parcels adjacent to the City's Wastewater Treatment plant in the Plant Road area. These parcels are currently used for recycled water distribution and hold ongoing lease agreements for agricultural purposes per GC 37382.

Area 5 (APNs 184-150-01 and 184-140-13): parcels adjacent to the City's Wastewater Treatment plant in the Plant Road area that contain storage ponds and refuse disposal and refuse transfer stations.

The City's current request is focused on the need to annex City-owned properties to reduce its tax burden. It is the intention of the City to continue the existing uses of these properties under a Public Facility zoning designation. While acquisition of the parcels allows for potential expansion of public utilities and facilities in the future, no new development or expansion is proposed at this time.

Government Code §65859 and Ukiah City Code §9267 allows the City to adopt a zoning district for land outside of the city limits in anticipation of annexation and development (i.e., prezone). Under the provisions of the Government Code, the zoning district adopted by the City does not become effective unless and until the land is annexed into the City.

The majority of the properties feature active city utilities or services such as the wastewater treatment plant and ponds, recycled water system, solid-waste transfer, or airport hangers. Others are currently preserved as open space for conservation or remediation, such as the former Vichy Hills Landfill or Gibson Creek, which feature a Remote Spawning Incubator (RSI). As such, the City proposes to prozone the properties Public Facilities (PF) and Agricultural Combining District (-A), as further described in the Staff Analysis section of below.

SURROUNDING LAND USE AND ZONING

The parcels proposed for prezoning are all located within unincorporated Mendocino County. As depicted in the list of parcels and zoning maps contained within Attachment 1, the parcels currently carry Public Facilities (PF), Upland Residential (UR:40), Limited Commercial (C1), Agriculture (AG) and General Industrial (I2) County zoning designations, with corresponding Public Services, Remote Residential, Commercial, Agricultural and Industrial General Plan (Ukiah Valley Area Plan) designations. Surrounding land uses include uses similar to those that currently exist on the City-owned parcels, including but not limited to, municipal uses such as airport and wastewater operations, as well as other open space and agricultural uses. See Attachments 1, 2 and 3 which contain a series of maps and figures, including aerial imagery of the parcels and existing zoning designations.

STAFF ANALYSIS

The 16 City-owned parcels are proposed to be prezoned Public Facilities (PF), with an Agricultural Combining District (-A) overlayed on five of the parcels, as summarized in Table 1. A discussion of how the proposed prezoning is consistent with the City's 2040 General Plan and zoning code is provided below.

General Plan and Zoning Consistency

Public (P) Land Use Designation. All of the City-owned parcels proposed for prezoning are assigned a P land use designation on the 2040 General Plan Land Use Map (Attachment 3). As described in Table 2-1 of the 2040 General Plan, the P land use designation is intended to identify

lands owned by public agencies including the City, County, school districts, and special districts, as well as quasi-public utilities such as Pacific Gas & Electric and internet and telephone service providers. Public land uses identify facilities that are unlikely during the life of the General Plan to be considered surplus property because of the extent or nature of the existing facility. The P classification is the equivalent of the County's Public Lands and Public Services classification. Typical Uses within the P designation include the following: government buildings; libraries; water, wastewater, and drainage facilities; transportation and utility facilities; compatible public buildings; and natural resource areas. The existing and proposed continued use of the parcels are consistent with the P designation. The 2040 General Plan may be accessed online at: https://ukiah2040.com/documents.html.

Public Facilities (PF) Zoning Designation. As noted in Ukiah City Code (UCC) §9170, the PF zoning district is intended to be applied to properties which are used for or are proposed to be used for public or quasi-public purposes or for specified public utility purposes. Additionally, the PF zoning district is intended to provide business opportunities on large public-serving land uses such as the airport. The following uses are listed as allowed within the PF zoning district: airports and aviation-related functions and uses; public schools, civic centers and fairgrounds; conservation and natural resource conservation areas; historical sites and monuments; parks and recreation areas and facilities; public gardens; public utility facilities and uses. Because the parcels contain similar municipal uses (as described above) and are identified as having a P land use designation in the 2040 General Plan, the PF zoning designation is appropriate.

Agricultural Combining District (-A). As noted in UCC §9125, the -A district may be combined with any district or portion of a district where agriculture uses exist. Because five of the parcels contain agricultural uses (leased by the City) and the City wishes to protect such agricultural lands, the -A district is proposed to be applied to those parcels (APNs 184-090-06184-080-36, 184-080-37, 184-090-01 and 184-090-07). As noted in Table 2-2 of the 2040 General Plan, the -A Combining District is identified as a zoning district that is compatible with the P land use designation.

2040 General Plan Goals and Policies. Additionally, the proposed prezoning (and associated annexation request) are consistent with the following 2040 General Plan goals and policies intended to preserve agricultural land, ensure land use compatibility, orderly growth, as well as adequate infrastructure and municipal services to meet existing and future demand.

Land Use Element

Goal LU-7 To ensure the orderly and timely growth and expansion of the City.

> Policy LU-7.1 Development Pattern. The City shall ensure an orderly, contiguous development pattern that prioritizes infill development, phases new development, encourages compactness and efficiency, preserves surrounding open space and agricultural resources, and avoids land use incompatibilities.
>
> Policy LU-7.3 Annexation Considerations. The City shall consider the following factors when reviewing annexation proposals:
>
> a. Availability of public services and facilities;
> b. Proximity to existing urban development;
> c. Existing agricultural uses;
> d. Fiscal impacts on City finances;
> e. Potential economic benefits;
> f. Regional housing needs; and

g. Public health and safety.

Policy LU-8.2 Protection of Agricultural Areas. The City shall support the long-term economic viability of agriculture and agri-tourism and encourage landowners with land in agricultural production to undertake succession planning or agricultural preservation, as appropriate.

Public Facilities, Services, and Infrastructure Element

Goal PFS-2 To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development.

Policy PFS-1.4 Water Storage. The City shall encourage the protection and expansion of existing sources and methods of water storage for future development.

Policy PFS-1.5 Recycled Water Project. The City shall explore the potential expansion of the Recycled Water Project to provide non-potable water to areas of large-scale urban irrigation, such as Todd Grove Park and the golf course.

Policy PFS-1.7 Groundwater Recharge. The City shall enhance groundwater supply by looking to expand its capacity to recharge by developing storm ponding and retention basins where feasible. In some areas these ponds or basins can be incorporated into a recreational area, used as wildlife habitat area, or may be required by new development to offset impacts associated with new nonpermeable surfaces.

Goal PFS-2 To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development.

Policy PFS-2.6 Wastewater Service Capacity. The City shall ensure there is adequate wastewater service capacity prior to annexation of additional land.

Policy PFS-3 To ensure adequate solid waste, recycling, and composing services and maximize waste diversion from landfills.

Policy PFS-3.2 Waste Management Services. The City shall continue waste management service contracts to provide quality and cost-effective solid waste removal throughout the city and require all residents and businesses to comply with solid waste collection and recycling service requirements.

Environmental and Sustainability Element

Goal ENV-1 Preserve open space land for the commercial agricultural and productive uses, the protection and use of natural resources, the enjoyment of scenic beauty and recreation, protection of tribal resources, and the protection from natural hazards.

Policy ENV-1.2 Open Space Management. The City shall manage and maintain City-owned open spaces to preserve the integrity of these public spaces.

Goal ENV-4 To conserve and protect the city's natural woodlands and water resources for future generations.

Policy ENV-4.5 Recycled Water. The City shall support efforts to increase recycle water use.

Policy ENV-4.6 Groundwater Protection. The City shall require, for new development that could result in a significant reduction in groundwater recharge area or water quantity, an analysis, prepared by a licensed hydrologist, of the project impacts on groundwater recharge and quality.

Policy ENV-6.7 Public Open Space. The City shall work with Mendocino County and the Public Spaces Commission to identify and select appropriate locations along creek

channels, hillsides, and ridgelines that would be appropriate for future acquisition and development as trails, pocket parks, wildlife preserves, or other public open space.

Agriculture Element

Goal AG-1 To preserve and strengthen agricultural uses in and around Ukiah that influence the regional economy.

AG-1.1 Reduce Agricultural/Urban Conflict. The City shall reduce conflict between incompatible uses and agriculture within and adjacent to the City.

AG-1.2 Preserve Agricultural Lands. With the exception of presently proposed or approved subdivisions, the City shall discourage urban development on unincorporated land within its Sphere of Influence until annexed by the City. The City shall support County land use regulations that protect the viability of local agriculture in the Ukiah Valley.

UCC Section 9267(b), Action on Prezoning. Per UCC §9267(b), "The City Planning Commission shall conduct a public hearing to consider a proposal for prezoning territory. The Commission shall formulate a recommendation to the City Council. The City Council shall also conduct a public hearing to consider the prezoning proposal and shall render a decision accordingly."

As described above, consistent with the P land use designation and the corresponding PF zoning designation (and -A Combining District), the parcels proposed for prezoning are currently under City ownership and most of the properties host city (public) operations. The City plans to continue these municipal uses and does not propose any change in land use with the prezoning and annexation request. The proposed PF and -A prezoning are intended to provide consistency with the 2040 General Plan and existing uses currently operating on the parcels. For the reasons, the proposed PF and -A prezoning are appropriate and consistent with the 2040 General Plan and Zoning Code. A draft resolution recommending approval to the City Council is include in Attachment 5.

ENVIRONMENTAL DOCUMENTATION

The proposed project is subject to the California Environmental Quality Act (CEQA). As noted in the Background section above, on January 21, 2022, a Notice of Exemption (NOE) for annexation of the City-owned properties (associated with adoption of Resolution No.2022-04) was filed with the Mendocino County Clerk/Recorder's office, deeming the project to be categorically exempt from further review, in accordance with CEQA Guidelines §15320, Change In Organization. The NOE also references CEQA Guidelines §15319, Annexation of Existing Facilities. A copy of the NOE is included in Attachment 6.

Additionally, the City-owned annexation area was identified within the 2040 General Plan as one of three areas the City is proposing for annexation over the 20-year General Plan cycle. Specifically, the City-owned annexation area is identified as "annexation area A" with P land use designations applied (see Chapter 2, Project Description, and General Plan Figure 2-1, 2040 Land Use Map). Impacts associated with annexation of the City-owned parcels and new land use designations (with presumed corresponding zoning designations) was analyzed throughout the Environmental Impact Report (EIR; Chapter 4, Environmental Impact Analysis).

In summary, because the City intends to continue to utilize the parcels for agriculture, open space, or municipal uses, no significant impacts directly related to annexation of the City-owned parcels

were identified. The EIR specifically notes that if expansion of facilities and services are proposed in the future, additional CEQA may be required. The Notice of Determination (NOD) for the General Plan EIR was filed with the State Clearinghouse and County Clerk/Recorder on December 8, 2022. A copy of the NOD is included in Attachment 6; the 2040 General Plan and EIR may be accessed online at: https://ukiah2040.com/documents.html. The proposed prezoning of 16 City-owned parcels associated with the annexation request is consistent with the analysis within the EIR.

Although CEQA has been completed for the City-owned annexation, Staff will prepare a Notice of Exemption (NOE), consistent with CEQA Guidelines §15320(a), Change In Organization and §15319, Annexation of Existing Facilities, upon Council approval of the resolution(s) to formalize the updated considerations associated with the annexation application noted throughout this Staff Report; the updated NOE will be provided to LAFCo as a part of the resubmittal. Consistent with CEQA Guidelines §15319 and §15320, the proposed annexation (and prezoning) includes City-owned properties containing existing public facilities, that would not change the geographical area in which previously existing powers are exercised. The annexation of the parcels would result in a boundary change to allow the continued provision of existing municipal services, and would not result in changes to the environment, as the City does not propose development or expansion of facilities (or utilities) at this time, and all existing development entitlements or uses on each property are appropriate, vested or built-out, and are consistent with the City's General Plan and zoning code.

NOTICE

Notice of the Public Hearing was provided in the following manner, in accordance with UCC §9267:

- Published in the Ukiah Daily Journal on March 11, 2023.
- Emailed to agencies having jurisdiction or requested input on March 10, 2023
- Posted on the Project site on March 13, 2023.
- Posted at the Civic Center (glass case) 72 hours prior to the public hearing.
- Mailed to property owners within 300 feet of the project parcel on March 9, 2023.

RECOMMENDATION

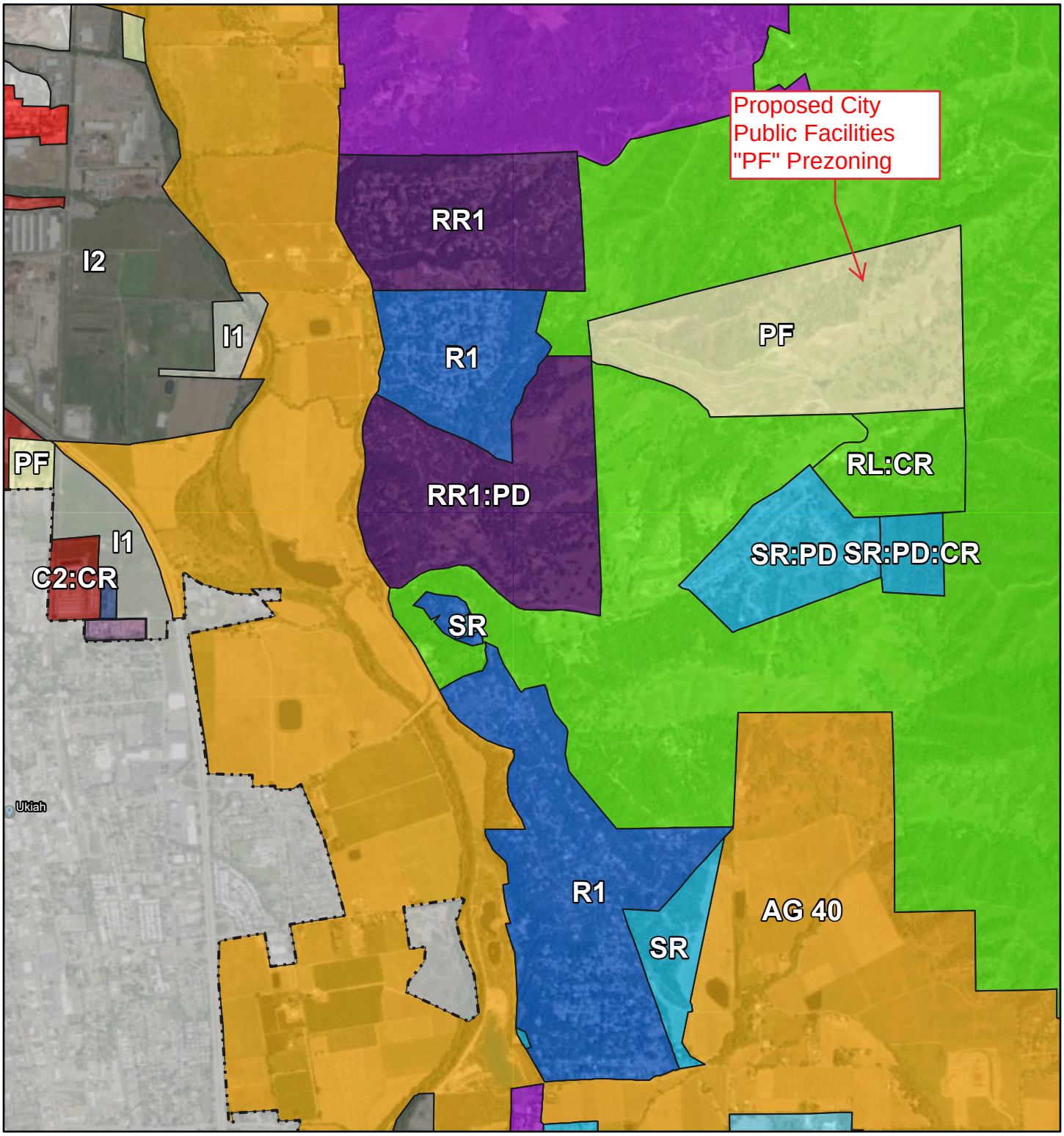
Staff recommends Planning Commission 1) conduct a public hearing; and 2) adopt the resolution contained with Attachment 5, recommending City Council approval of prezoning sixteen (16) parcels in association with annexation of city-owned properties within unincorporated Mendocino County (LAFCo File No. A-2021-01)

ATTACHMENTS

1. List of City-owned parcels and proposed prezoning maps.
2. County Maps (Areas 1-5).
3. City Maps (2040 General Plan, 2022 MSR/SOI).
4. Previously adopted resolutions in relation to the City-owned annexation application.
5. Draft Resolution of the Planning Commission Recommending City Council approval of the proposed prezoning.
6. CEQA documentation (Notice of Exemption related to previous Council action, and the Notice of Determination for the 2040 General Plan EIR).

APN	Owner	SITUS	Acreage	Info - County PBS	County Zoning	County General Plan	Proposed General Plan	Proposed Zoning	Area Number	Current Status	Public Facilities Use	Water District	Sanitation District	Airport Zone
178-130-01	City of Ukiah	3100 Vichy Springs Road	±300	APN: 178-130-01 Acres: 301.2 Property Address: 3100 VICHY SPRINGS RD Owner: CITY OF UKIAH	Public Facilities (PF)	Public Services	Public (P)	Public Facilities (PF)	1	Previous Landfill	Conservation and natural resource conservation areas.	N/A	N/A	None
156-240-02	City of Ukiah	N/A	±1	APN: 156-240-02 Acres: 1.00± Property Address: N/A Owner: CITY OF UKIAH	Upland Residential (UR:40)	Remote Residential (RMR40)	Public (P)	Public Facilities (PF)	2	Open-Space	Conservation and natural resource conservation areas	N/A	N/A	OAE
156-240-13	City of Ukiah	1970 W Standley Ave	33.8	APN: 156-240-13 Acres: 33.8 Property Address: 1970 WE STANDLEY AVE Owner: CITY OF UKIAH	Upland Residential (UR:40)	Remote Residential (RMR40)	Public (P)	Public Facilities (PF)	2	Open-Space	Conservation and natural resource conservation areas	N/A	N/A	OAE
003-330-68	City of Ukiah	1601 S State Street	1.9	APN: 003-330-68 Acres: 1.9± Property Address: 1601 SO STATE ST Owner: CITY OF UKIAH	Limited Commercial (C1)	Commercial	Public (P)	Public Facilities (PF)	3	Airport	Airports and aviation-related functions and uses	Willow Water	UVSD	Zones 5 &6
003-330-69	Aviation Ukiah (Leased)	1601 S State Street	0	APN: 003-330-70 Acres: 0.00± Property Address: 1601 SO STATE ST City: UK Leasee: AVIATION UKIAH	Limited Commercial (C1)	Commercial	Public (P)	Public Facilities (PF)	3	Airport	Airports and aviation-related functions and uses	Willow Water	UVSD	Zones 5 &6
003-330-70	Aviation Ukiah (Leased)	1601 S State Street	0	APN: 003-330-69 Acres: 0.00± Property Address: 1601 SO STATE ST City: UK Leasee: AVIATION UKIAH	Limited Commercial (C1)	Commercial	Public (P)	Public Facilities (PF)	3	Airport	Airports and aviation-related functions and uses	Willow Water	UVSD	Zones 5 & 6
184-080-36	City of Ukiah	341 Norgard Lane	2.8	APN: 184-080-36 Acres: 2.80± Property Address: 341 NORGARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); AgriculturalCombining (-A)	4	Recyled Water Distribution;	Recyled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	N/A	Zones 3 & 6
184-080-37	City of Ukiah	341 Norgard Lane	4.5	APN: 184-080-37 Acres: 4.50± Property Address: 341 NORGARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recyled Water Distribution;	Recyled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	UVSD	Zone 3
184-090-01	City of Ukiah	N/A	4	APN: 184-090-01 Acres: 4.00± Property Address: Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recyled Water Distribution;	Recyled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	UVSD	Zone 3
184-090-07	City of Ukiah	N/A	13.92	APN: 184-090-07 Acres: 13.92± Property Address: N/A Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recyled Water Distribution;	Recyled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	N/A	Zones 3 & 6
184-100-04	City of Ukiah	N/A	10.52	APN: 184-100-04 Acres: 10.52± Property Address: N/A Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	4	Recyled Water Distribution;	Recyled Water Distribution	N/A	N/A	Zone 3
184-080-40	City of Ukiah	381 Norgard Lane	0.12	APN: 184-080-40 Acres: 0.12± Property Address: 381 NORGARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	4	Recyled Water Distribution;	Recyled Water Distribution	N/A	UVSD	Zone 3
184-100-05	City of Ukiah	300 Plant Road	15.45	APN: 184-100-05 Acres: 15.45± Property Address: 300 PLANT RD Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	4	Existing North Waste Water Pond	Public utility facilities and uses (Wastewater)	N/A	N/A	Zones 3 & 6
184-090-06	City of Ukiah	217 Norgard Lane	14.05	APN: 184-090-06 Acres: 14.05± Property Address: 217 NORGARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recyled Water Distribution;	Recyled Water Distribution Ongoing lease for agricultural purposes per GC 37382	N/A	UVSD	Zone 3
184-150-01	City of Ukiah	3495 Taylor Drive	43	APN: 184-150-01 Acres: 43.00± Property Address: 3495 TAYLOR DR Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	5	Existing South Waste Water Pond	Public utility facilities and uses (Wastewater)	N/A	N/A	Zone 6
184-140-13	City of Ukiah	3151 Taylor Drive	4.05	APN: 184-140-13 Acres: 4.05± Property Address: 3151 TAYLOR DR Owner: CITY OF UKIAH	General Industrial (I2)	Industrial	Public (P)	Public Facilities (PF)	5	Existing Solid Waste Transfer Station	Refuse disposal/recycling areas, and refuse transfer stations and similar uses.	Willow Water	UVSD	Zones 2, 4, & 6

Zoning Map-Area 1



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0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

Incorporated City Limits

Major Towns & Places

Zoning Classifications

AG 40

C1

C2

C2:CR

I1

I2

PF

RC

RL

RL:CR

R1

R3:CR

RR1

RR1:PD

RR5

SR

SR:PD

SR:PD:CR

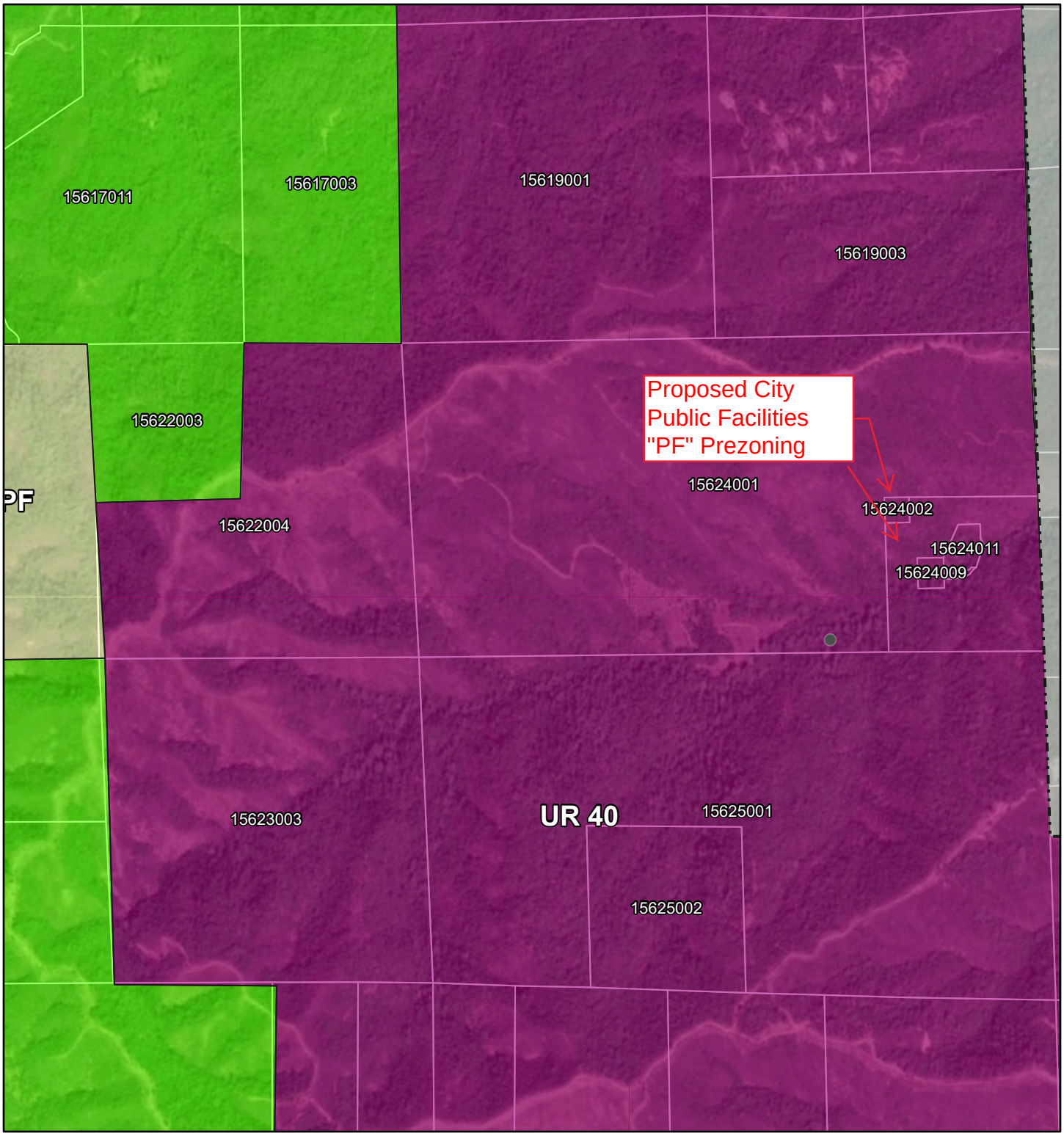
R3:PD

Maxar

ArcGIS Web AppBuilder

Maxar | California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Zoning Map-Area 2



3/13/2023, 3:02:06 PM

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0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Incorporated City Limits

Zoning Classifications

PF

RL

UR 40

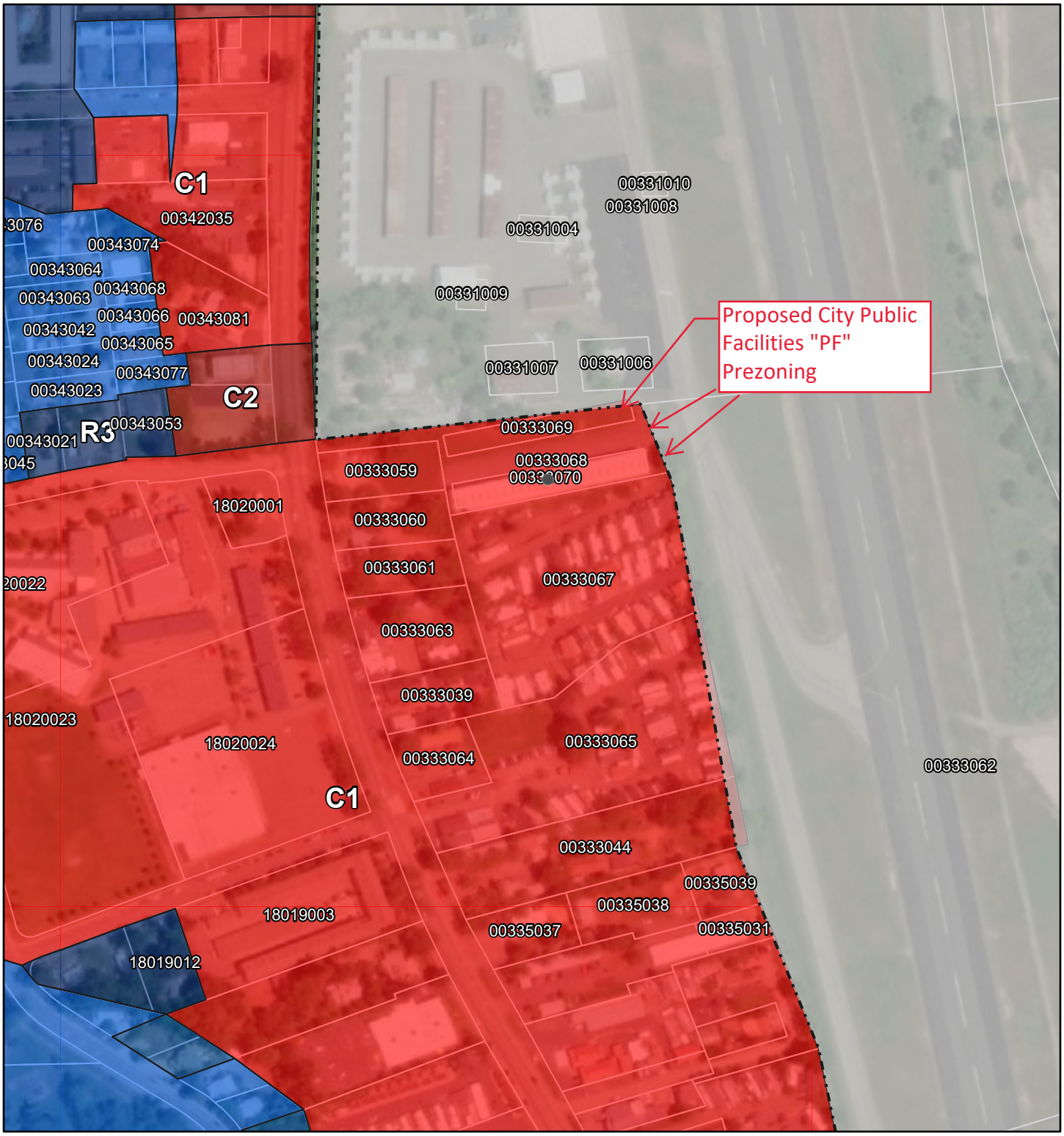
Assessor's Parcels

Maxar

ArcGIS Web AppBuilder

Maxar | California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Zoning Map-Area 3



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0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

Incorporated City Limits

Zoning Classifications

C1

C2

R1

R2

R3

Assessor's Parcels

Maxar

ArcGIS Web AppBuilder

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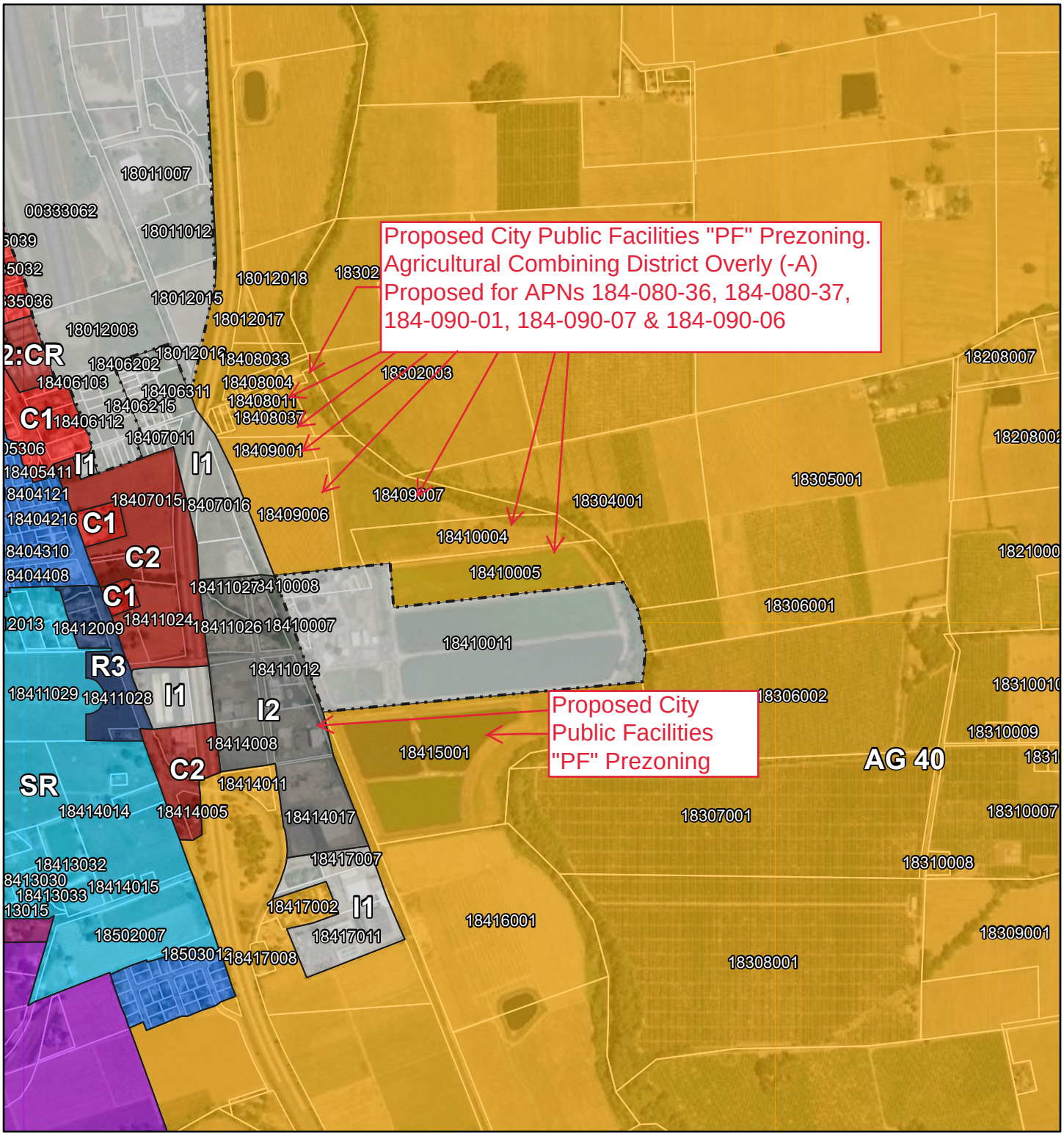
Zoning Map-Areas 4 & 5



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0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Incorporated City Limits

Zoning Classifications

AG 40

C1

C2

C2:CR

I1

I2

R1

R3

RR5

SR

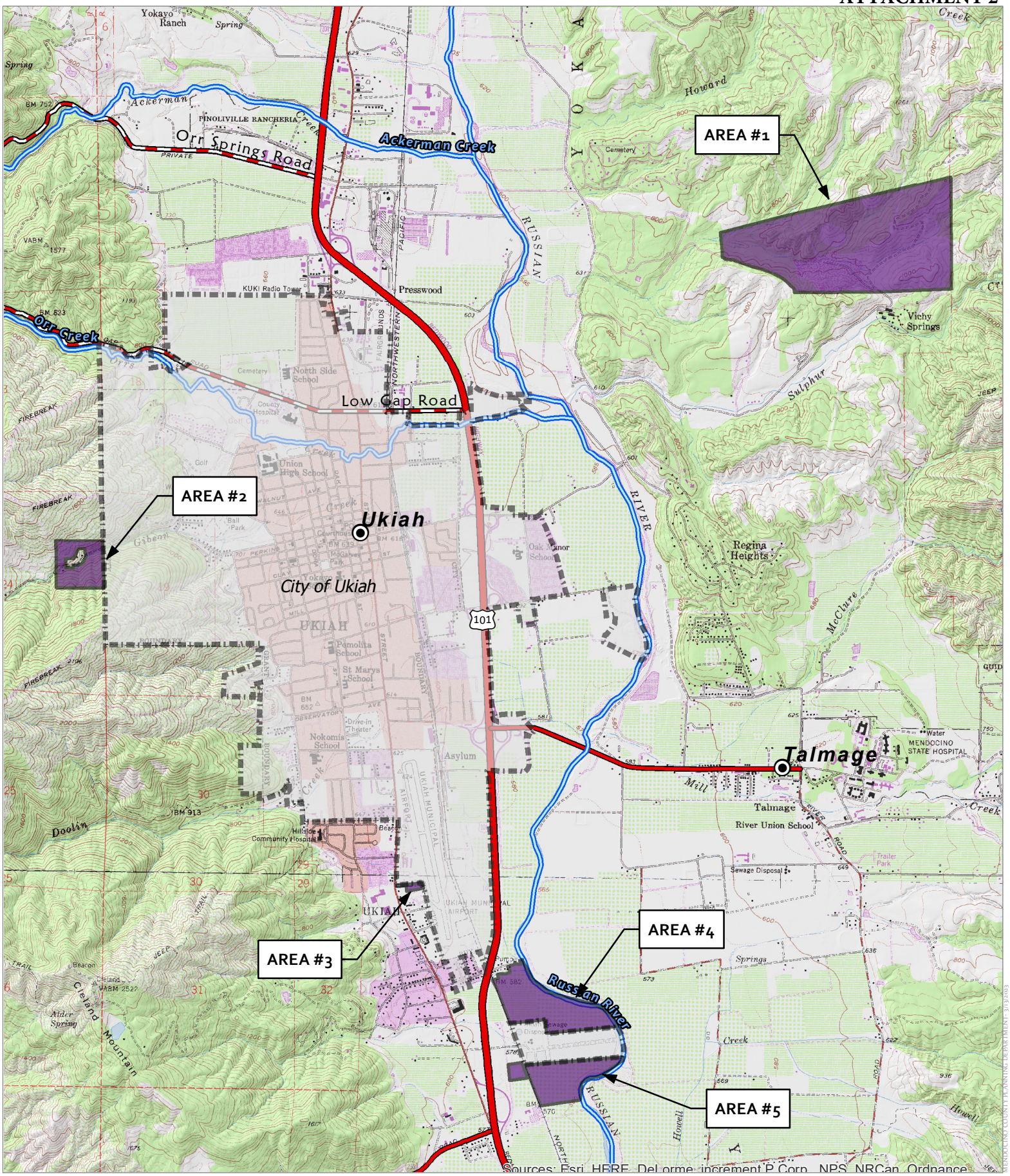
UR 40

Assessor's Parcels

Maxar

ArcGIS Web AppBuilder

Maxar | California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
Coordinate System: NAD 83, Calif. State Plane Zone II
Projection: Lambert Conformal Conic
Parcel Data: Mendocino County Information Services, October, 2018
Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
Parcel numbers are for tax purposes only and do not represent legal or salable parcels.
All spatial data is approximate. This map is not a substitute for a proper land survey.

Major Towns & Places
Major Roads
City Limits
Highways

0 1,625 3,250 Feet
0 0.3 0.6 Miles
1:40,000

PROJECT AREA LOCATIONS

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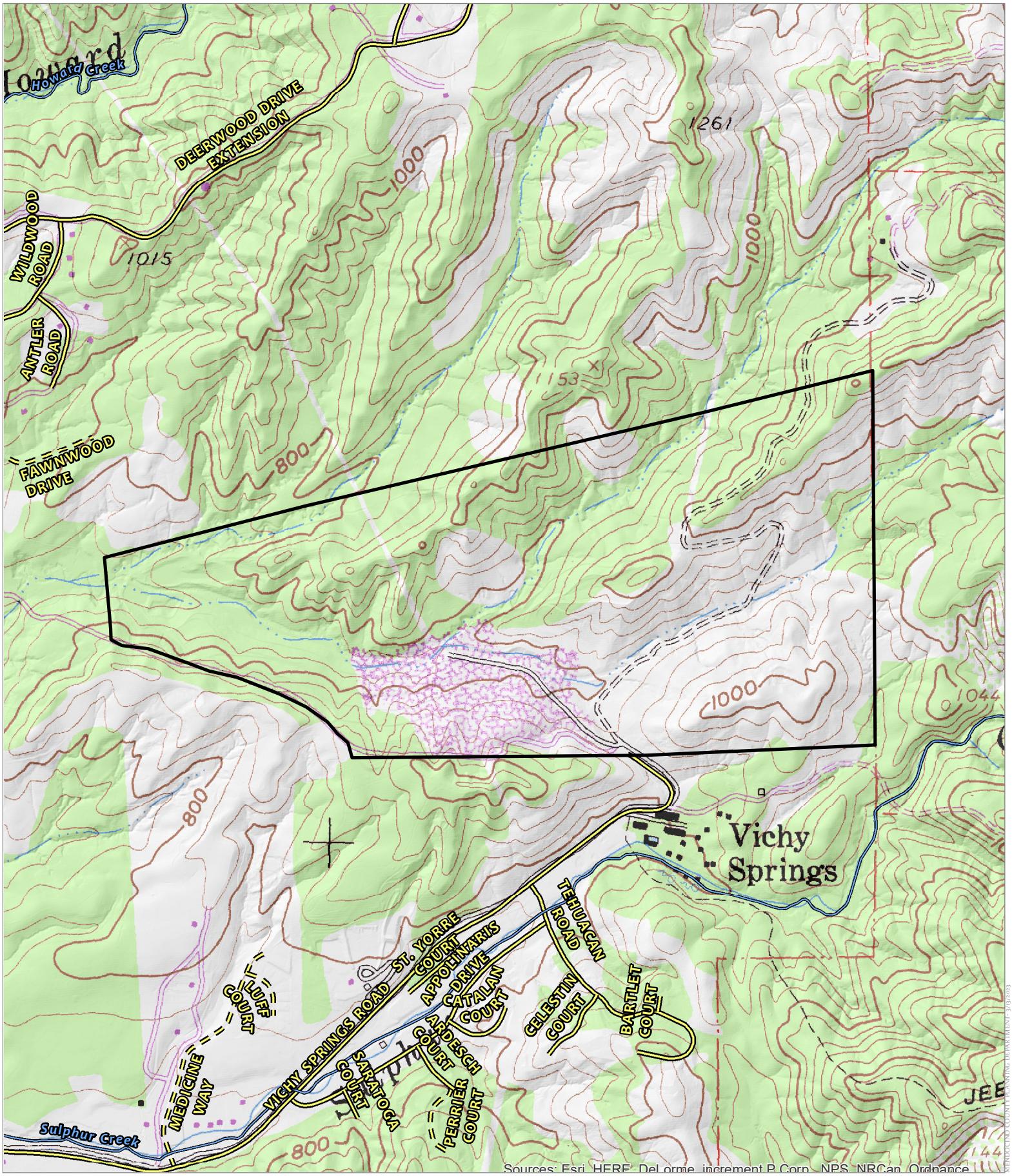
Area #1



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0 500 1,000 Feet
0 0.075 0.15 Miles
1:12,000

TOPOGRAPHIC MAP

CONTOUR INTERVAL IS 40 FEET

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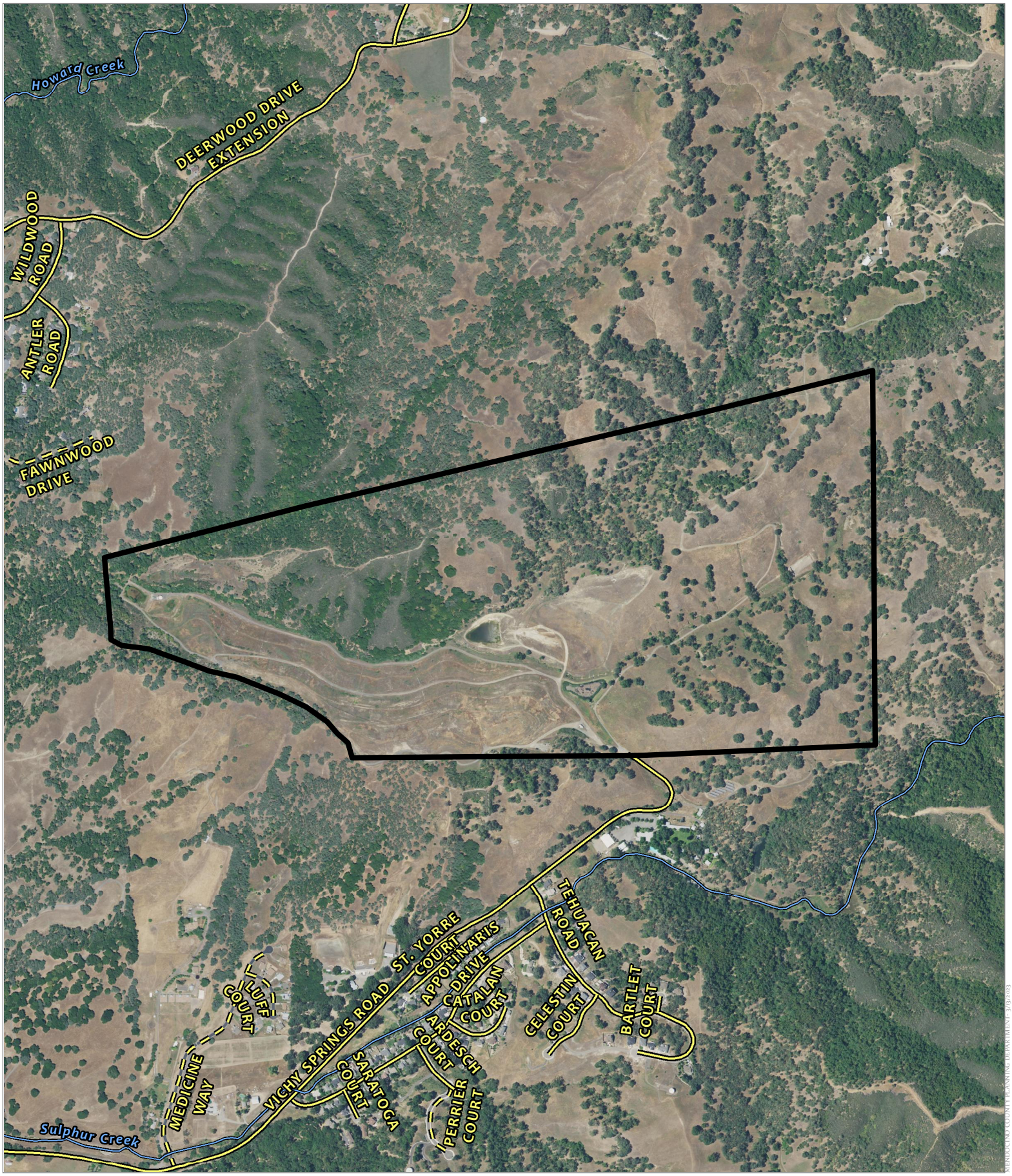

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0 500 1,000 Feet
0 0.075 0.15 Miles
1:12,000

AERIAL IMAGERY

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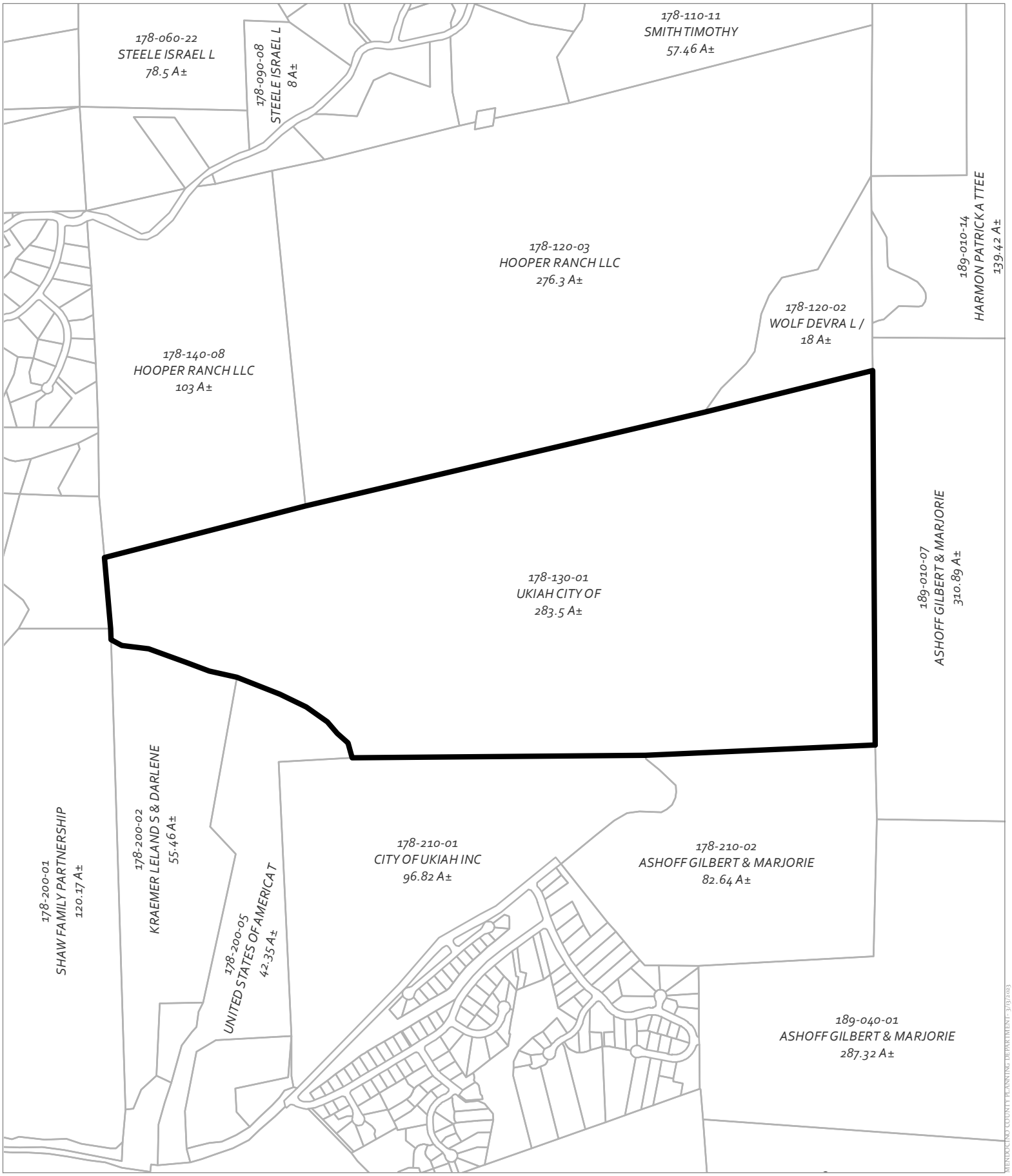

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0 500 1,000 Feet
0 0.075 0.15 Miles
N W E S
1:12,000

ADJACENT PARCELS

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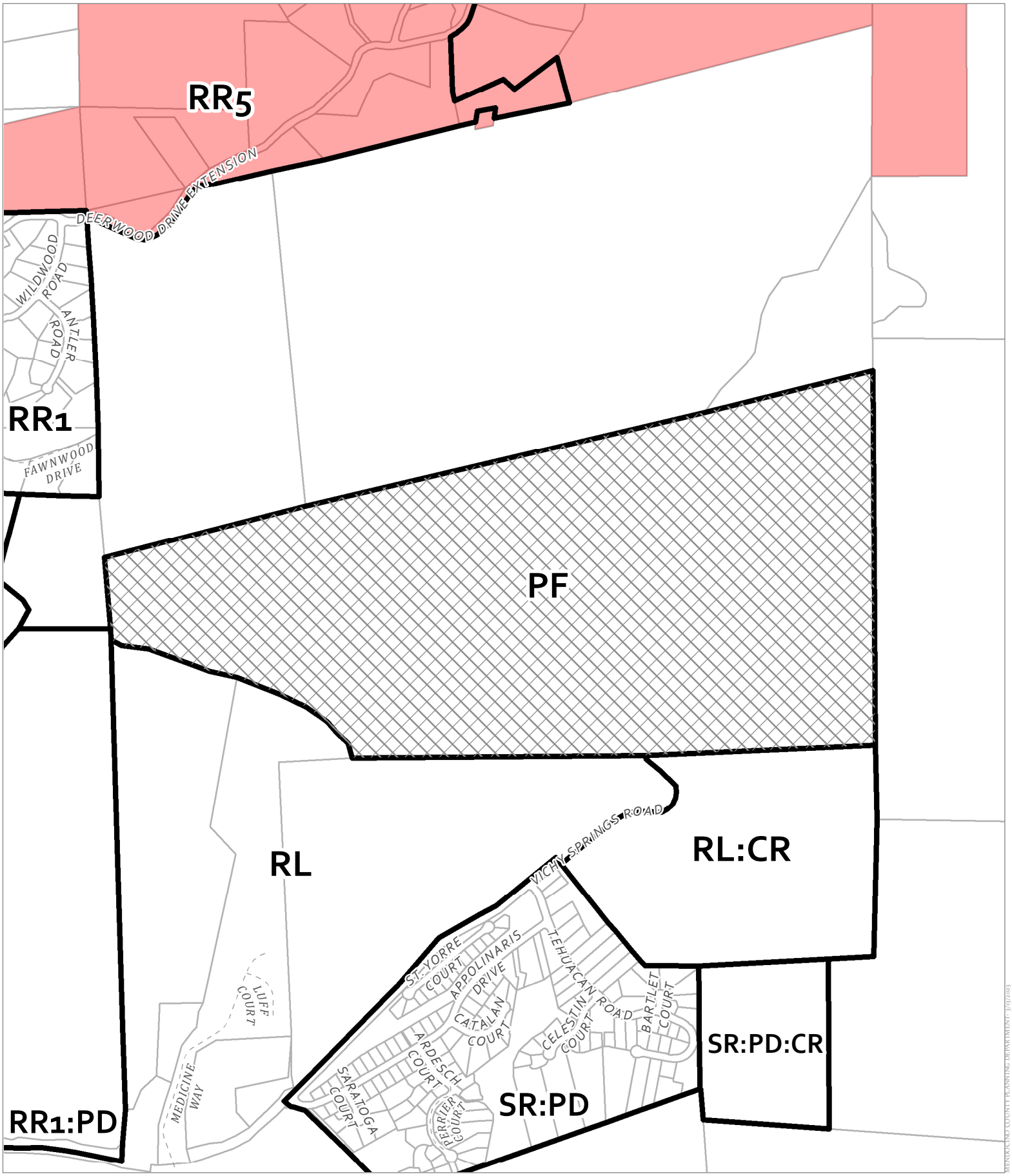

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Zoning Districts

Cannabis Prohibition (CP) Districts

Public Roads

0 500 1,000 Feet

0 0.075 0.15 Miles

1:12,000

ZONING DISPLAY MAP

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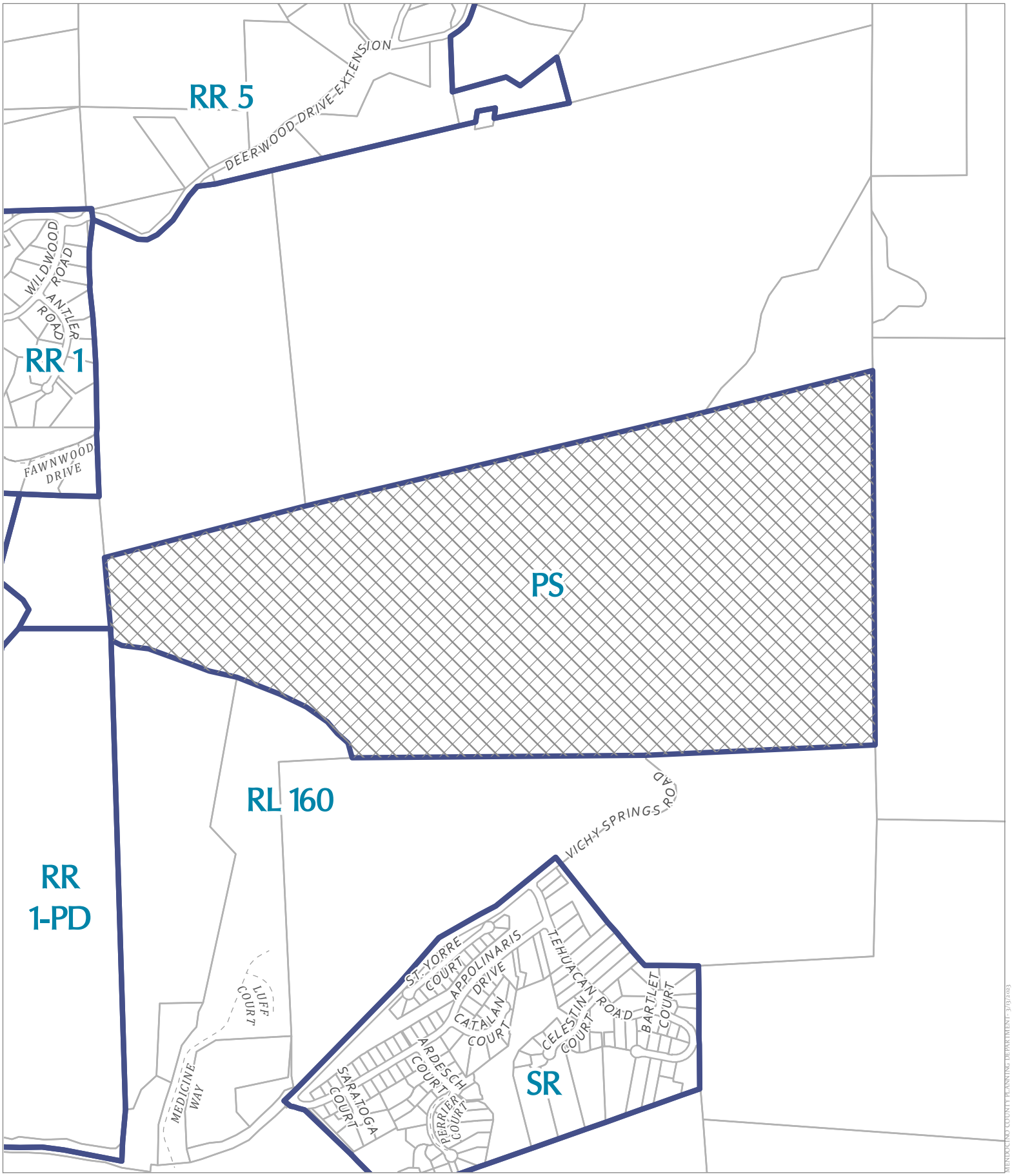

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General Plan Classes

Public Roads

0 500 1,000 Feet

0 0.075 0.15 Miles

N W E S

1:12,000

GENERAL PLAN CLASSIFICATIONS

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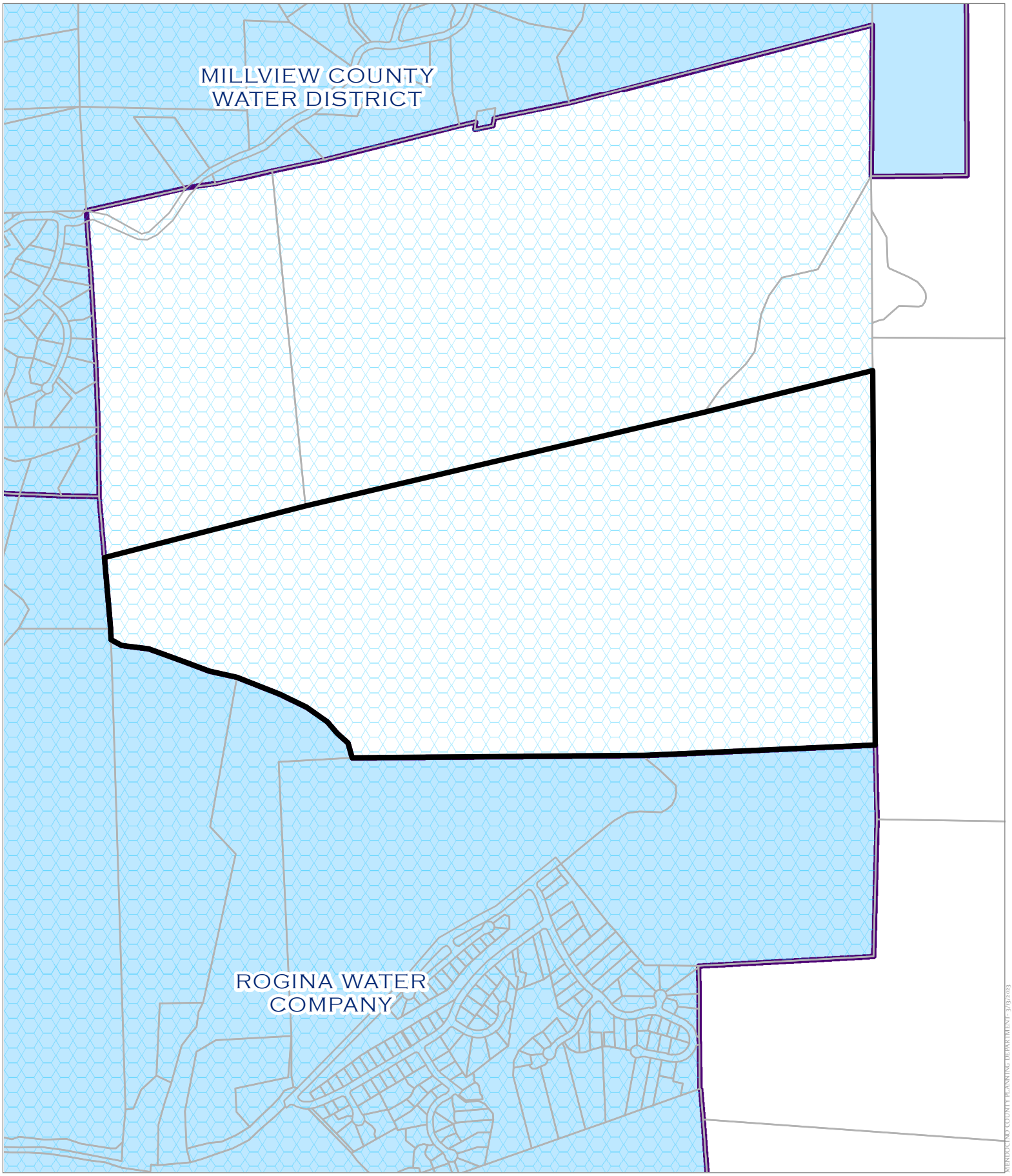

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Russian River Flood District

County Water Districts

0 500 1,000 Feet

0 0.075 0.15 Miles

N W E S

1:12,000

WATER DISTRICTS

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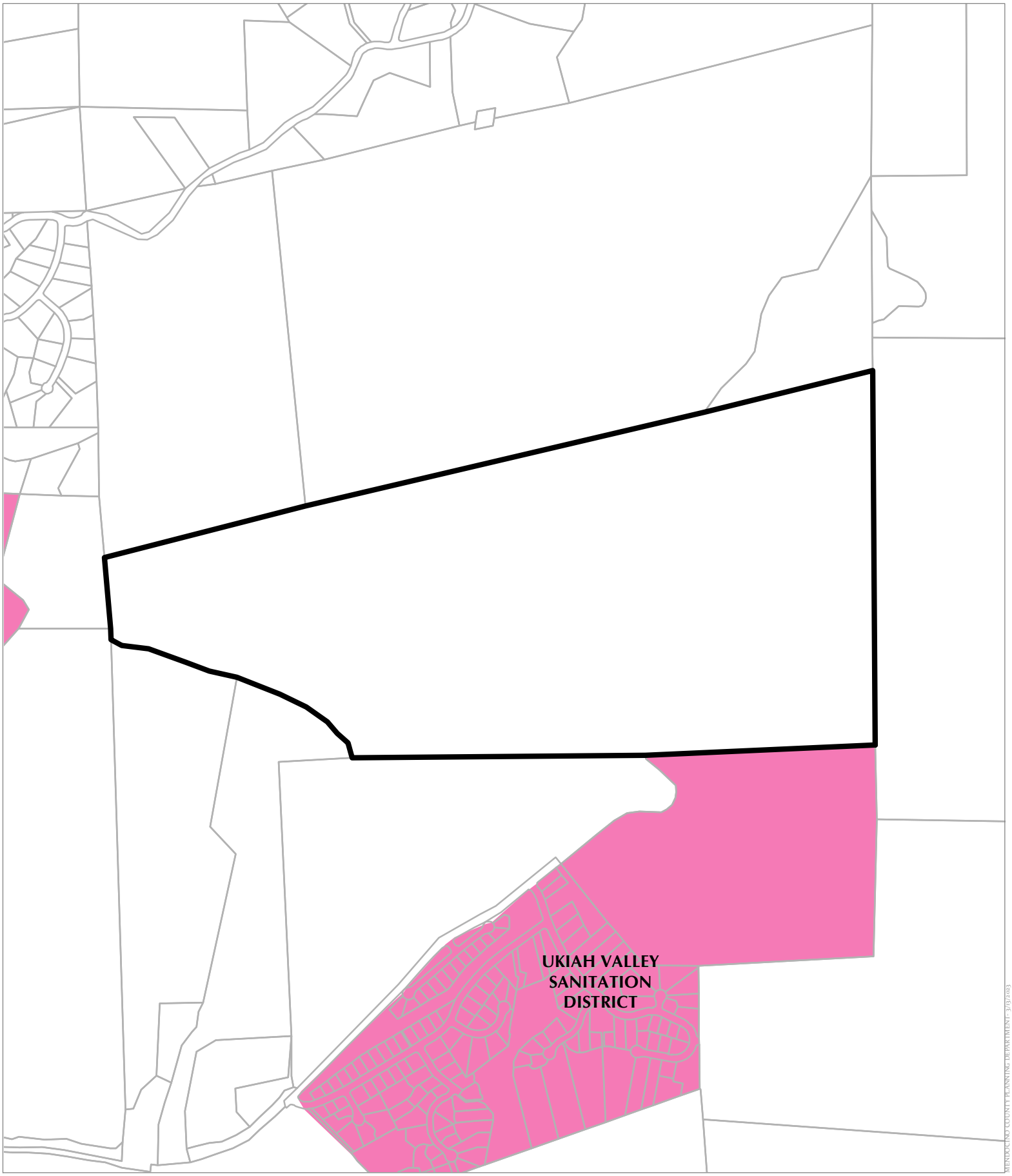

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0 500 1,000 Feet
0 0.075 0.15 Miles
N W E S
1:12,000

SANITATION DISTRICTS

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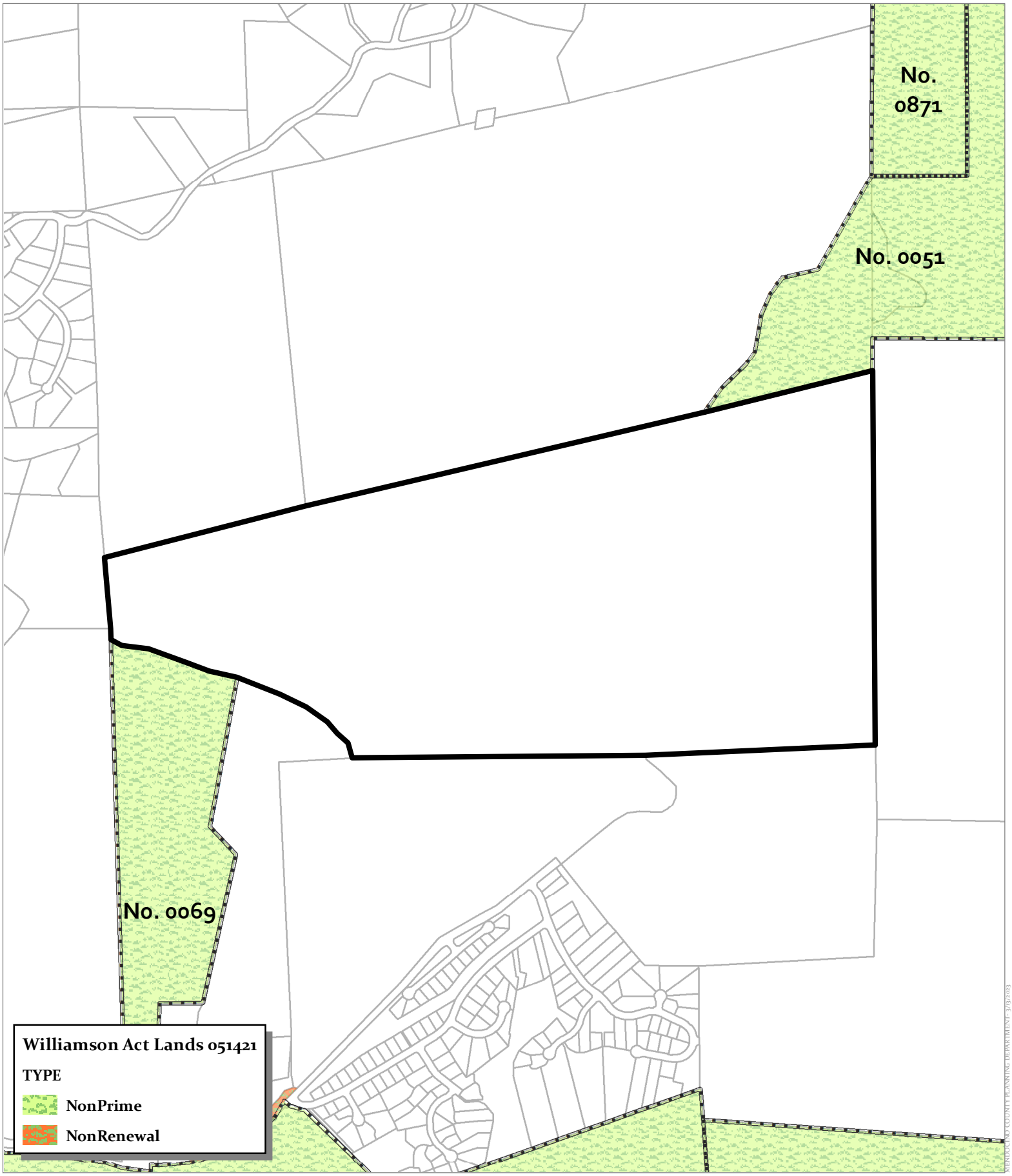

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Contract Boundaries

0 500 1,000 Feet
0 0.075 0.15 Miles
1:12,000

LANDS IN WILLIAMSON ACT CONTRACTS

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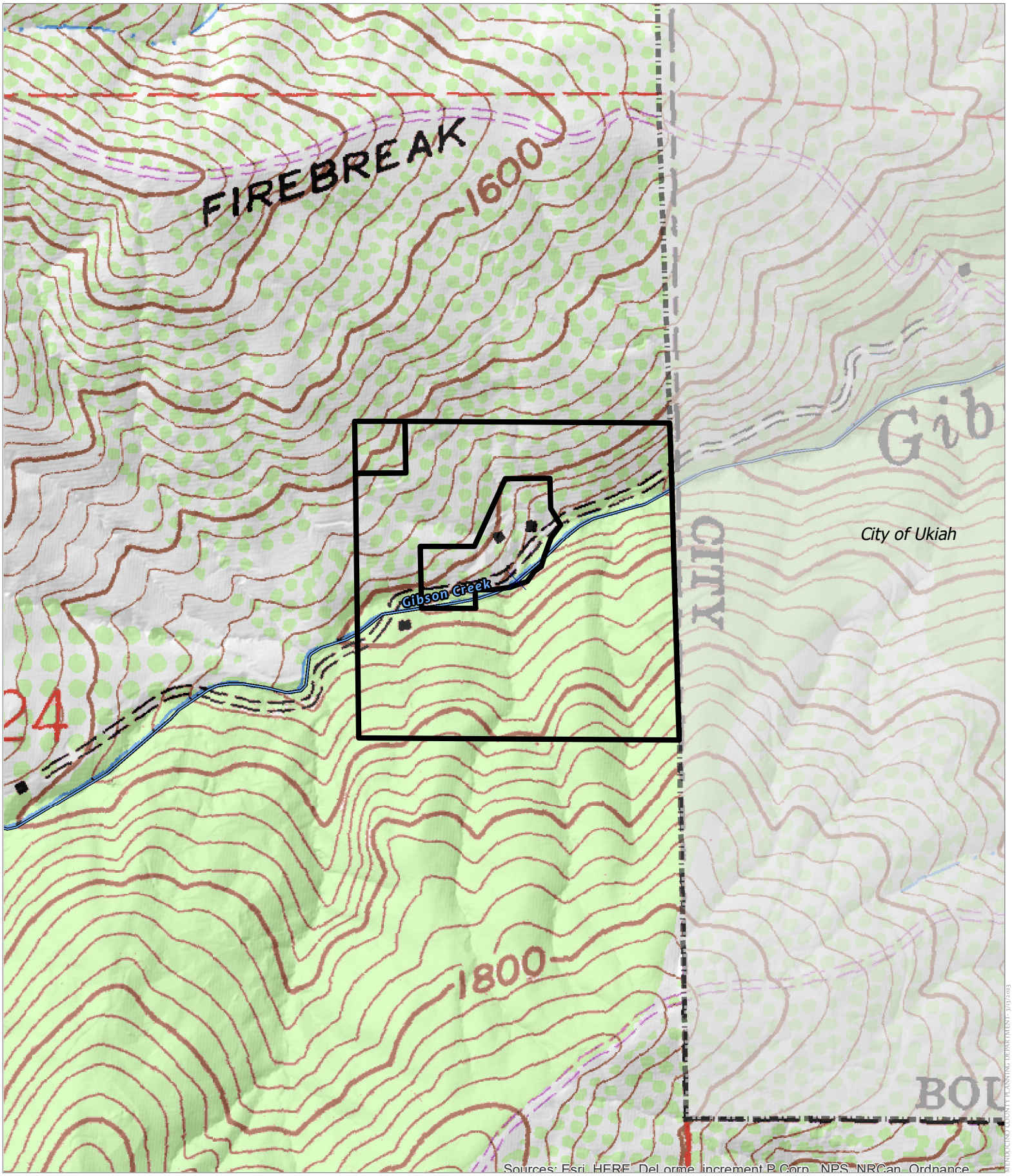
Area #2



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City Limits

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

TOPOGRAPHIC MAP

CONTOUR INTERVAL IS 40 FEET

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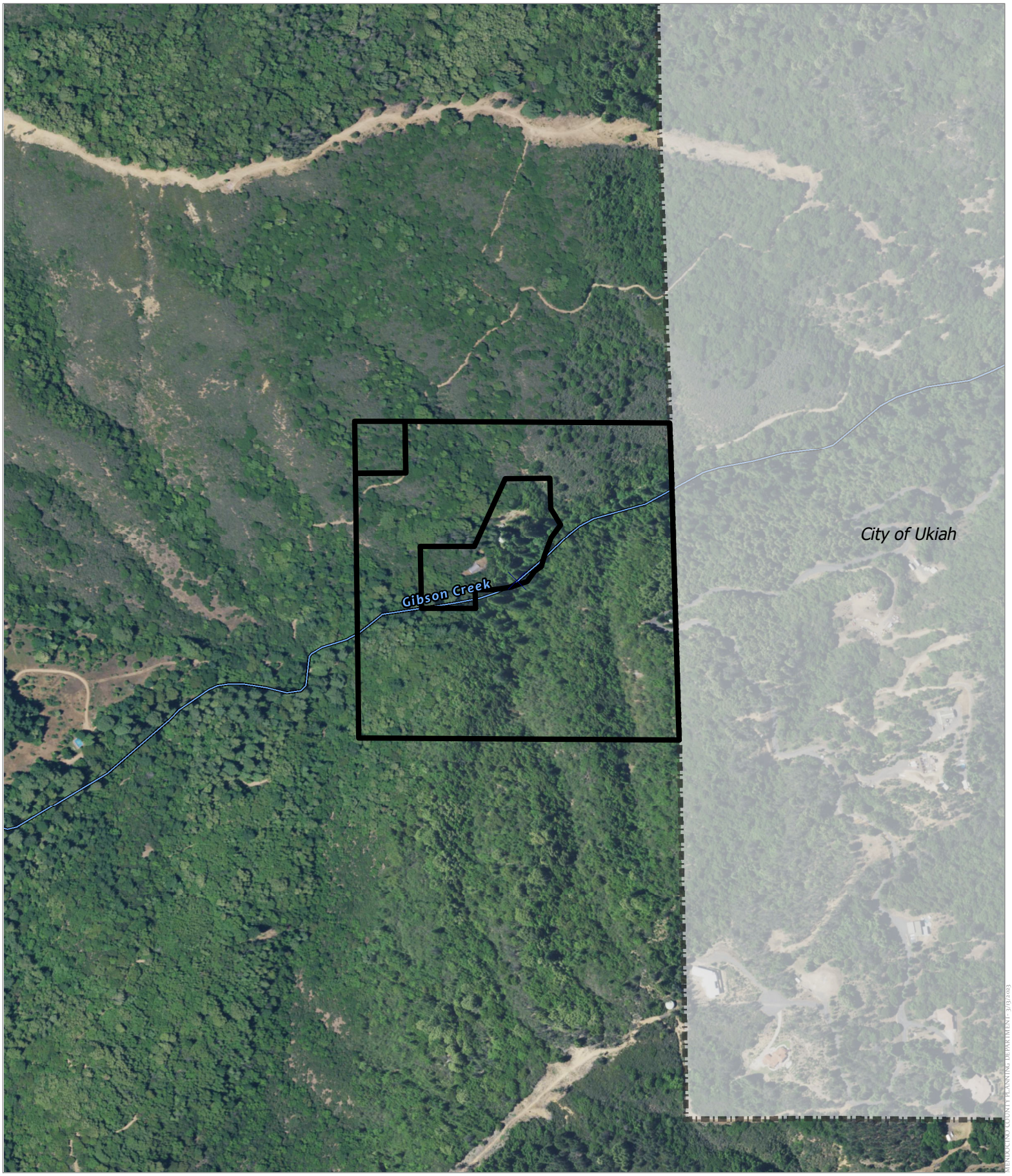

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City Limits

0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

AERIAL IMAGERY

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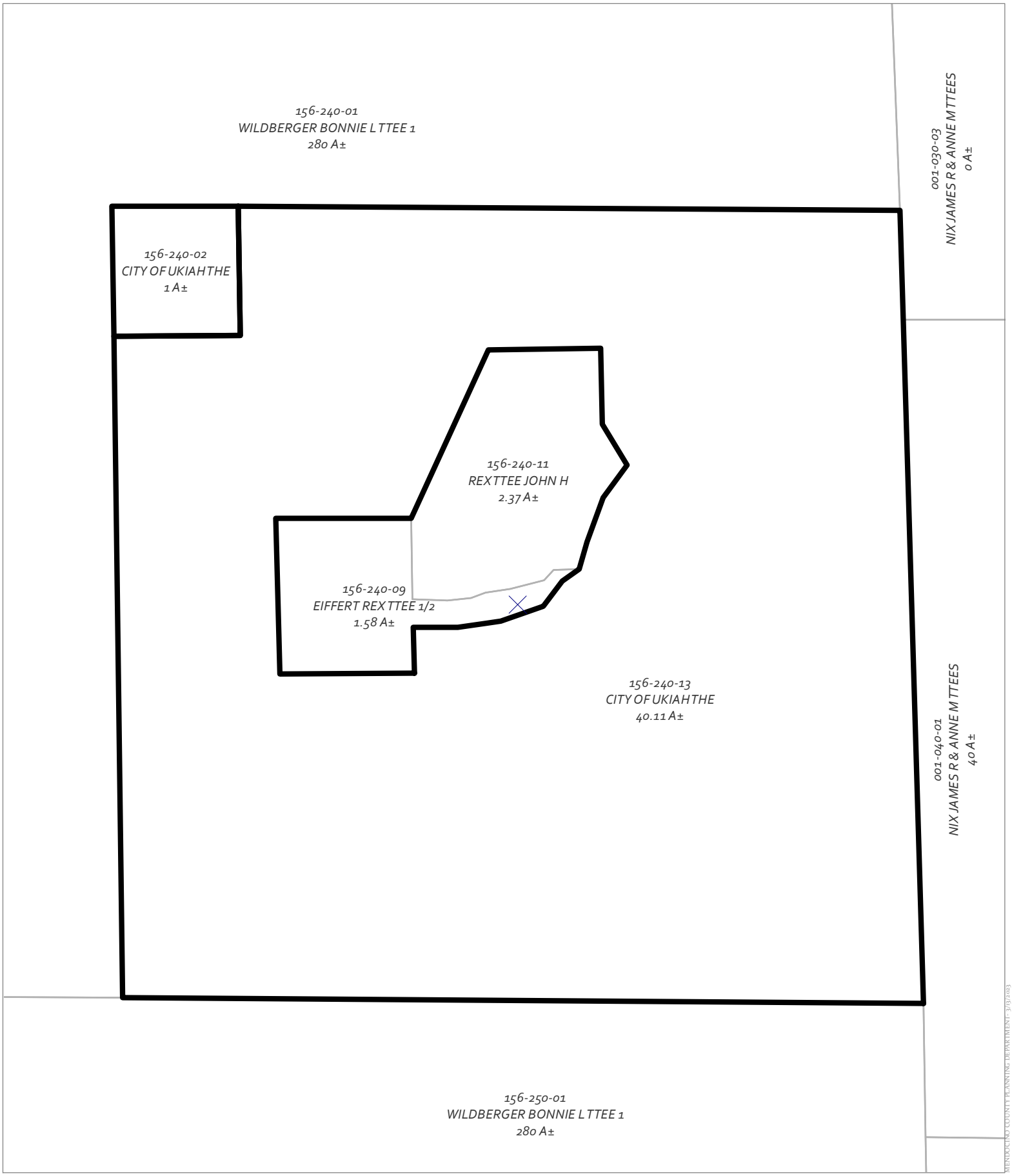

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0 100 200 Feet
0 0.0175 0.035 Miles
N W E S
1:2,400

ADJACENT PARCELS

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City Limits

Zoning Districts

0 250 500 Feet

0 0.0425 0.085 Miles

N W E S

1:6,000

ZONING DISPLAY MAP

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City Limits

General Plan Classes

0 250 500 Feet

0 0.0425 0.085 Miles

N W E S

1:6,000

GENERAL PLAN CLASSIFICATIONS

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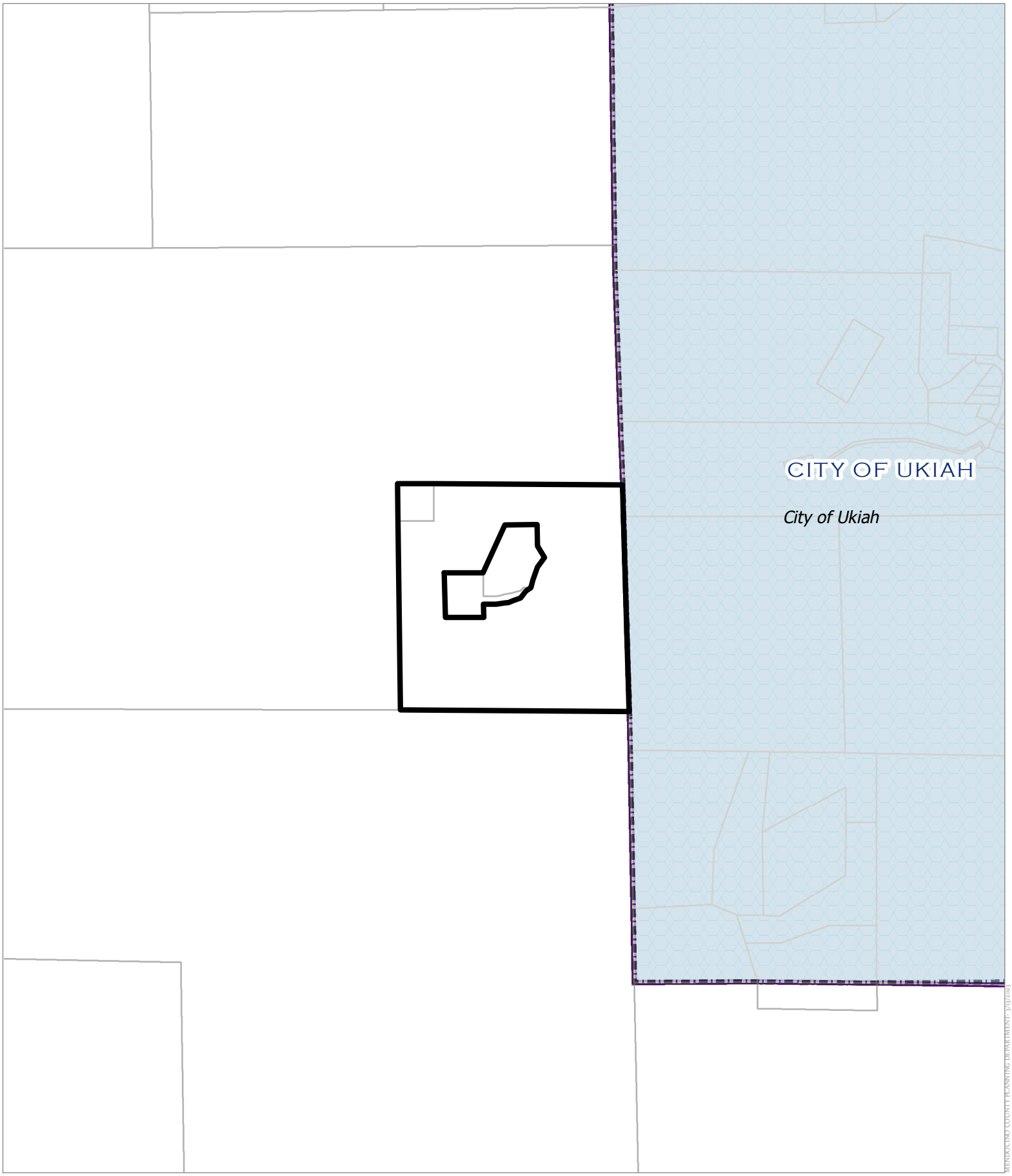

Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
Coordinate System: NAD 83, Calif. State Plane Zone II
Projection: Lambert Conformal Conic
Parcel Data: Mendocino County Information Services, October, 2022
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All spatial data is approximate. This map is not a substitute for a proper land survey.

City Limits

Russian River Flood District

County Water Districts

0 350 700 Feet

0 0.05 0.1 Miles

N W E S

1:8,400

WATER DISTRICTS

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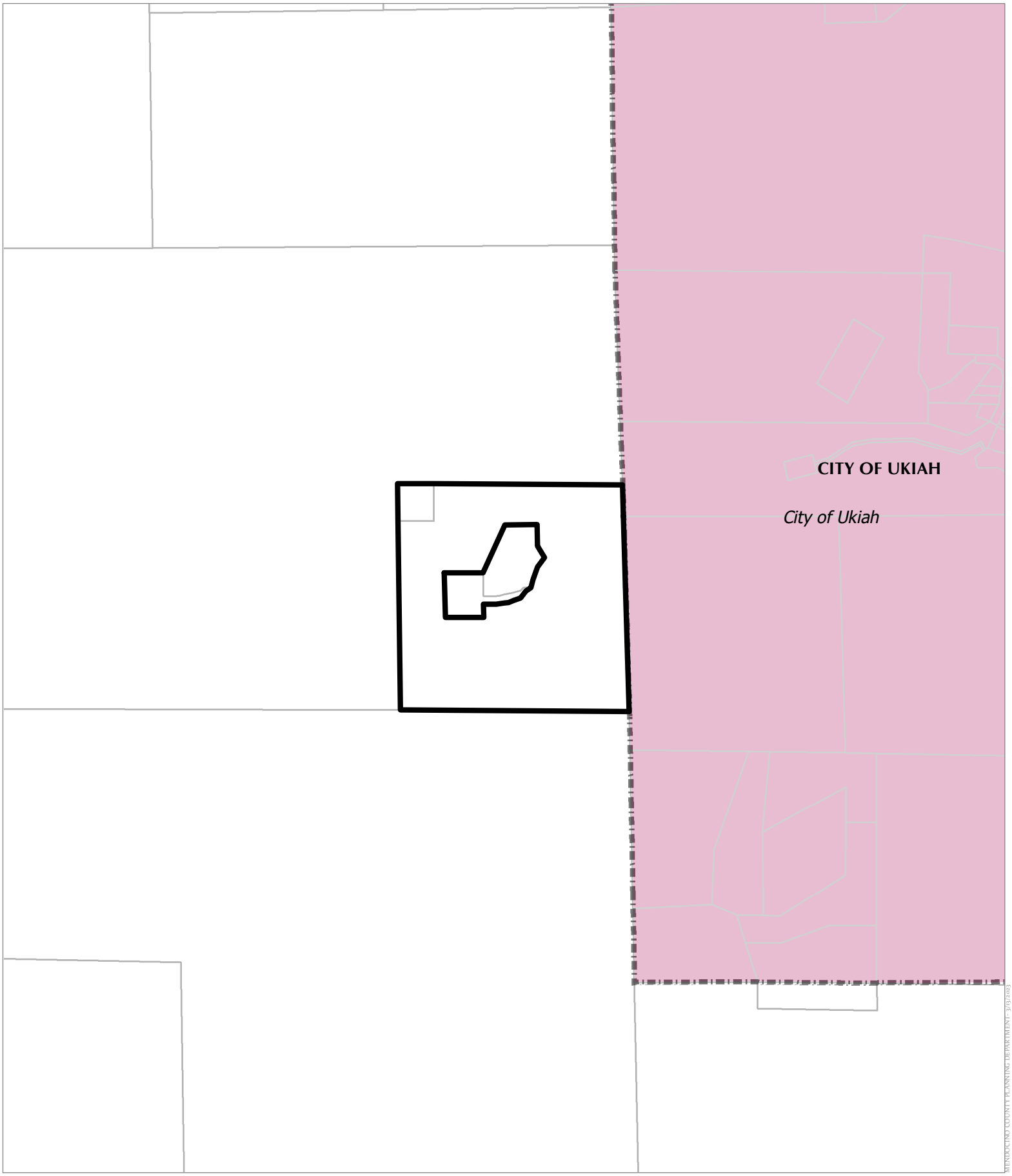

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City Limits

0 350 700 Feet
0 0.05 0.1 Miles
N W E S
1:8,400

SANITATION DISTRICTS

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Area #3

Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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City Limits
Public Roads
Private Roads

0 100 200 Feet
0 0.0175 0.035 Miles
1:2,400

AERIAL IMAGERY

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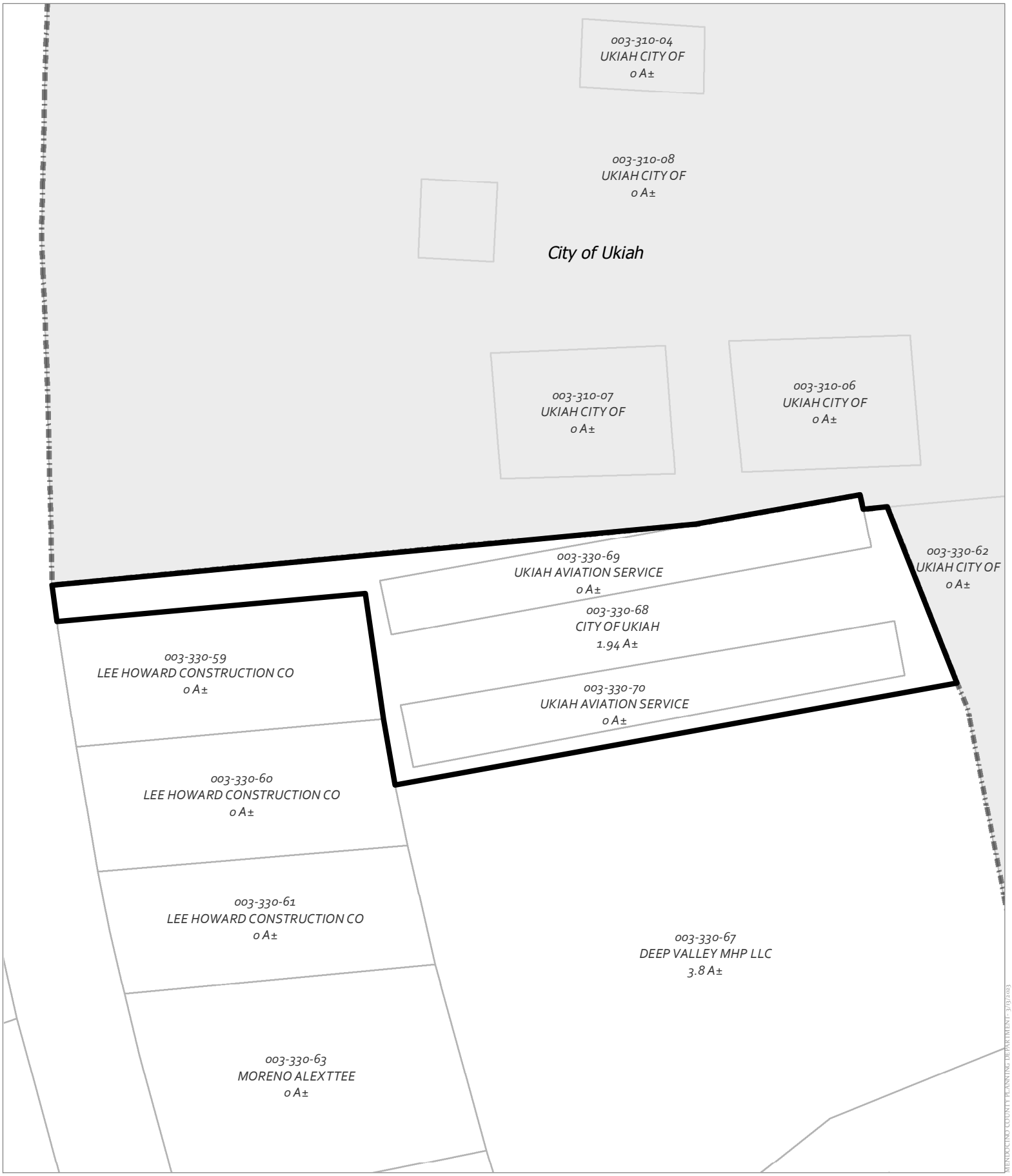

Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
Coordinate System: NAD 83, Calif. State Plane Zone II
Projection: Lambert Conformal Conic
Parcel Data: Mendocino County Information Services, October, 2022
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City Limits

0 50 100 Feet
0 0.0075 0.015 Miles
1:1,200

ADJACENT PARCELS

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Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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City Limits

Zoning Districts

Public Roads

0 100 200 Feet

0 0.0175 0.035 Miles

1:2,400

ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/2023

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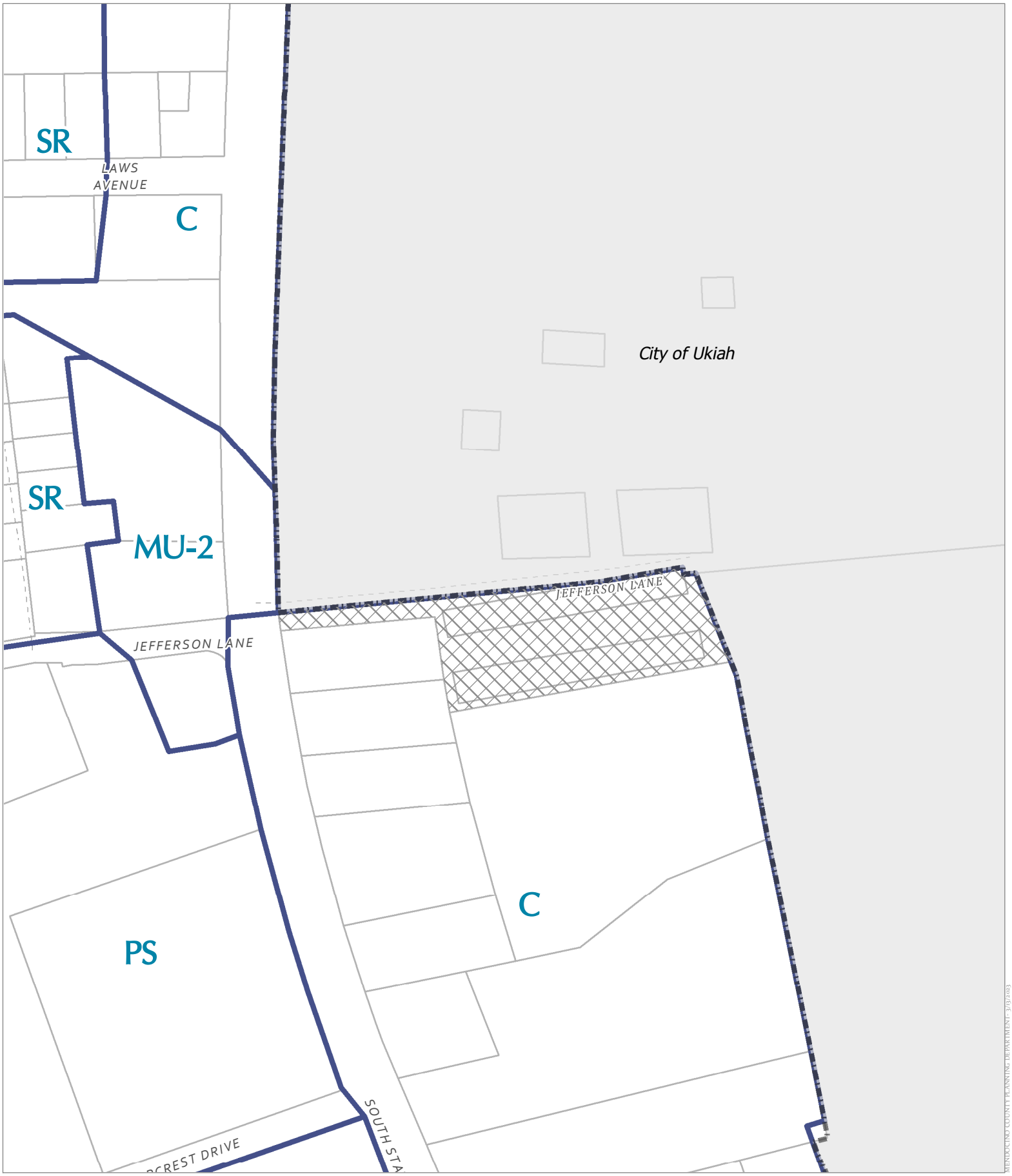

Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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City Limits

General Plan Classes

Public Roads

0 100 200 Feet

0 0.0175 0.035 Miles

N W E S

1:2,400

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/2023

GENERAL PLAN CLASSIFICATIONS

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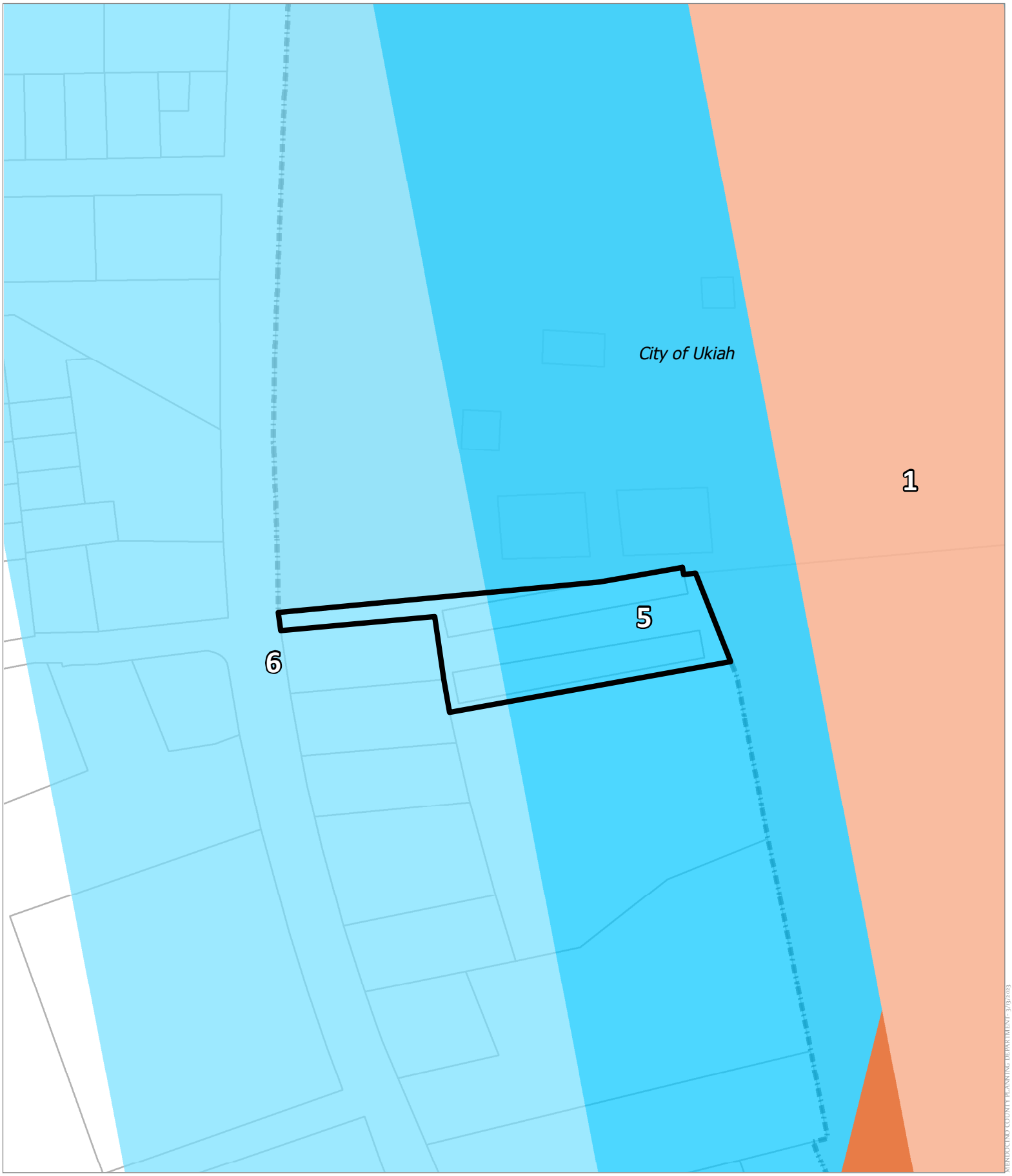
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



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City Limits

0 100 200 Feet
0 0.0175 0.035 Miles
1:2,400

AIRPORT ZONES

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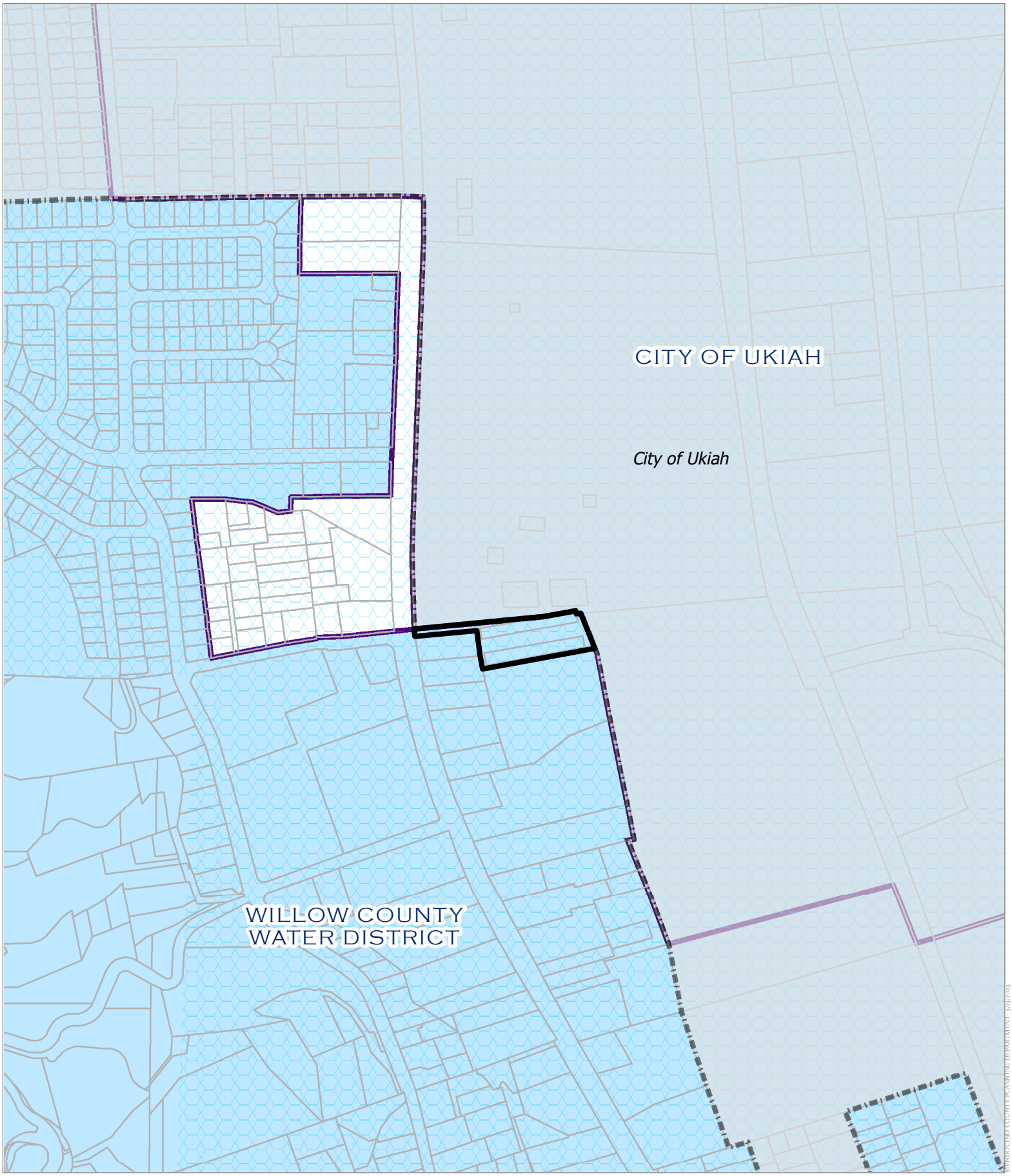

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City Limits

Russian River Flood District

County Water Districts

0 250 500 Feet

0 0.0425 0.085 Miles

1:6,000

N W E S

WATER DISTRICTS

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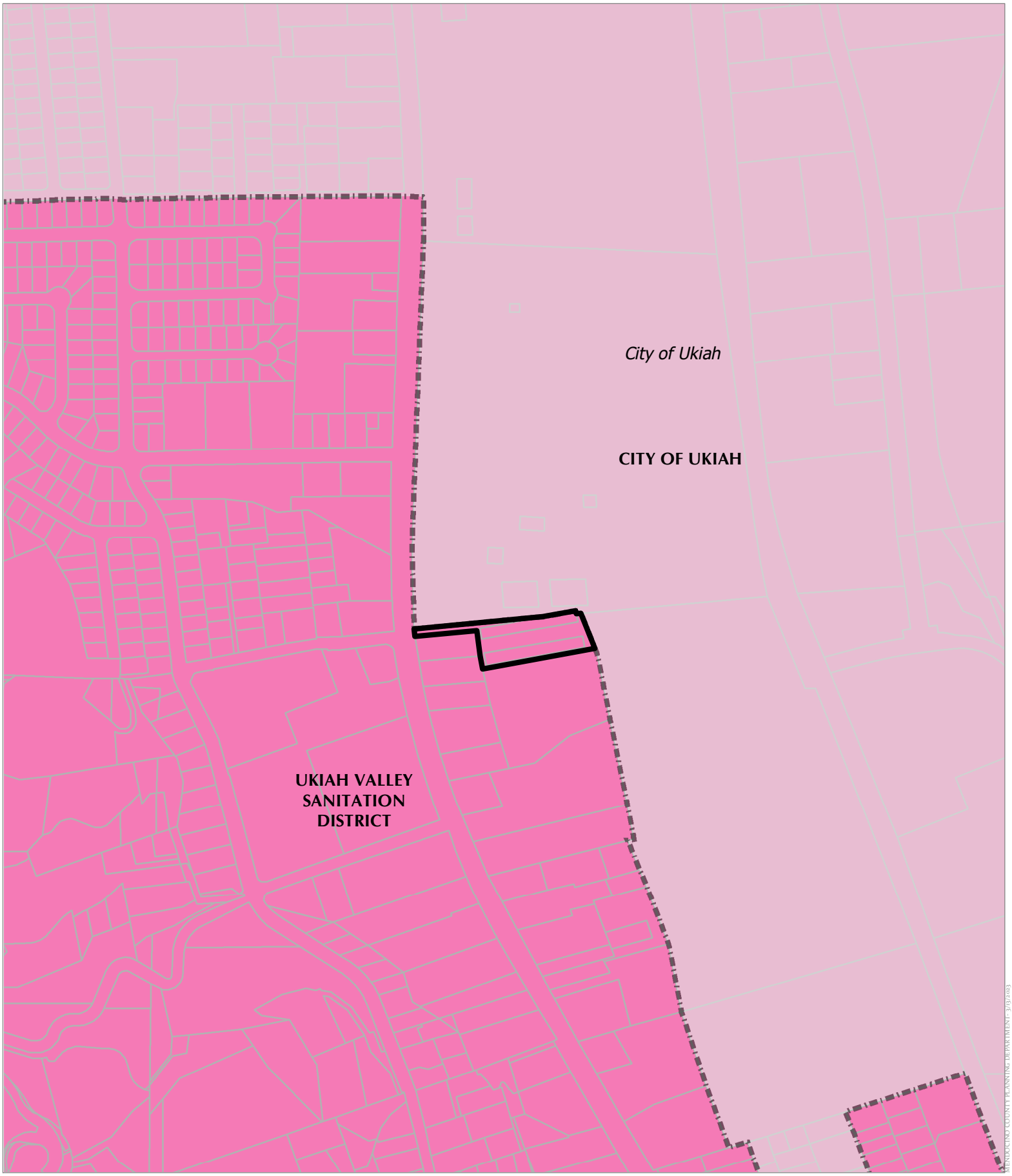

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City Limits

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

SANITATION DISTRICTS

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Areas
#4 & #5

Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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City Limits

Public Roads

0 250 500 Feet

0 0.0425 0.085 Miles

1:6,000

AERIAL IMAGERY

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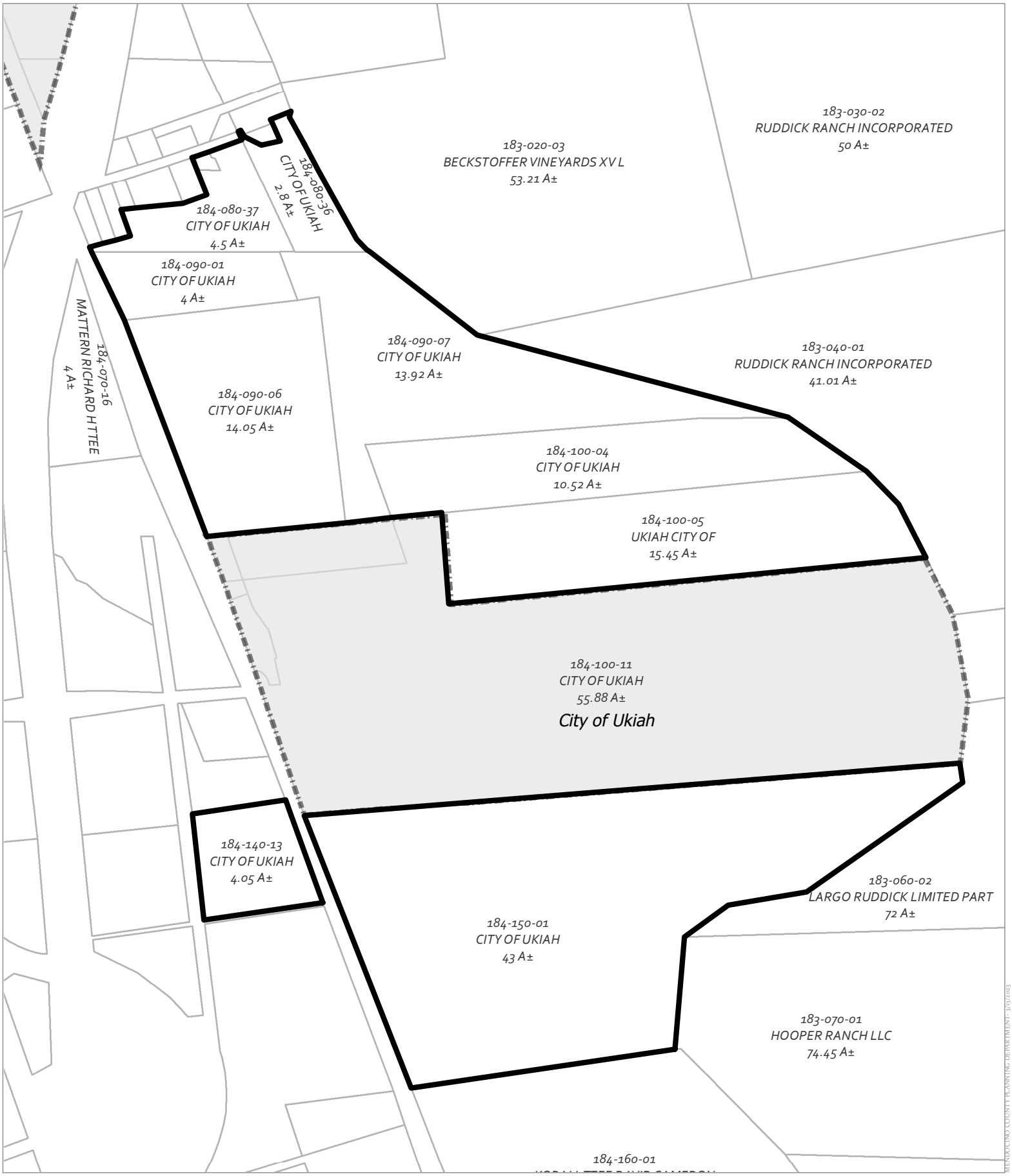

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City Limits

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

ADJACENT PARCELS

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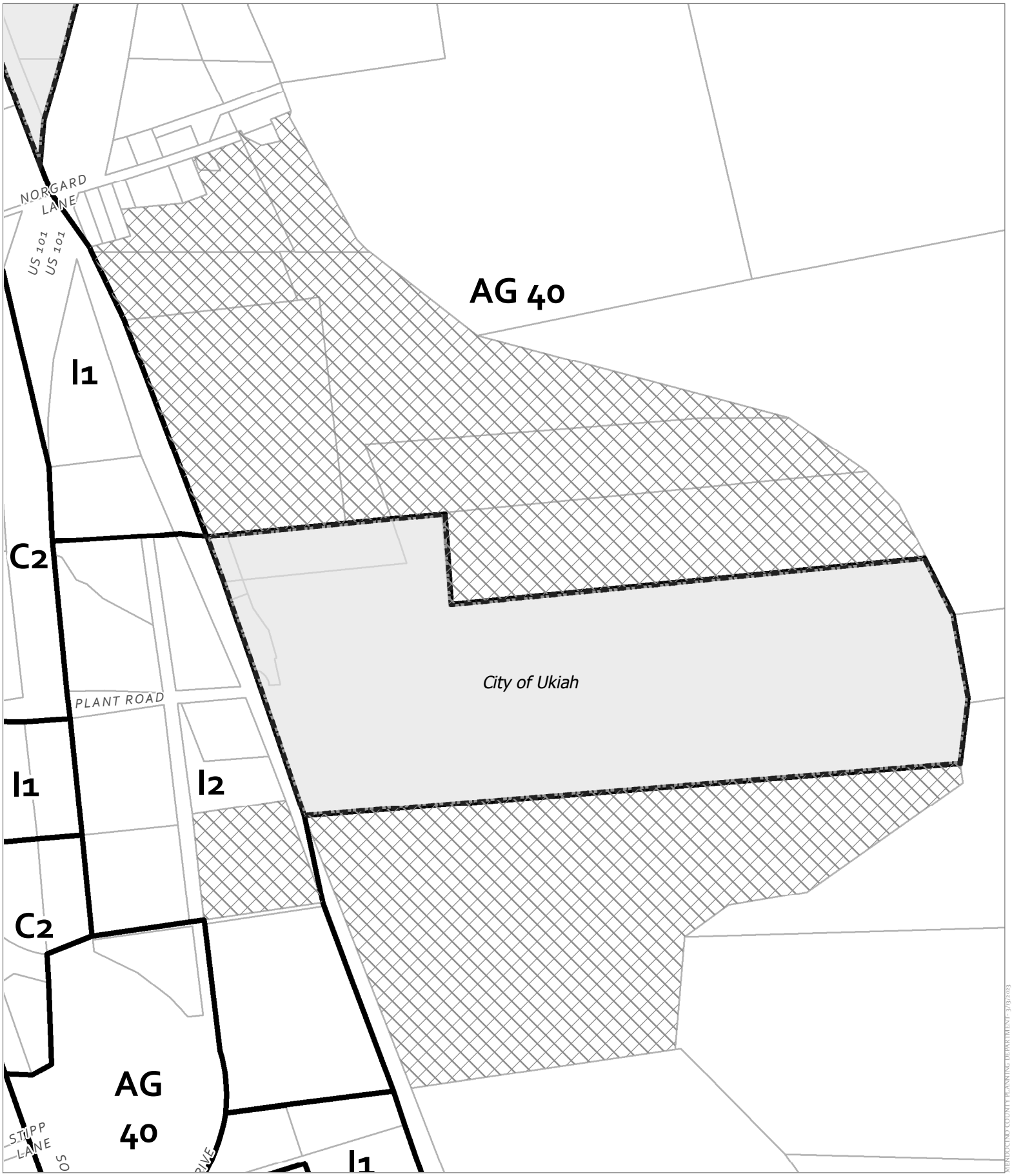

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City Limits

Zoning Districts

Public Roads

0 250 500 Feet

0 0.0425 0.085 Miles

1:6,000

ZONING DISPLAY MAP

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/2023

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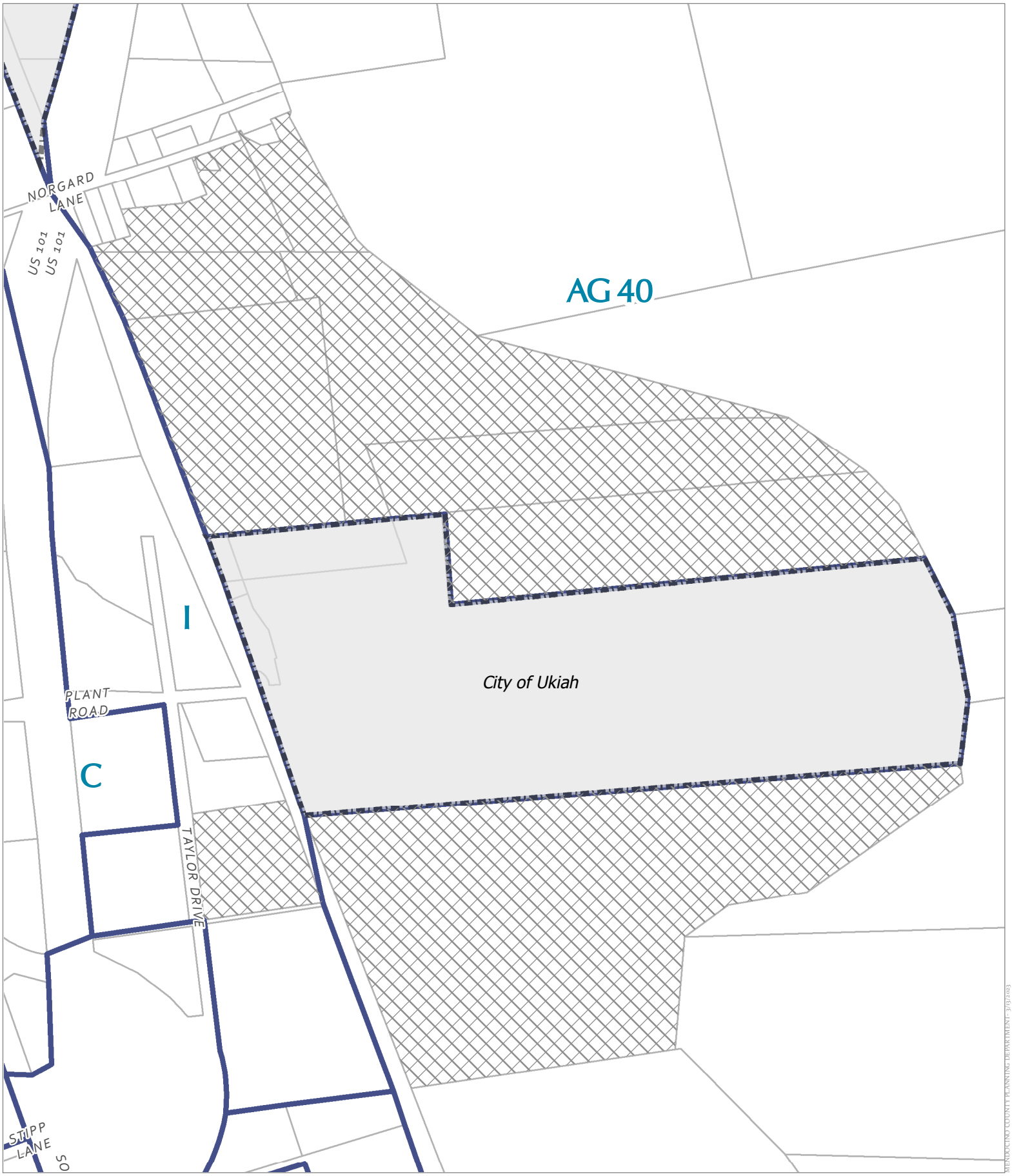

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City Limits

General Plan Classes

Public Roads

0 250 500 Feet

0 0.0425 0.085 Miles

N W E S

1:6,000

GENERAL PLAN CLASSIFICATIONS

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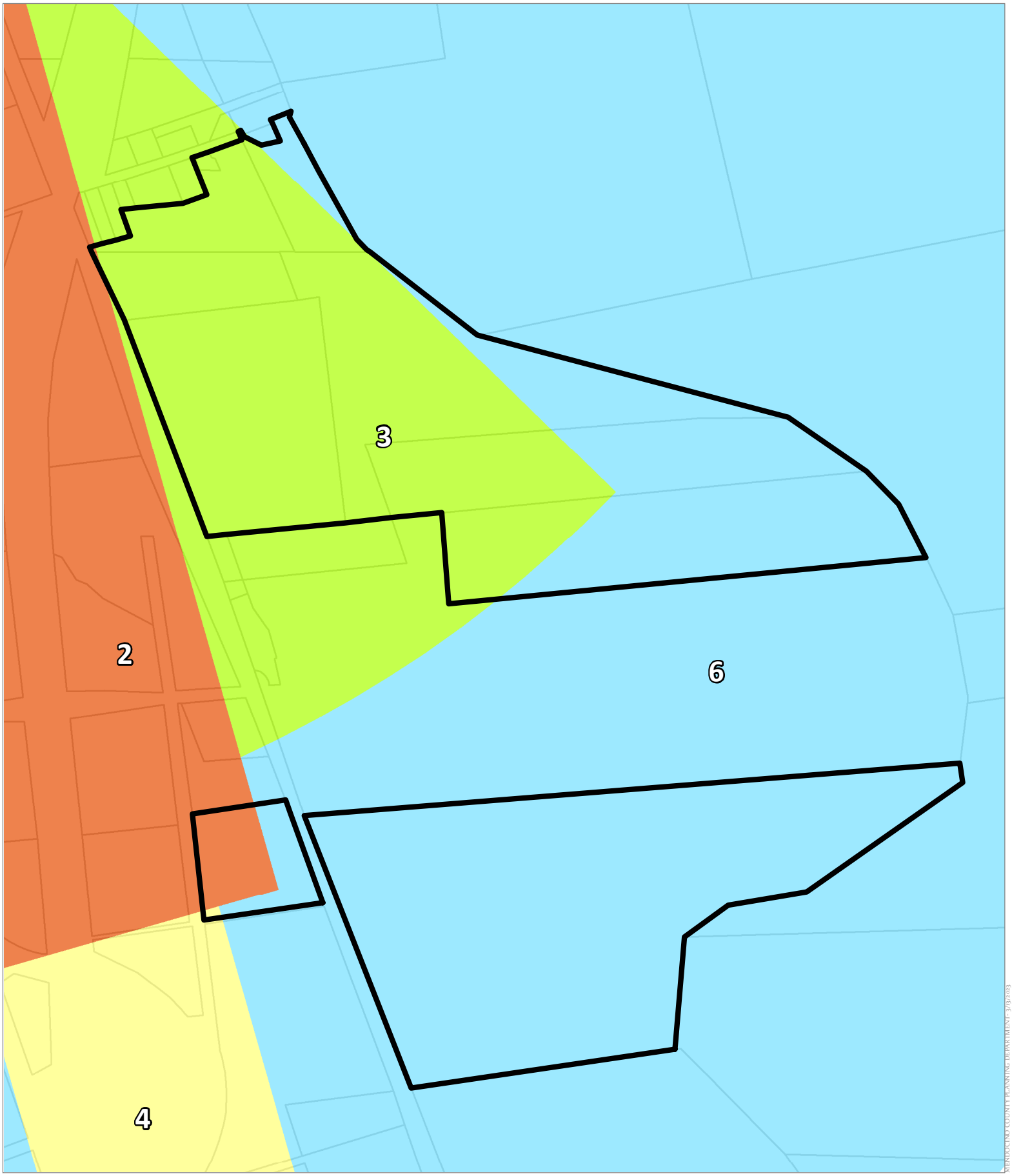

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0 250 500 Feet
0 0.0425 0.085 Miles
N W E S
1:6,000

AIRPORT ZONES

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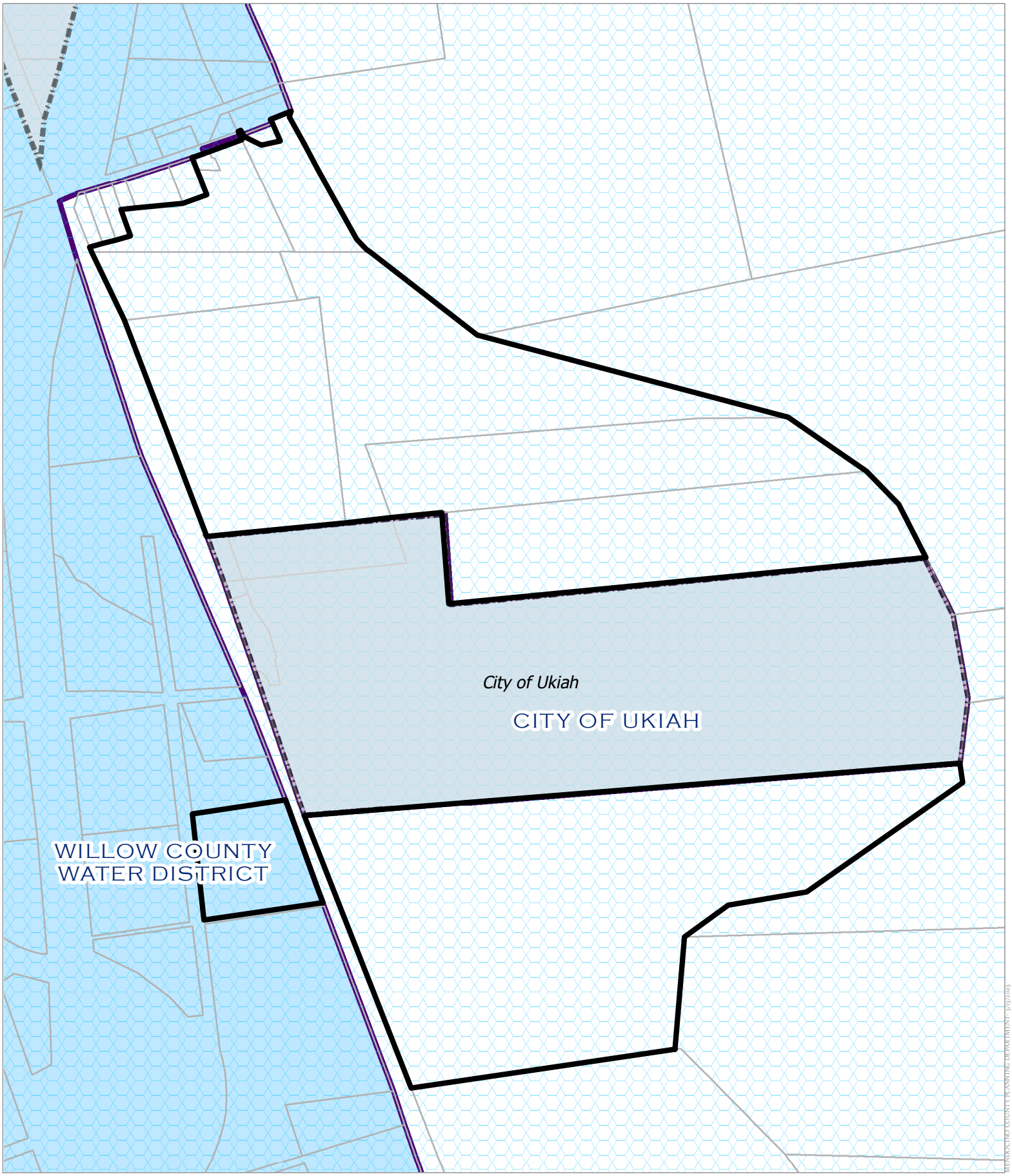

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City Limits
Russian River Flood District
County Water Districts

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

WATER DISTRICTS

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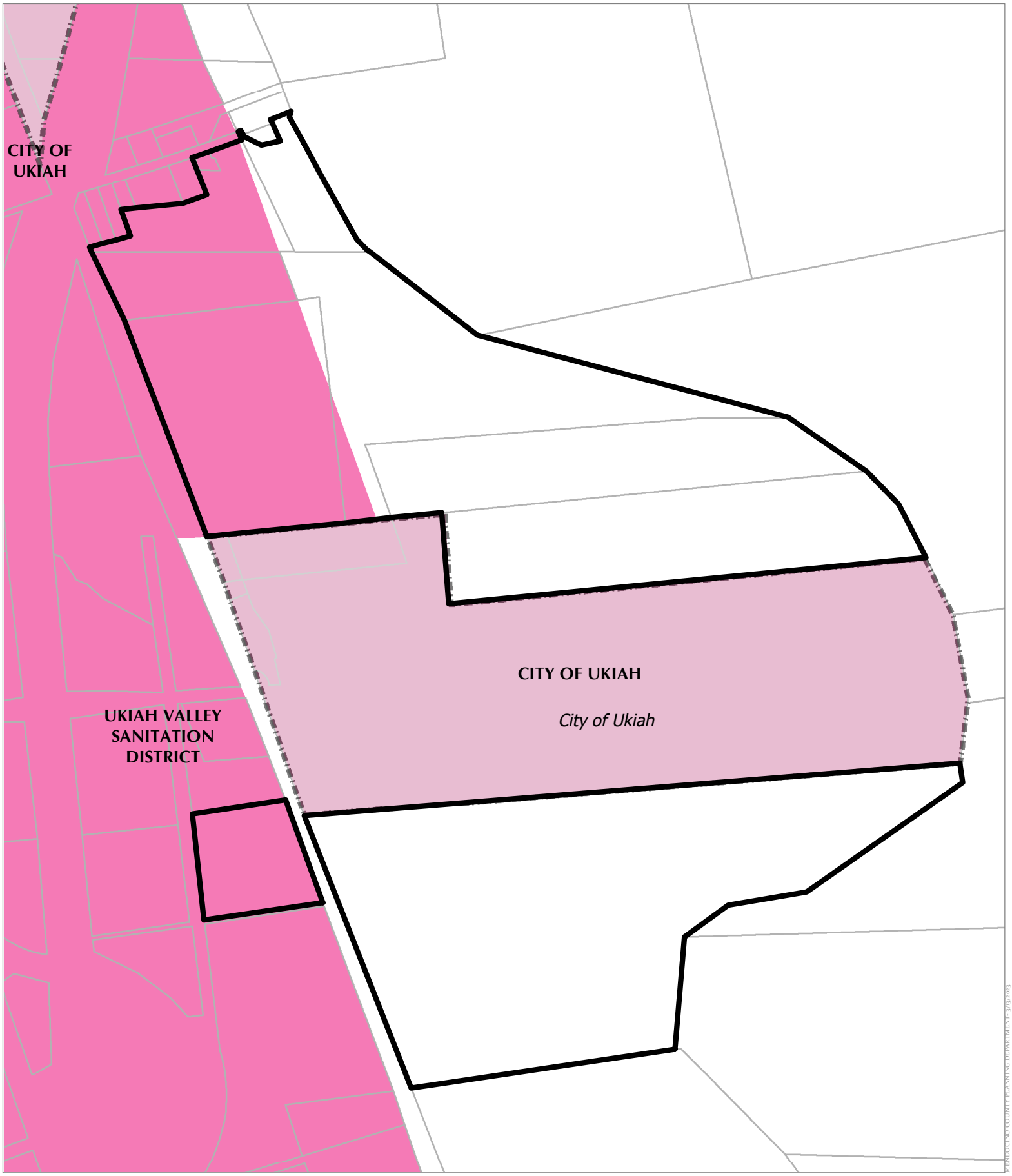

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City Limits

0 250 500 Feet
0 0.0425 0.085 Miles
1:6,000

SANITATION DISTRICTS

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City Limits

Contract Boundaries

0 250 500 Feet

0 0.0425 0.085 Miles

1:6,000

N W E S

LANDS IN WILLIAMSON ACT CONTRACTS

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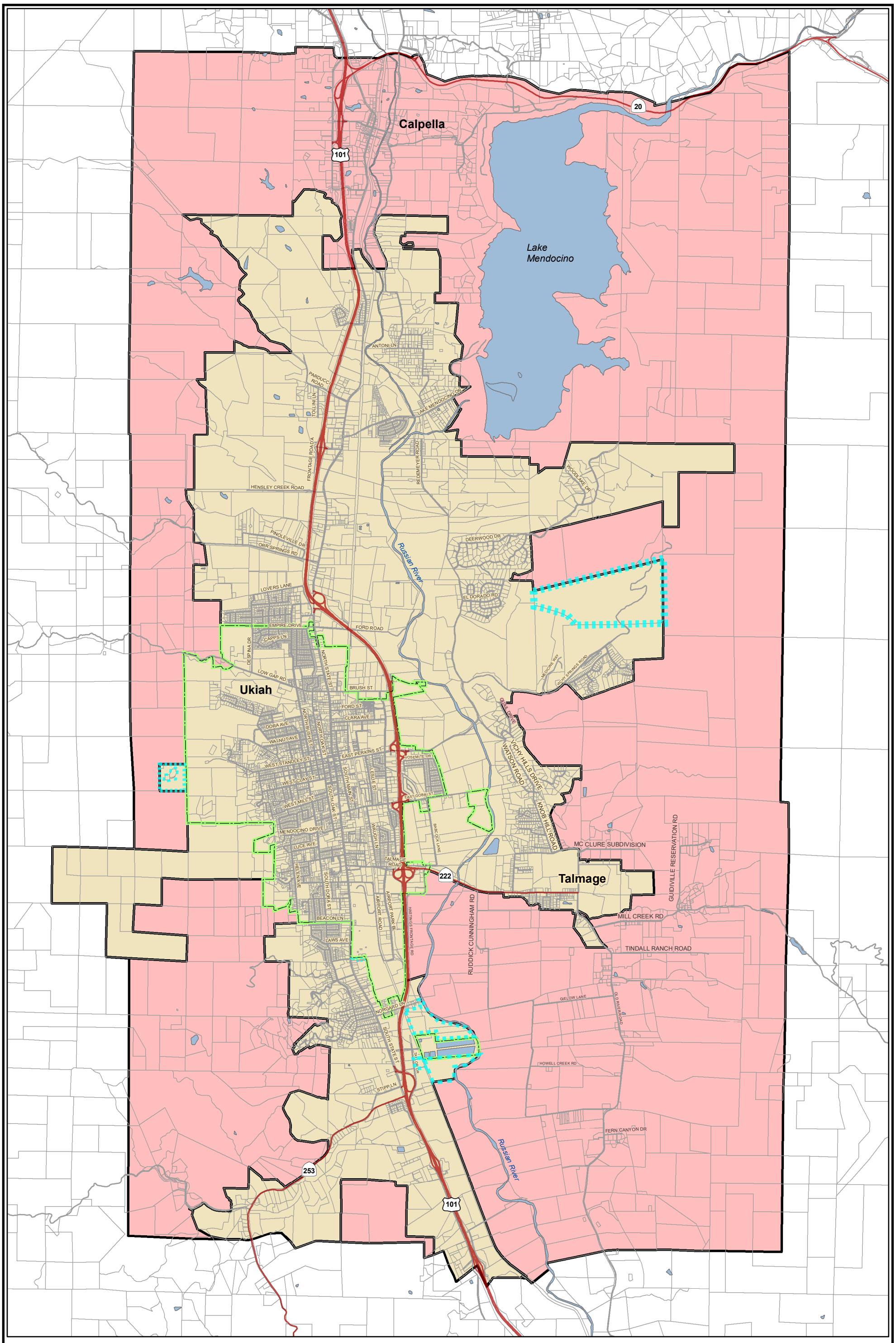
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



City of Ukiah
Area of Interest

Source: This map was created by the
Mendocino County Information Services GIS Program, November 30, 2022.

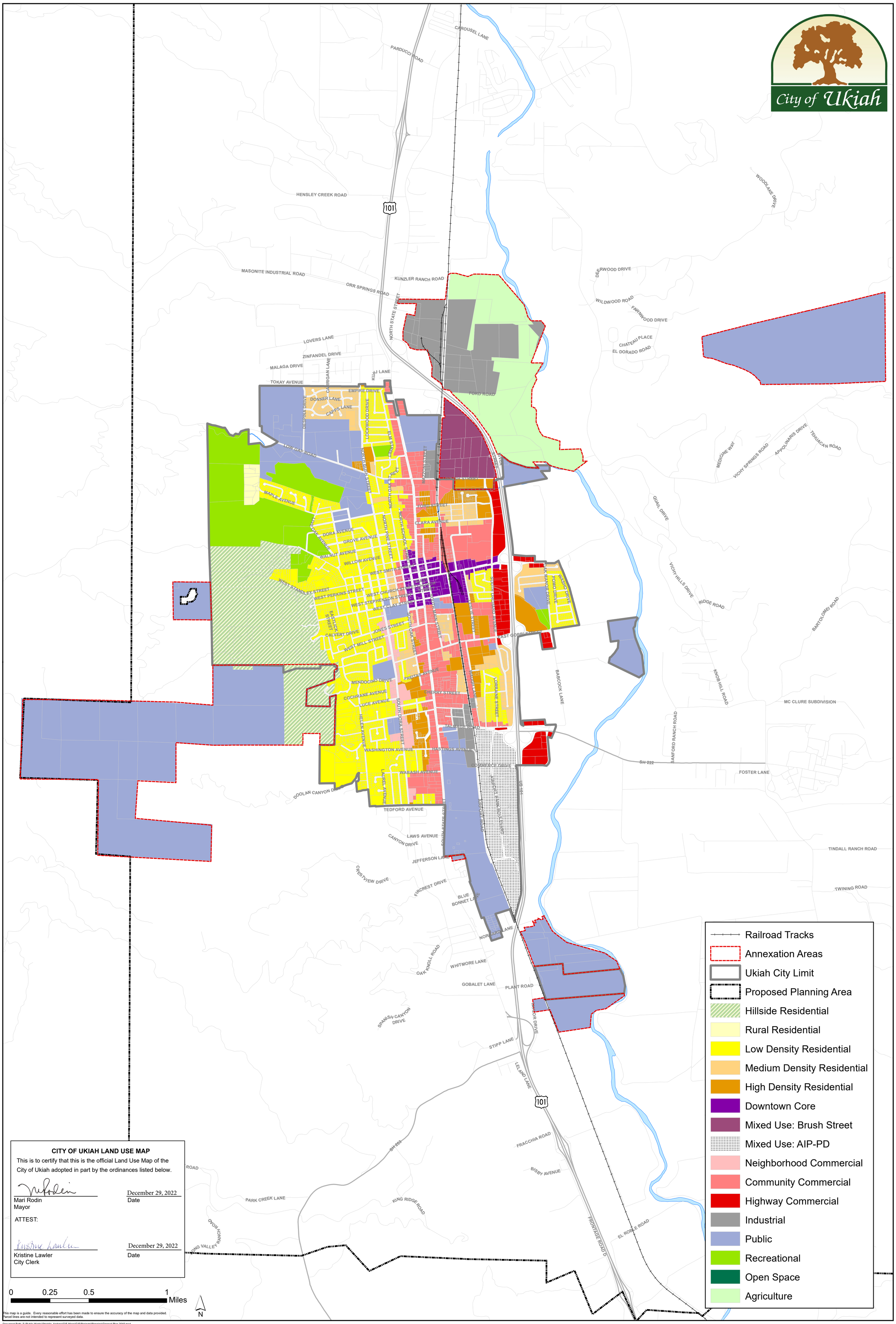
Note: This map is not a survey product and should not be used to determine legal boundaries.

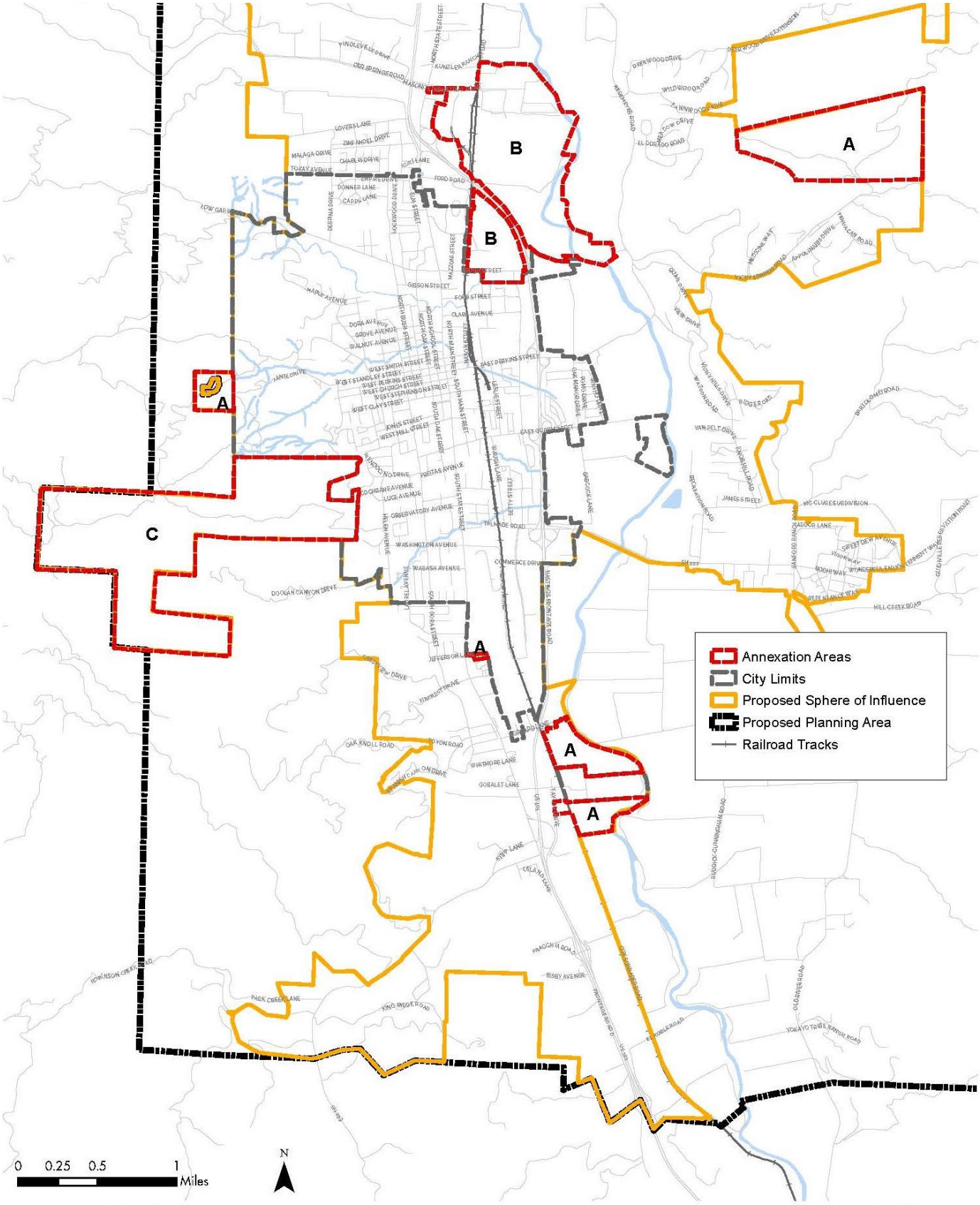
Area of Interest
Sphere of Influence
City of Ukiah
Proposed Annexation
Parcels
Highways
Roads

0.5 0.25 0 0.5 Miles

N

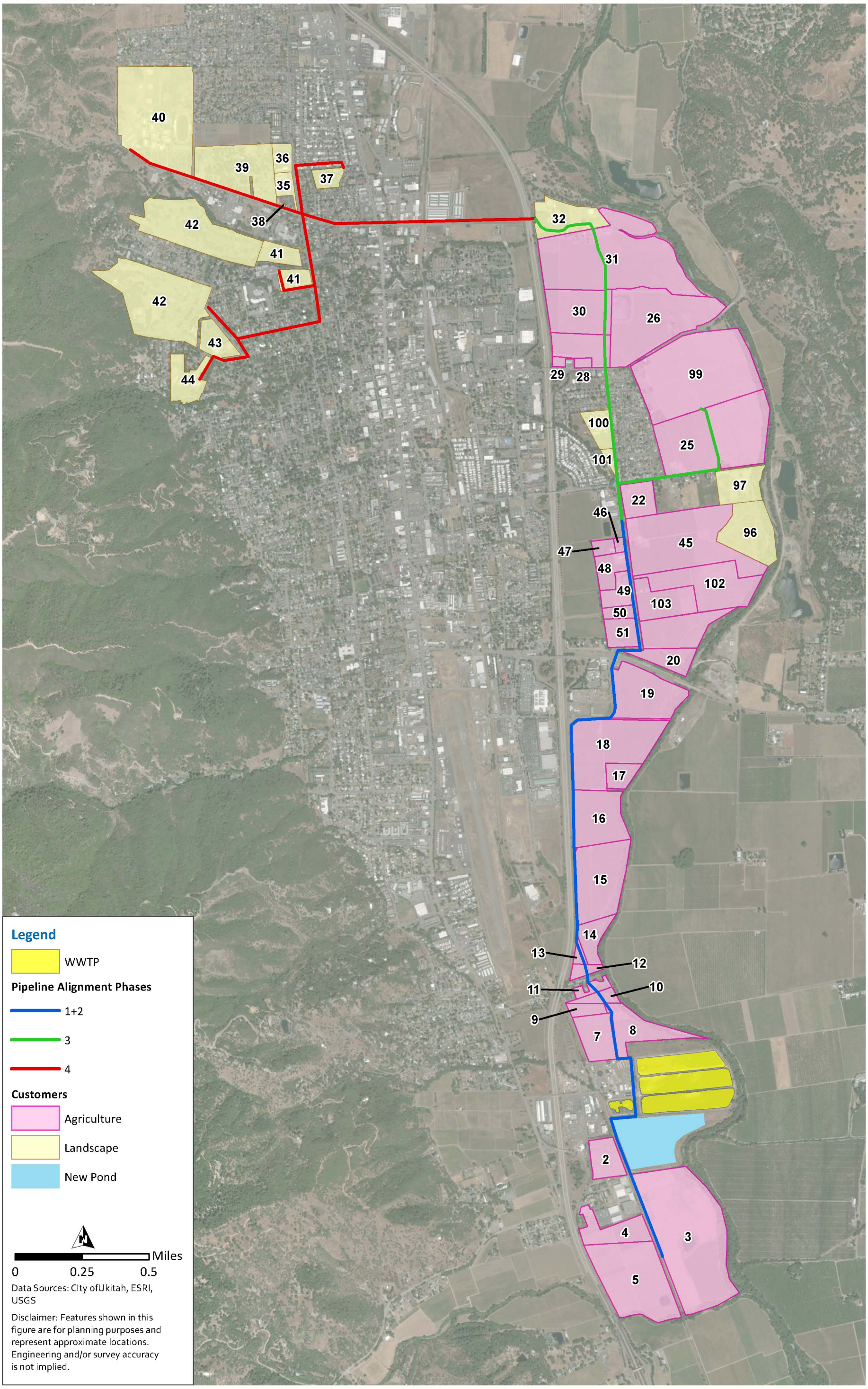
UKIAH GENERAL PLAN - 2040 Land Use Diagram





Source: City of Ukiah, 2022.

Date: July 28, 2022



carollo

Figure 1 Phase 1 - Phase 4 Pipe Alignment

RESOLUTION NO. 2020-61

RESOLUTION OF APPLICATION OF THE CITY COUNCIL OF THE CITY OF UKIAH INITIATING PROCEEDINGS FOR THE ANNEXATION OF LAND OWNED BY THE CITY OF UKIAH.

WHEREAS:

1. The City of Ukiah desires to initiate a proceeding for the adjustment of boundaries specified herein; and
2. Pursuant to Government Code Section 56654(a), the City must approve a resolution of application in order to initiate annexation proceedings.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code, specifically Government Code § 56654(a).

2. This proposal is an annexation to the City of Ukiah.

3. Legal descriptions of the affected territories are set forth in Exhibit A, and a map of the affected territories are set forth in Exhibit B, attached hereto and by reference incorporated herein.

4. The territory to be annexed is uninhabited and consists of one parcel of 283.5 acres (Area No. 1, below) that is non-contiguous to the City and additional parcels (Area Nos. 2, 3, 4, 5 and 6) that are contiguous to the City and consist of 162.512 acres in total..

5. The reasons for the proposal are to annex and subject to the City's jurisdiction parcels that the City currently owns in fee and uses for government purposes, which are currently outside the City's jurisdiction and not subject to County land use regulation or control. The parcels as numbered on Exhibits A and B consist of:

Area Number	City Use of Property
1, 2	open space
3	municipal airport
4	solid waste transfer station
5, 6	wastewater treatment.

6. The proposal to annex Area No. 1 complies with Government Code Section 56742 in that the property is 1) located in Mendocino County where the City is situated; (2) owned by the City and (3) used for municipal purposes at the time these commission proceedings are initiated.

7. Area Nos. 2, 3, 4, 5, and 6 are within the City's sphere of influence.

8. The annexation of Area No. 1 should be subject to the terms and conditions as set forth in Government Code Section 56742. No special conditions are proposed for Area Nos. 2, 3, 4, 5, and 6.

City of Ukiah, California
Certified to be a
True and Exact Copy

2/17/21 Kristine Lawler
Date Kristine Lawler, City Clerk

9. The City Council adopts the determination by the City's Director of Community Development that this annexation is a categorically exempt project under the California Environmental Quality Act. Upon adoption of this resolution, the Director of Community Development is authorized and directed to record a Notice of Exemption with the Mendocino County Clerk.

10. Once the territory is annexed by the City, it will no longer be subject to property taxes. Moreover, the use of the property for governmental purposes will not generate any other tax revenues, such as sales tax. As such, this reorganization will not result in any taxes that could be shared by the City and County pursuant to a tax sharing agreement.

PASSED AND ADOPTED this 4th day of November, 2020, by the following roll call vote:

AYES: Councilmember Mulheren, Brown, Scalmanini, Orozco, and Mayor Crane
NOES: None
ABSENT: None
ABSTAIN: None

Douglas F. Crane, Mayor

ATTEST:

Kristine Lawler, City Clerk

RESOLUTION NO. 2022-04

RESOLUTION OF APPLICATION OF THE CITY COUNCIL OF THE CITY OF UKIAH INITIATING PROCEEDINGS FOR THE ANNEXATION OF LAND OWNED BY THE CITY OF UKIAH.

WHEREAS:

1. The City of Ukiah desires to continue a proceeding for the adjustment of boundaries specified herein; and
2. Pursuant to Government Code Section 56654(a), the City must approve a resolution of application in order to initiate annexation proceedings.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code, specifically Government Code § 56654(a).

2. This proposal is an annexation to the City of Ukiah.

3. Legal descriptions of the affected territories are set forth in Exhibit A, and maps of the affected territories are set forth in Exhibit B, attached hereto and by reference incorporated herein.

4. A territory to be annexed is uninhabited and consists of one parcel of ±283.5 acres (Area No. 1, below) that is non-contiguous to the City. Additional parcels (Area Nos. 2, 3, 4, and 5) are contiguous to the City boundaries.

5. The reasons for the proposal are to annex and subject to the City's jurisdiction parcels that the City currently owns in fee and uses for government purposes, which are currently outside the City's jurisdiction and not subject to County land use regulation or control. The parcels as numbered on Exhibits A and B consist of:

Area Number	City Use of Property
1, 2	Conservation and natural resource conservation areas
3	Airports and aviation-related functions and uses
4	Existing public utility facilities and uses (Wastewater); Ongoing lease for agricultural purposes per GC 37382;
5	Public utility facilities and uses (Wastewater); Refuse disposal and refuse transfer stations

6. The proposal to annex Area No. 1 complies with Government Code Section 56742 in that the property is 1) located in Mendocino County where the City is situated; (2) owned by the City and (3) used for municipal purposes at the time these commission proceedings are initiated.

7. Area Nos. 1, 2, 3, 4, and 5 are within the City's Sphere of Influence.

8. The annexation of Area No. 1 should be subject to the terms and conditions as set forth in Government Code Section 56742. No special conditions are proposed for Area Nos. 2, 3, 4, and 5.

9. The City Council adopts the determination by the City's Director of Community Development that this annexation is a categorically exempt project under the California Environmental Quality Act. Upon adoption of this resolution, the Director of Community Development is authorized and directed to record a Notice of Exemption with the Mendocino County Clerk.

10. Once the territory is annexed by the City, it will no longer be subject to property taxes. Moreover, the use of the property for governmental purposes will not generate any other tax revenues, such as sales tax. As such, this reorganization will not result in any taxes that could be shared by the City and County pursuant to a tax sharing agreement.

PASSED AND ADOPTED this 19th day of January, 2022, by the following roll call vote:

AYES: Councilmembers Orozco, Crane, Rodin, Duenas, and Mayor Brown
NOES: None
ABSENT: None
ABSTAIN: None

Jim O. Brown, Mayor

ATTEST:

Kristine Lawler, City Clerk/CMC

EXHIBIT "A"
LEGAL DESCRIPTION
CITY OF UKIAH ANNEXATION

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

AREA No. 1:

Being a portion of Lot 99 of the Healey's Survey and Map of Yokayo Rancho and being the lands of the City of Ukiah described in that certain deed recorded in Book 389 of Official Records at Page 557, Mendocino County Records (M.C.R), more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 3-1/4" Aluminum Disc marked CA DOT / 101 MEN 25.13; thence North 78°01'20" East 13,294.14 feet to a point on the east line of said Lot 99 and the **POINT OF BEGINNING**; said point also being North 00°03'03" East 397.32 feet from the southwest corner of Section 11, Township 15 North, Range 12 West, M.D.M, said point also being the southeast corner of last said lands of the City of Ukiah; thence along the boundary of last said lands of City of Ukiah the following eighteen (18) courses:

1. (1) North 89°56'57" West 4,150.78 feet;
2. (2) North 25°56'57" West 114.79 feet;
3. (3) North 45°04'57" West 186.78 feet;
4. (4) North 41°08'57" West 130.49 feet;
5. (5) North 59°03'57" West 82.39 feet;
6. (6) North 65°11'57" West 83.69 feet;
7. (7) North 58°49'57" West 154.08 feet;
8. (8) North 77°44'57" West 73.19 feet;
9. (9) North 65°18'57" West 178.58 feet;
10. (10) North 70°03'57" West 220.68 feet;
11. (11) North 76°56'57" West 223.98 feet;
12. (12) North 73°49'57" West 243.67 feet;
13. (13) North 67°31'57" West 65.09 feet;
14. (14) North 65°10'57" West 157.18 feet;
15. (15) North 83°11'57" West 315.76 feet;
16. (16) North 02°46'33" West 733.99 feet;
17. (17) North 77°11'49" East 6,302.38 feet;
18. (18) South 00°03'03" West 3,036.00 feet to the **POINT OF BEGINNING**.

Area 1 containing 301.2 acres, more or less.

AREA No. 2:

Being a portion of the Southeast ¼ of Northeast ¼ Section 24, Township 15 North, Range 13 West, Mount Diablo Meridian, and being the lands of the City of Ukiah as described as Parcel One and Parcel Two in that certain Grant Deed recorded in Document No. 2013-09089, M.C.R, more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 3-1/4" Aluminum Disc marked CA DOT / 101 MEN 25.13; thence South 68°13'23" West 10,566.35 feet to the northeast corner of the said Southeast ¼ of Northeast ¼ of Section 24 and the **POINT OF BEGINNING,** said point being South 01°40'53" East 1,380.15 feet from the northeast corner of said Section 24; said point also being the northeast corner of last said Parcel One; thence from said point of beginning along the boundary of last said lands of City of Ukiah and the boundary of the said Southeast ¼ of Northeast ¼ of Section 24 the following four (4) courses:

19. (1) South 01°40'53" East 1,281.14 feet;
20. (2) North 89°35'05" West 1,293.15 feet;
21. (3) North 01°02'15" West 1,279.04 feet;
22. (4) South 89°39'30" East 1,278.72 feet to the **POINT OF BEGINNING**.

Containing 37.8 acres, more or less.

EXCEPTING THEREFROM, areas # 2 and # 3 described as being excepting therefrom said Parcel One of said Grant Deed recorded in Document No. 2013-09089, M.C.R, more particularly described as follows:

COMMENCING at the northeast corner of the said Southeast ¼ of Northeast ¼ of Section 2, thence South 65°44'36" West 573.61 feet to the northeast corner of said area # 2 and the **POINT OF BEGINNING**; thence along easterly boundary of said area # 2 the following two (2) courses:

23. (1) South 00°00'00" East 114.99 feet
24. (2) South 30°00'00" East 79.99 feet more or less to the centerline of Gibson Creek;

thence along the easterly and southerly boundary of said areas # 2 and 3 and the centerline of Gibson Creek the following seven (7) courses:

25. (1) South 34°29'20" West 67.07 feet;
26. (2) South 21°35'09" West 127.70 feet;
27. (3) South 57°09'56" West 37.23 feet;
28. (4) South 35°53'29" West 57.70 feet;
29. (5) South 74°27'11" West 67.61 feet;

30. (6) South 82°23'58" West 69.99 feet;
31. (7) North 89°50'08" West 72.50 feet;

thence leaving said centerline of Gibson Creek and continuing along the boundary of said areas # 2 and 3 the following six (6) courses:

32. (1) South 00°00'00" East 79.99 feet;
33. (2) North 90°00'00" West 219.98 feet;
34. (3) North 00°00'00" West 259.97 feet;73
35. (4) North 90°00'00" East 219.98 feet;
36. (5) North 26°43'00" East 304.97 feet;
37. (6) North 90°00'00" East 179.98 feet to the **POINT OF BEGINNING**.

Exception area containing 4.0 acres, more or less.
Area 2 resultant area containing 33.8 acres, more or less

AREA No. 3:

Being a portion of Lot 73 of the 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 Document No. 1999-05298, M.C.R, more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 2-1/2" Aluminum Disc marked CA DOT / NPGN D CA 1-CG, thence North 17°57'43" West 10,348.76 feet to the **POINT OF BEGINNING**, said point also being the southeast corner of last said lands of the City of Ukiah; thence from said point of beginning along the boundary of last said lands of City of Ukiah the following six (6) courses:

38. (1) South 78°58'59" West 465.17 feet;
39. (2) North 08°18'52" West 157.78 feet;
40. (3) South 83°51'42" West 249.97 feet to a point on the easterly right-of-way line of South State Street; said point also being the beginning of a non-tangent curve, concave easterly, having a radius of 2,951.91 feet; and to which beginning a radial line bears South 83°32'58" West;
41. (4) northerly along last said easterly right-of-line and said curve, through a central angle of 00°37'28", an arc distance of 32.17 feet;
42. (5) leaving said easterly right-of-way line North 83°51'42" East 679.53 feet;
43. (6) South 21°00'55" East 155.49 feet to the **POINT OF BEGINNING**.

Area 3 containing 1.9 acres, more or less.

AREA No. 4:

Being a portion of Lots 70 and 71 of the Healey's Survey and Map of Yokayo Rancho, and being portions of the lands of City of Ukiah as said lands are described in that certain "Individual Grant Deed" recorded in Book 1500, at Page 242, M.C.R, and in that certain "Grand Deed in Lieu of Condemnation" recorded in Document No. 2007-11428, M.C.R, and in that certain "Grant Deed" record in Document No. 2018-06759, M.C.R; more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 2-1/2" Aluminum Disc marked CA DOT / NGPN D CA 1-CG, thence North 10°16'16" West 7,481.51 feet to the **POINT OF BEGINNING**; said point being on the easterly right-of-way of Northwestern Pacific Railroad; said point also being a point on the boundary of said lands of City of Ukiah described in said "Grant Deed" recorded in Document No 2018-06759; thence along the boundary of last said lands of City of Ukiah the follow two (2) courses:

44. (1) North 72°06'47" East 157.38 feet;
45. (2) North 19°47'15" West 117.34 feet to the southwesterly corner of the lands of Norgard Properties, Inc. as said lands are described in that certain "Grant Deed" recorded in Document No. 2018-06761, M.C.R;
46. thence along the southerly line of said lands of Norgard Properties and its easterly prolongation North 83°11'52" East 267.38 feet to a point on the boundary of said lands of Ukiah;

thence along said boundary of City of Ukiah the following seven (7) courses:

47. (1) North 18°01'48" West 170.00 feet to a point on the centerline of Norgard Lane;
48. (2) along last said centerline and its easterly prolongation North 71°58'12" East 282.94 feet;
49. (3) leaving last said centerline and its easterly prolongation South 18°01'48" East 6.00 feet;
50. (4) South 65°16'14" East 79.76 feet;
51. (5) North 78°28'12" East 87.00 feet;
52. (6) North 18°01'48" West 70.00 feet;
53. (7) North 71°58'12" East 91.91 feet to a point on center of the channel of Russian River;

thence along continuing along said lands of City of Ukiah and said center of channel the following eleven (11) courses:

54. (1) South 26°25'18" East 285.98 feet;
55. (2) South 28°27'48" East 263.77 feet;
56. (3) South 46°31'18" East 323.86 feet;
57. (4) South 60°17'48" East 344.96 feet;
58. (5) South 65°01'48" East 239.72 feet;
59. (6) South 73°52'48" East 195.88 feet;

60. (7) South 68°57'48" East 378.81 feet;
61. (8) South 88°36'21" East 373.95 feet;
62. (9) South 56°40'31" East 391.22 feet;
63. (10) South 43°01'44" East 190.38 feet;
64. (11) South 27°48'04" East 242.52 feet;

thence leaving said center of channel and continuing along said boundary of said lands of City of Ukiah the following four (4) courses:

65. (1) South 84°00'16" West 1,904.56 feet;
66. (2) North 05°59'44" West 377.15 feet;
67. (3) South 84°00'17" West 938.48 feet to a point on the easterly right-of-way of Northwestern Pacific Railroad;
68. (4) along last said easterly right-of-way North 20°48'24" West 1,240.88 feet to the **POINT OF BEGINNING**.

Area 4 containing 67.2 acres, more or less.

AREA No. 5:

Being a portion of Lots 69 and 70 of the Healey's Survey and Map of Yokayo Rancho, more particularly described as follows:

COMMENCING at aforementioned Point "B"; said point being a point on the easterly right-of-way of Northwestern Pacific Railroad; thence along last said easterly right-of-way South 20°48'24" East 1,156.24 feet to the **POINT OF BEGINNING**;

69. thence form said point being continuing along last said easterly right-of-way South 20°48'24" East 55.75 feet to the northwesterly corner of the lands of City of Ukiah as said lands are described as Parcel One of that certain "Grant Deed" recorded in Document No. 2011-11526, M.C.R,
70. thence along the northerly boundary of last said lands of City of Ukiah North 85°48'06" East 2,638.83 feet to a point on the center of channel of Russian River;

thence continuing along the boundary of last said lands and said center of channel the following nine (9) courses:

71. (1) South 04°42'54" West 87.41 feet;
72. (2) South 41°18'20" West 185.74 feet;
73. (3) South 54°13'13" West 231.23 feet;
74. (4) South 63°18'43" West 347.79 feet;
75. (5) South 80°12'28" West 339.00 feet;

76. (6) South 55°36'44" West 90.18 feet;
77. (7) South 37°39'59" West 91.84 feet;
78. (8) South 21°25'25" West 170.28 feet;
79. (9) South 11°26'08" East 259.26 feet;

thence leaving said center of channel and continuing along the boundary of last said lands of City of Ukiah the following two (2) courses:

80. (1) South 81°10'50" West 1,126.78 feet to a point on the easterly right-of-way of Northwestern Pacific Railroad;
81. (2) along last said easterly right-of-way North 20°48'24" West 799.68 feet to the intersection with the southerly boundary and its easterly prolongation of the lands of the City of Ukiah as said lands are described in that certain "Grant Deed" recorded in Document 2017-03138; M.C.R;
82. thence along last said southerly boundary and its easterly prolongation South 81°47'40" West 547.08 feet to the southwest corner of last said lands of City of Ukiah; said corner being a point on the easterly right-of-way of Tayler Drive;
83. thence along last said easterly right-of-way North 07°20'50" West 423.99 feet to the northwest corner of last said lands of City if Ukiah;
84. thence along the northerly boundary of last said lands and its easterly prolongation North 83°07'21" East 448.40 feet to the **POINT OF BEGINNING**.

Area 5 containing 47.5 acres, more or less.

Total Combined Annexation Areas containing 451.6 acres, more or less

The basis of bearings for this description is based on NAD 83, 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". All distances cited herein are grid values which are the basis for the areas shown hereon. To obtain ground values divide the distances by 0.999890795 to obtain ground distances.

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.

Lester E. Carter Jr., CA. LS No 6148

9/23/2021
Date

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EXHIBIT "B"

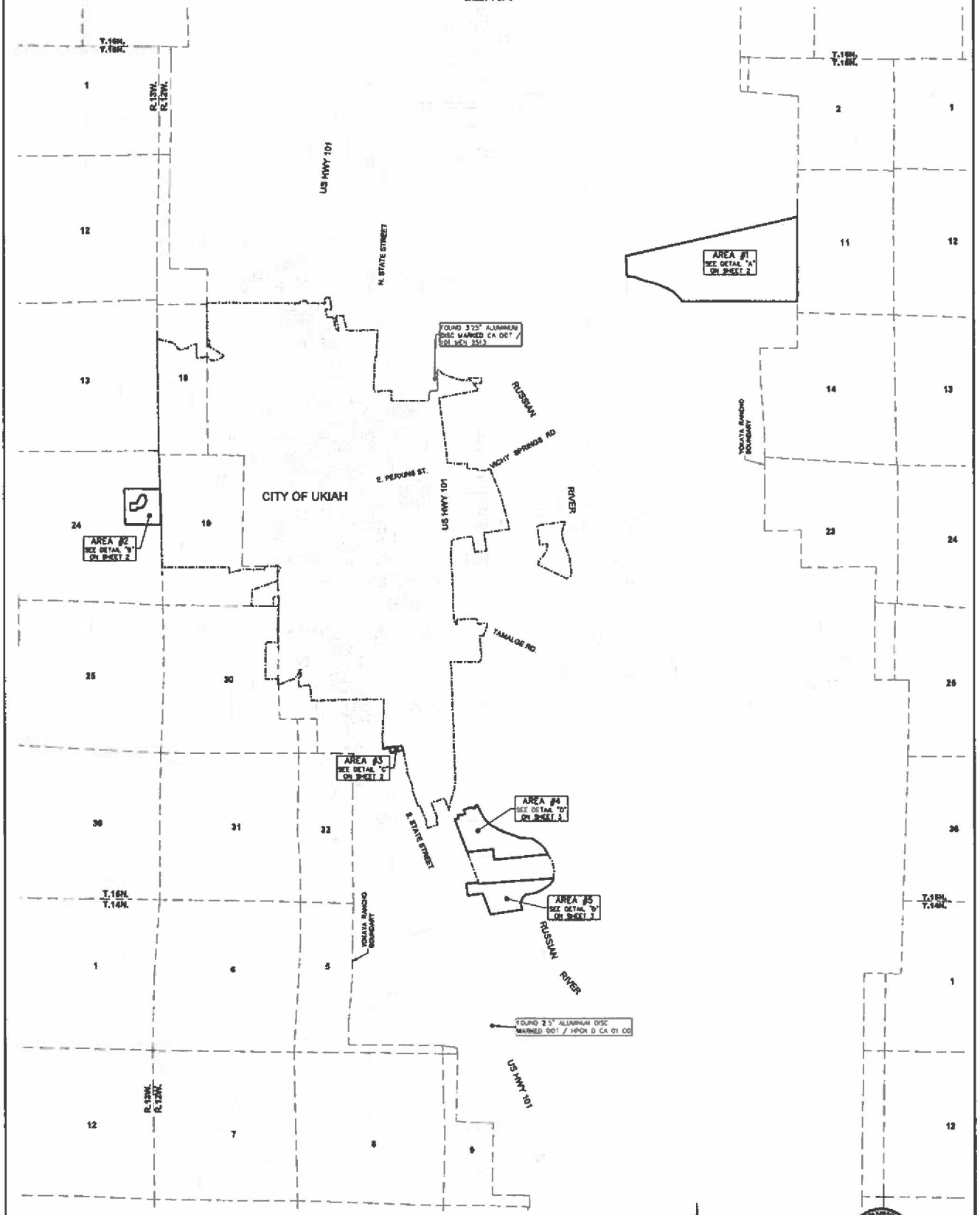
CITY OF UKIAH ANNEXATION

PORTIONS OF LOTS 70, 71, 72, AND 89 OF THE YOKAYA RANCHO, AND
PORTION OF SECTION 34 TOWNSHIP 15 NORTH, RANGE 13 WEST,
MOUNT DIABLO MERIDIAN (M.D.M.)

MENDOCINO COUNTY, CALIFORNIA

SEPTEMBER 16, 2021

SHEET 1 OF 3



LEGEND:

APN	ASSESSOR PARCEL NUMBER
POB	POINT OF BEGINNING
	CURRENT CITY OF UKIAH BOUNDARY
	PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED ON NAD 83, CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 2 (2010.00 EPOCH DATE) USING THE TWO FOUND NATIONAL GEODETIC SURVEY MONUMENTS DESIGNATED "101 MCN 25.13" AND "HPCN D CA 01 CO". ALL DISTANCES CITED HEREIN ARE GRID VALUES WHICH ARE THE BASIS FOR THE AREAS SHOWN HEREON. TO OBTAIN GROUND VALUES DIVIDE THE DISTANCES BY 0.999969798 TO OBTAIN GROUND DISTANCES.
3. THE PURPOSE OF THIS EXHIBIT IS TO ACCOMPANY THE LEGAL DESCRIPTION "EXHIBIT A" FOR ANNEXATION PURPOSES AND TO COMPLY WITH THE STATE BOARD OF EQUALIZATION'S "WRITTEN LEGAL (GEODETIC) DESCRIPTION REQUIREMENTS". THE LEGAL DESCRIPTION AND THIS EXHIBIT IS TO BE USED TO ESTABLISH GEODETIC POSITION ONLY AND IS NOT INTENDED TO ESTABLISH PROPERTY OWNERSHIP.

SCALE: 1" = 1500'

0 1500 4500
750 3000

PSOMAS

PREPARED AT THE REQUEST OF
CITY OF UKIAH

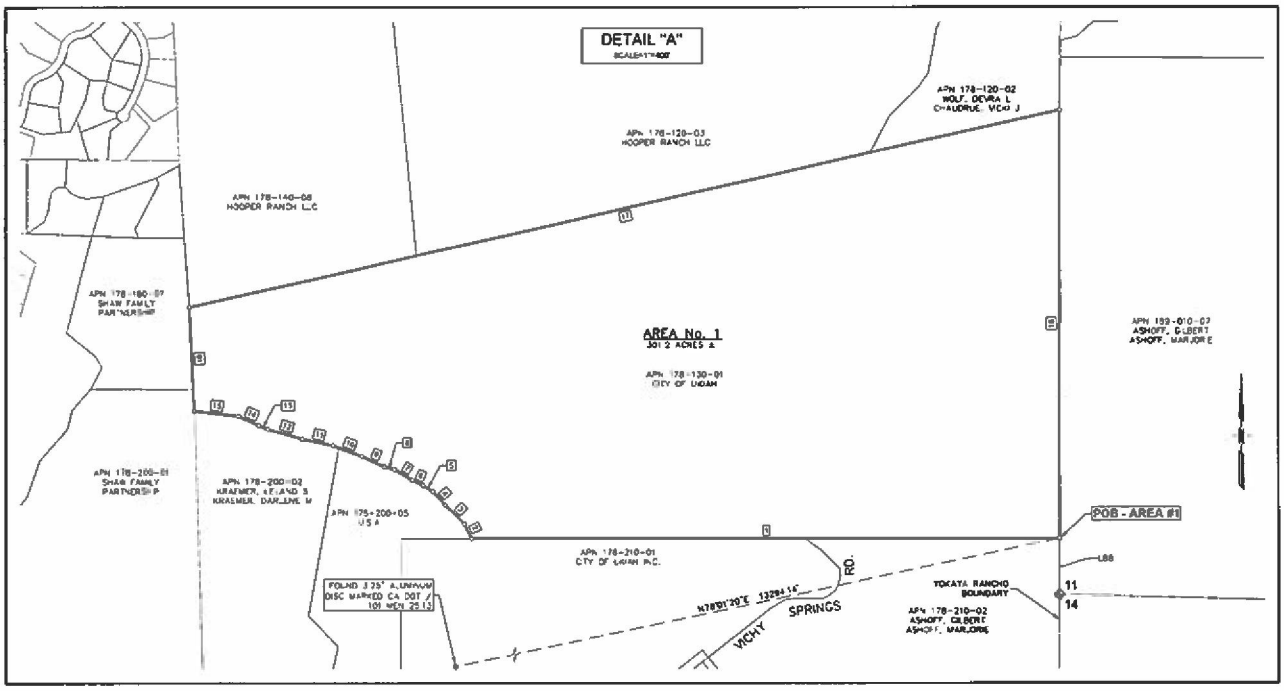
EXHIBIT "B"

CITY OF UKIAH ANNEXATION

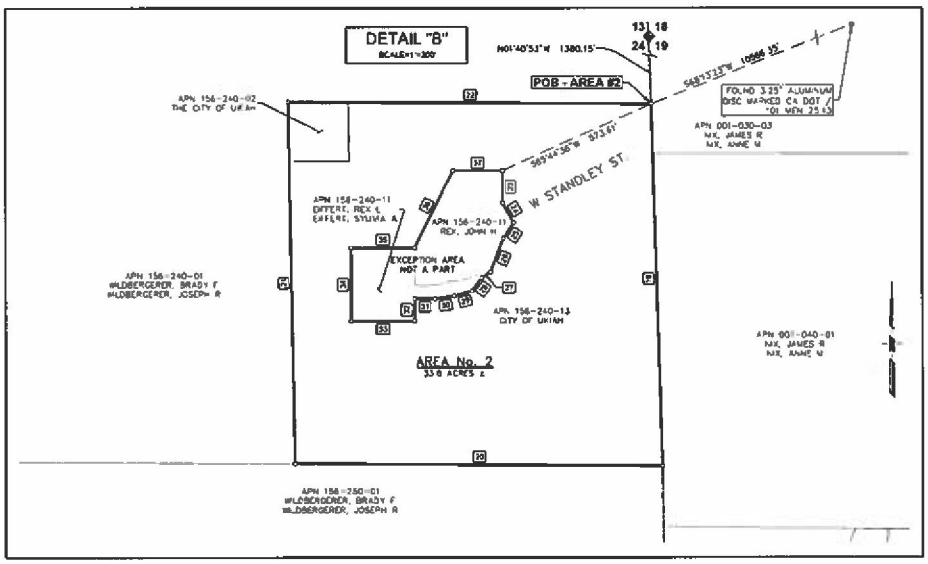
PORTIONS OF LOTS 70, 71, 72, AND 89 OF THE YOKAYA RANCHO, AND
PORTION OF SECTION 34 TOWNSHIP 15 NORTH, RANGE 12 WEST,
MOUNT DIABLO MERIDIAN (MDB&M)

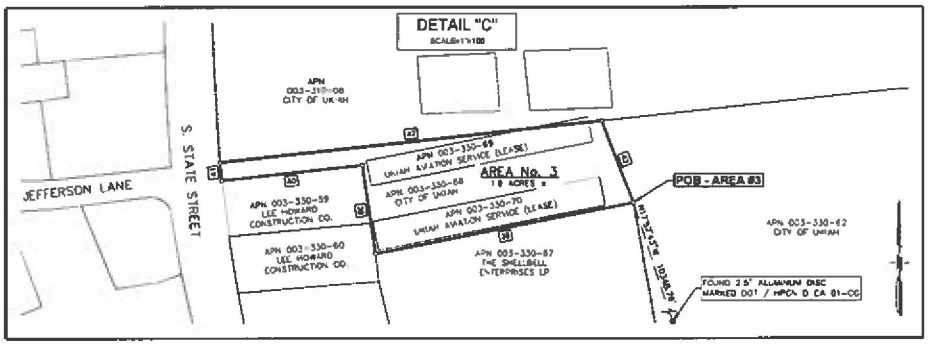
MENDOCINO COUNTY, CALIFORNIA

SEPTEMBER 16, 2021
SHEET 2 OF 3



SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
1	4156.70	N89° 06' 57"W	
2	114.79	N25° 06' 57"W	
3	186.70	N45° 06' 57"W	
4	130.00	N41° 06' 57"W	
5	22.30	N90° 00' 57"W	
6	86.00	N65° 11' 57"W	
7	194.00	N90° 00' 57"W	
8	73.19	N77° 44' 57"W	
9	170.00	N65° 18' 57"W	
10	220.00	N70° 00' 57"W	
11	223.00	N75° 34' 57"W	
12	343.07	N73° 49' 57"W	
13	86.00	N87° 35' 57"W	
14	127.10	N65° 18' 57"W	
15	315.76	N83° 15' 57"W	
16	230.00	N25° 06' 57"W	
17	6002.00	N77° 11' 43"E	
18	3000.00	S0° 02' 03"W	
19	1301.14	S1° 49' 03"E	
20	1300.15	N90° 00' 00"W	
21	1279.04	N1° 02' 19"W	
22	1270.72	S89° 30' 30"E	
23	114.00	S0° 00' 00"E	
24	70.00	S30° 00' 00"E	
25	67.01	S34° 20' 30"W	
26	137.70	S25° 30' 00"W	
27	37.23	S67° 00' 56"W	
28	57.70	S30° 53' 23"W	
29	67.61	S74° 27' 11"W	
30	68.00	S62° 23' 54"W	
31	72.00	N89° 00' 00"W	
32	79.00	S0° 00' 00"E	
33	219.00	N90° 00' 00"W	
34	300.07	N0° 00' 00"E	
35	219.00	N90° 00' 00"E	
36	304.07	N30° 45' 00"E	
37	170.00	N90° 00' 00"E	
38	400.17	S70° 00' 00"W	
39	157.70	N0° 19' 53"W	
40	303.07	S83° 01' 42"W	
41	33.11	9°37'28"	2061.01'
42	475.00	N83° 51' 42"E	
43	156.43	S21° 00' 54"E	





LEGEND:

APN — ASSESSOR PARCEL NUMBER
POB — POINT OF BEGINNING
CURRENT CITY OF UKIAH BOUNDARY
PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

PSOMAS

PREPARED AT THE REQUEST OF:
CITY OF UKIAH

EXHIBIT "B"

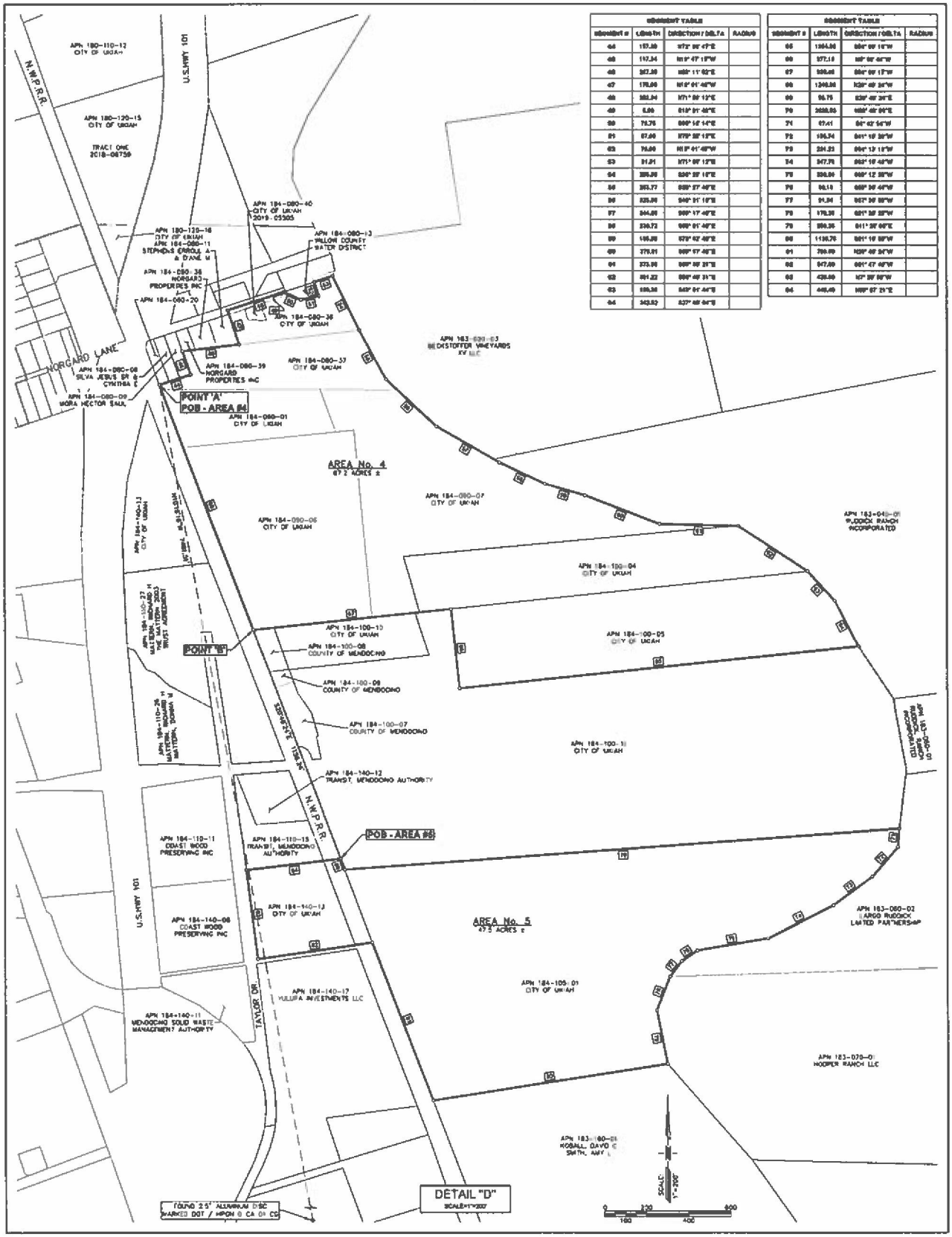
CITY OF UKIAH ANNEXATION

PORTIONS OF LOTS 70, 71, 72, AND 96 OF THE YOKAYA RANCHO, AND
PORTION OF SECTION 36 TOWNSHIP 19 NORTH, RANGE 13 WEST,
MOUNT DIABLO MERIDIAN (M.D.M.)

MENDOCINO COUNTY, CALIFORNIA

SEPTEMBER 10, 2021

SHEET 3 OF 3



SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
44	157.30	S73° 06' 47"E	
45	197.34	N19° 47' 15"W	
46	367.30	N89° 11' 03"E	
47	170.00	N19° 01' 46"W	
48	352.34	N71° 06' 13"E	
49	5.00	S19° 01' 46"E	
50	76.75	S89° 16' 14"E	
51	67.00	N70° 06' 13"E	
52	76.00	N19° 01' 46"W	
53	51.21	N71° 06' 13"E	
54	305.00	S89° 28' 16"E	
55	353.77	S89° 27' 46"E	
56	325.00	S89° 31' 16"E	
57	344.00	S89° 17' 46"E	
58	330.73	S89° 01' 46"E	
59	149.00	S70° 02' 46"E	
60	270.01	S89° 17' 46"E	
61	373.00	S89° 06' 31"E	
62	401.22	S89° 46' 31"E	
63	100.30	S49° 01' 46"E	
64	343.52	S37° 46' 04"E	

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
65	1364.00	S89° 06' 16"W	
66	377.10	N0° 00' 44"W	
67	500.00	S89° 06' 16"W	
68	1240.00	N30° 49' 30"W	
69	96.75	S30° 49' 30"E	
70	2030.00	N89° 49' 00"E	
71	67.41	S4° 42' 54"W	
72	136.34	S41° 10' 30"W	
73	231.23	S89° 13' 10"W	
74	347.70	S63° 10' 40"W	
75	300.00	S89° 12' 30"W	
76	90.13	S89° 30' 40"W	
77	91.00	S67° 30' 00"W	
78	170.30	S81° 30' 30"W	
79	300.35	S11° 30' 00"E	
80	1130.70	S81° 10' 00"W	
81	700.00	N30° 49' 34"W	
82	347.00	S81° 47' 40"W	
83	420.00	N7° 30' 00"W	
84	448.40	N89° 07' 25"E	

LEGEND:

- APN — ASSESSOR PARCEL NUMBER
- POB — POINT OF BEGINNING
- CURRENT CITY OF UKIAH BOUNDARY
- PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

PSOMAS

PREPARED AT THE REQUEST OF:
CITY OF UKIAH

ATTACHMENT 5

RESOLUTION NO. 22-___

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH RECOMMENDING THE CITY COUNCIL PREZONE CERTAIN PARCELS IN ASSOCIATION WITH THE ANNEXATION OF CITY-OWNED PROPERTIES WITHIN UNINCORPORATED MENDOCINO COUNTY

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

WHEREAS, per Government Code Section 65859 and Ukiah City Code Section 9267, the City may prezone unincorporated territory adjoining the City for the purpose of determining the zoning which will apply to such property in the event of subsequent annexation to the City; and

WHEREAS, on November 4, 2020, the City Council adopted Resolution No. 2020-61, approving submittal to the Mendocino County LAFCo an application for annexation of previously acquired City-owned properties subject to the City's authority parcels that the City currently owns in fee and uses for government purposes; and

WHEREAS, on February 22, 2021, an application for annexation for the City-owned properties was submitted the Mendocino County LAFCo (LAFCo File No. A-2021-01); and

WHEREAS, the application for annexation was subsequently reviewed by LAFCo on March 23, 2021, and as part of that review, clarifications were requested by LAFCo staff prior to a Certificate of Filing being issued pursuant to Government Code §56658(f); and

WHEREAS, on January 19, 2022, the City Council adopted Resolution No.2022-04 for a revised submittal to the Mendocino County LAFCo to annex city-owned properties; and

WHEREAS, on January 21, 2022, a Notice of Exemption (NOE) for annexation of the City-owned properties was filed with the Mendocino County Clerk/Recorder's office, deeming the project to be categorically exempt from further review, in accordance with the California Environmental Quality Act (CEQA) Guidelines 15320, Change In Organization, and 15319(a), Annexations of Existing Facilities; and

WHEREAS, on December 7, 2022, the City Council adopted Resolution No. 2022-79, adopting a comprehensive update to the City's General Plan ("2040 General Plan") in conformance with the requirements of the California Government Code; and

WHEREAS, on December 7, 2022, the City Council adopted Resolution 2022-78, certifying a Program-level Environmental Impact Report (EIR) for the 2040 General Plan update in accordance with the requirements of CEQA (SCH No. 2022050556); and

WHEREAS, City-owned annexation area and prezoning were identified within the 2040 General Plan EIR, which adequately addresses the potential environmental impacts of the proposed prezoning for the purposes of CEQA.

WHEREAS, upon Council approval of the resolution(s) to formalize the updated considerations associated with the annexation application noted throughout the March 14, 2023 Staff Report, an updated NOE will be prepared and provided to LAFCo as a part of the annexation application resubmittal; and

WHEREAS, on October 20, 2022, the Mendocino County Airport Land Use Commission reviewed the 2040 General Plan for consistency with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), in accordance with UKIALUCP Policy 2.2.1(b) and Public Utilities Code Section 21676, and adopted Resolution 22-0006, finding the 2040 General Plan (and identified annexation areas) consistent with the UKIALUCP; and

WHEREAS, on December 8, 2022, a Notice of Determination (NOD) was posted at the State Clearinghouse and the Mendocino County Clerk/Recorder's office; and

WHEREAS, on March 22, 2022, the Planning Commission held a duly noticed public hearing on the prezoning and recommended approval of the prezoning to the City Council; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Ukiah does hereby recommend that the City Council approve the prezoning approximately 451 acres associated with the annexation of City-owned properties within unincorporated Mendocino County, as summarized below and depicted on Exhibit A, List of Parcels and Prezoning Maps.

Area 1: APN 178-130-01 for natural resource conservation area; Public Facilities (PF).
Area 2: APNs 156-240-02; 156-240-13 for natural resource conservation area; PF.
Area 3: APNs 003-330-68; 003-330-69; 003-330-70 for airports and aviation-related functions and uses; PF.
Area 4: APNs 184-080-36; 184-080-37; 184-090-01; 184-090-07;184-100-04; 184-080-40; 184-100-05; 184-090-06 for public utility facilities and uses (recycled water distribution) and agricultural uses incidental or accessory to allowed uses (ongoing lease for agricultural purposes per GC 37382); PF and Agricultural Combining District (-A).
Area 5: APNs 184-150-01; 184-140-13 for public utility facilities and uses (Wastewater) and refuse disposal and refuse transfer stations; PF.

BE IT FURTHER RESOLVED, that based on the evidence presented and the records and files referenced herein, that the Planning Commission of the City of Ukiah finds and determines:

A. The proposed prezoning is consistent with Government Code Section 65859 and Ukiah City Code Section 9267; and
B. The proposed prezoning is consistent with the City's 2040 General Plan and the City of Ukiah Zoning Code; and
C. The proposed prezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

PASSED AND ADOPTED this _____day of_____, 2022, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

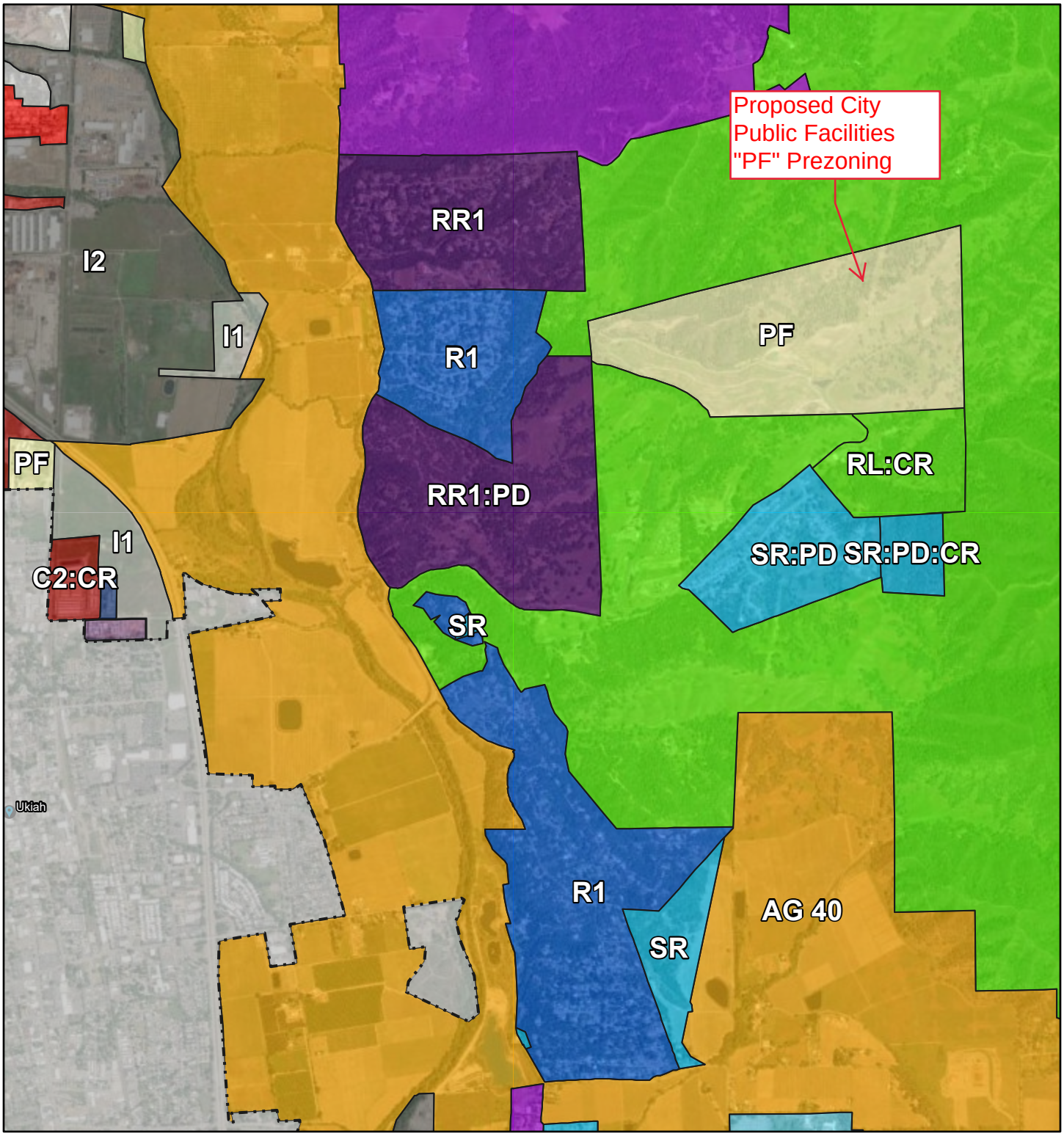
_____
Mark Hilliker, Chair

ATTEST:

_____
Stephanie Alba, Clerk

APN	Owner	SITUS	Acreage	Info - County PBS	County Zoning	County General Plan	Proposed General Plan	Proposed Zoning	Area Number	Current Status	Public Facilities Use	Water District	Sanitation District	Airport Zone
178-130-01	City of Ukiah	3100 Vichy Springs Road	±300	APN: 178-130-01 Acres: 301.2 Property Address: 3100 VICHY SPRINGS RD Owner: CITY OF UKIAH	Public Facilities (PF)	Public Services	Public (P)	Public Facilities (PF)	1	Previous Landfill	Conservation and natural resource conservation areas.	N/A	N/A	None
156-240-02	City of Ukiah	N/A	±1	APN: 156-240-02 Acres: 1.00± Property Address: N/A Owner: CITY OF UKIAH	Upland Residential (UR:40)	Remote Residential (RMR40)	Public (P)	Public Facilities (PF)	2	Open-Space	Conservation and natural resource conservation areas	N/A	N/A	OAE
156-240-13	City of Ukiah	1970 W Standley Ave	33.8	APN: 156-240-13 Acres: 33.8 Property Address: 1970 WE STANDLEY AVE Owner: CITY OF UKIAH	Upland Residential (UR:40)	Remote Residential (RMR40)	Public (P)	Public Facilities (PF)	2	Open-Space	Conservation and natural resource conservation areas	N/A	N/A	OAE
003-330-68	City of Ukiah	1601 S State Street	1.9	APN: 003-330-68 Acres: 1.9± Property Address: 1601 SO STATE ST Owner: CITY OF UKIAH	Limited Commercial (C1)	Commercial	Public (P)	Public Facilities (PF)	3	Airport	Airports and aviation-related functions and uses	Willow Water	UVSD	Zones 5 &6
003-330-69	Aviation Ukiah (Leased)	1601 S State Street	0	APN: 003-330-70 Acres: 0.00± Property Address: 1601 SO STATE ST City: UK Leasee: AVIATION UKIAH	Limited Commercial (C1)	Commercial	Public (P)	Public Facilities (PF)	3	Airport	Airports and aviation-related functions and uses	Willow Water	UVSD	Zones 5 &6
003-330-70	Aviation Ukiah (Leased)	1601 S State Street	0	APN: 003-330-69 Acres: 0.00± Property Address: 1601 SO STATE ST City: UK Leasee: AVIATION UKIAH	Limited Commercial (C1)	Commercial	Public (P)	Public Facilities (PF)	3	Airport	Airports and aviation-related functions and uses	Willow Water	UVSD	Zones 5 & 6
184-080-36	City of Ukiah	341 Norgard Lane	2.8	APN: 184-080-36 Acres: 2.80± Property Address: 341 NORGARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); AgriculturalCombining (-A)	4	Recyled Water Distribution;	Recyled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	N/A	Zones 3 & 6
184-080-37	City of Ukiah	341 Norgard Lane	4.5	APN: 184-080-37 Acres: 4.50± Property Address: 341 NORGARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recyled Water Distribution;	Recyled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	UVSD	Zone 3
184-090-01	City of Ukiah	N/A	4	APN: 184-090-01 Acres: 4.00± Property Address: Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recyled Water Distribution;	Recyled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	UVSD	Zone 3
184-090-07	City of Ukiah	N/A	13.92	APN: 184-090-07 Acres: 13.92± Property Address: N/A Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recyled Water Distribution;	Recyled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	N/A	Zones 3 & 6
184-100-04	City of Ukiah	N/A	10.52	APN: 184-100-04 Acres: 10.52± Property Address: N/A Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	4	Recyled Water Distribution;	Recyled Water Distribution	N/A	N/A	Zone 3
184-080-40	City of Ukiah	381 Norgard Lane	0.12	APN: 184-080-40 Acres: 0.12± Property Address: 381 NORGARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	4	Recyled Water Distribution;	Recyled Water Distribution	N/A	UVSD	Zone 3
184-100-05	City of Ukiah	300 Plant Road	15.45	APN: 184-100-05 Acres: 15.45± Property Address: 300 PLANT RD Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	4	Existing North Waste Water Pond	Public utility facilities and uses (Wastewater)	N/A	N/A	Zones 3 & 6
184-090-06	City of Ukiah	217 Norgard Lane	14.05	APN: 184-090-06 Acres: 14.05± Property Address: 217 NORGARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recyled Water Distribution;	Recyled Water Distribution Ongoing lease for agricultural purposes per GC 37382	N/A	UVSD	Zone 3
184-150-01	City of Ukiah	3495 Taylor Drive	43	APN: 184-150-01 Acres: 43.00± Property Address: 3495 TAYLOR DR Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	5	Existing South Waste Water Pond	Public utility facilities and uses (Wastewater)	N/A	N/A	Zone 6
184-140-13	City of Ukiah	3151 Taylor Drive	4.05	APN: 184-140-13 Acres: 4.05± Property Address: 3151 TAYLOR DR Owner: CITY OF UKIAH	General Industrial (I2)	Industrial	Public (P)	Public Facilities (PF)	5	Existing Solid Waste Transfer Station	Refuse disposal/recycling areas, and refuse transfer stations and similar uses.	Willow Water	UVSD	Zones 2, 4, & 6

Zoning Map-Area 1



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Incorporated City Limits

Major Towns & Places

Zoning Classifications

AG 40

C1

C2

C2:CR

I1

I2

PF

RC

RL

RL:CR

R1

R3:CR

RR1

RR1:PD

RR5

SR

SR:PD

SR:PD:CR

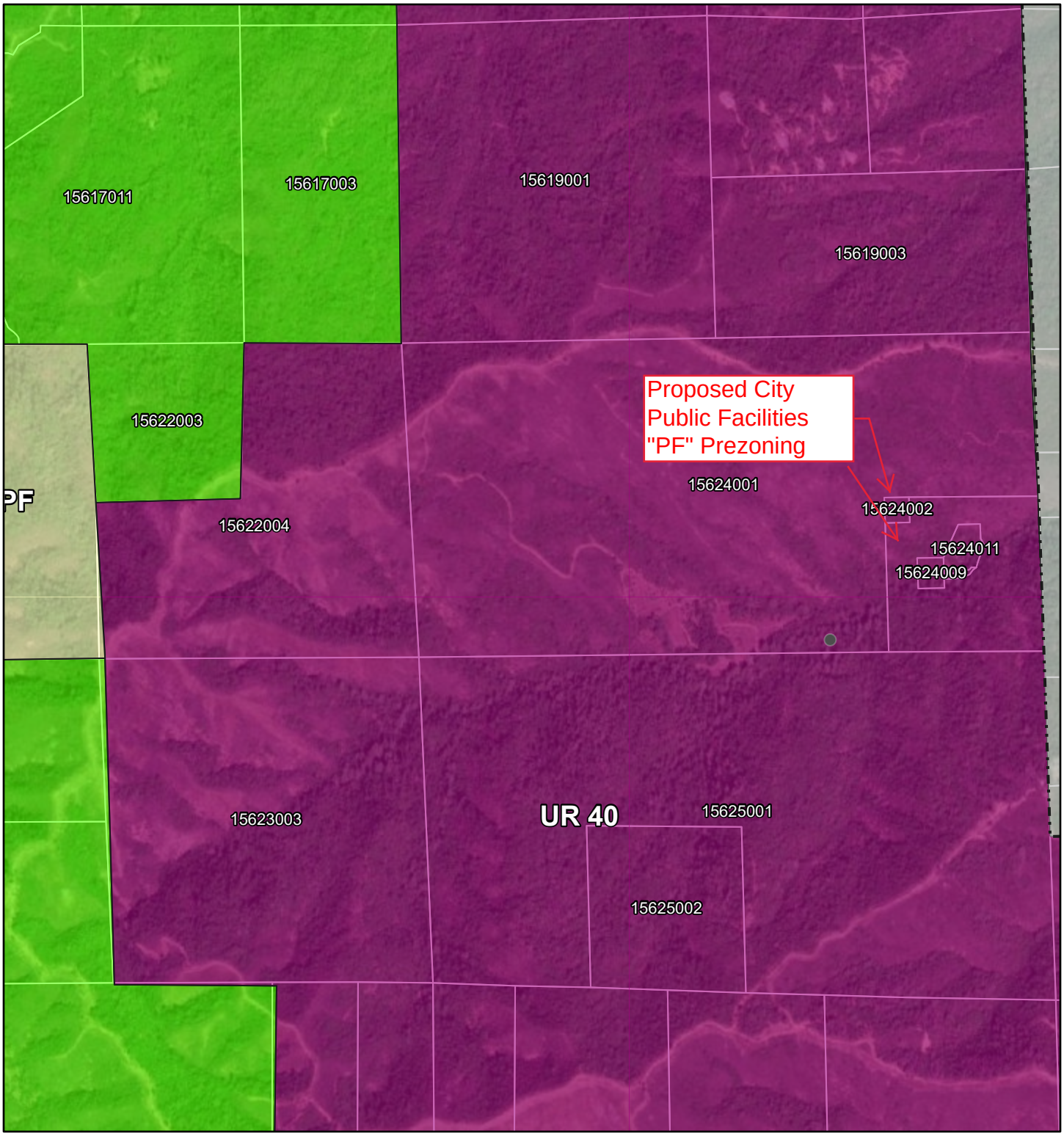
R3:PD

Maxar

ArcGIS Web AppBuilder

Maxar | California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Zoning Map-Area 2



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0 0.17 0.35 0.7 km

Incorporated City Limits

Zoning Classifications

PF

RL

UR 40

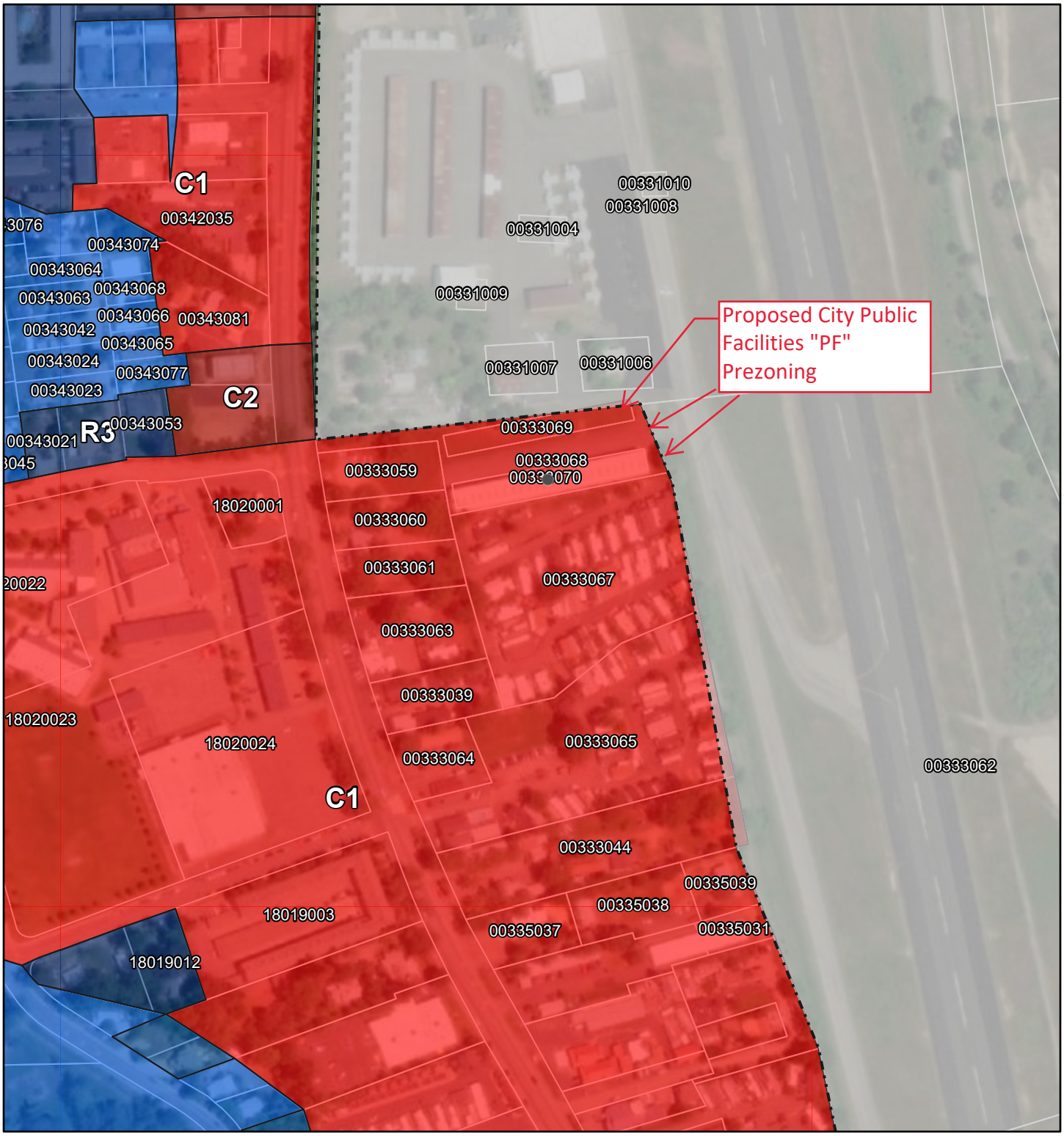
Assessor's Parcels

Maxar

ArcGIS Web AppBuilder

Maxar | California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Zoning Map-Area 3



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0 0.05 0.1 0.19 km

Incorporated City Limits

Zoning Classifications

C1

C2

R1

R2

R3

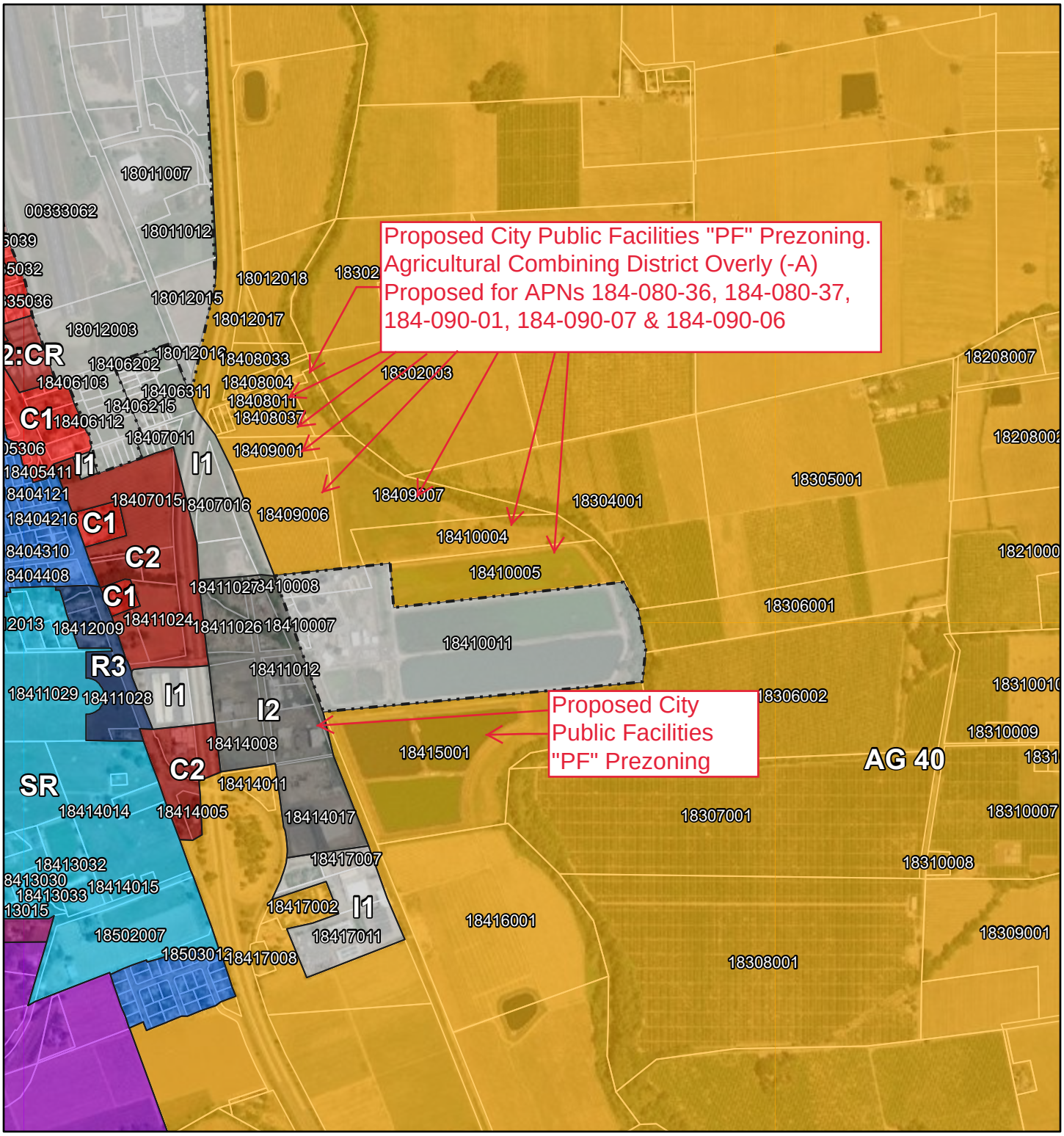
Assessor's Parcels

Maxar

ArcGIS Web AppBuilder

Maxar | California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

Zoning Map-Areas 4 & 5



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0 0.17 0.35 0.7 km

Incorporated City Limits

Zoning Classifications

AG 40

C1

C2

C2:CR

I1

I2

R1

R3

RR5

SR

UR 40

Assessor's Parcels

Maxar

ArcGIS Web AppBuilder

Maxar | California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS

2022-E0004
Recorded at the request of:
CITY OF UKIAH
01/21/2022 02:33 PM
Fee: $50.00 Pgs: 1 of 12
OFFICIAL RECORDS
Katrina Bartolomie - Clerk-Recorder
Mendocino County, CA

City of Uk

NOTICE OF CEQA EXEMPTION

TO: ☐ **Office of Planning and Research**
1400 Tenth Street, Room 121
Sacramento, CA 95814

X **County Clerk: County of Mendocino**
501 Low Gap Rd # 1020
Ukiah, CA, 95482

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

PROJECT TITLE:	City of Ukiah Annexation – City Owned Properties
PROJECT LOCATION:	City-owned parcels within unincorporated Mendocino County, including the following APNS (178-130-01; 156-240-02 156-240-13; 003-330-68; 003-330-69; 003-330-70; 184-080-36; 184-080-37; 184-090-01; 184-090-07; 184-100-04; 184-080-40; 184-100-05; 184-090-06; 184-150-01; 184-140-13)
DESCRIPTION OF PROJECT:	Annexation to subject to the City's jurisdiction parcels that the City currently owns in fee and uses for government purposes, but that remain unincorporated territory.
PUBLIC AGENCY APPROVING PROJECT:	City of Ukiah – City Council
DATE OF APPROVAL:	January 19, 2022
NAME OF PROJECT APPLICANT:	City of Ukiah

CEQA EXEMPTION STATUS:

- ☐ **Ministerial**
- ☐ **Declared Emergency**
- X **Categorical Exemption:** § 15320(a), Class 20, Annexations of Existing Facilities
- ☐ **Statutory Exemption Section**

REASONS WHY PROJECT IS EXEMPT: The City of Ukiah previously approved the aforementioned Annexation request on November 4, 2020. It can be determined that there is no potential that this revised Annexation request will result in either a direct physical change to the environment or a reasonably foreseeable indirect change to the environment because it is a change in governmental organizational that merely authorizes a boundary change; it will not result in any direct or indirect

FROM 1/21/22 TO 2/21/22

changes to the environment, as all existing development entitlements or uses on each property are appropriate, vested or built-out, and are consistent with the City's general plan and zoning code. Under the categorical "change in organization" exemption (State CEQA Guidelines § 15320), the Annexation does not change the geographical area in which previously existing powers are exercised but is a boundary change to allow the continued provision of existing municipal services. Based on the foregoing, the project qualifies for the above CEQA exemption.

Lead Agency Contact Person	Craig Schlatter Community Development Director
Phone Number	(707) 463-6203
Email	cschlatter@cityofukiah.com

This is to certify that the record of project approval is available to the General Public at:

Community Development Department, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482

	January 19, 2021	Community Development Director
Signature (Public Agency)	(Date)	(Title)

Exhibits: (A) Legal Description; (B) Plat Maps

EXHIBIT "A"
LEGAL DESCRIPTION
CITY OF UKIAH ANNEXATION

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

AREA No. 1:

Being a portion of Lot 99 of the Healey's Survey and Map of Yokayo Rancho and being the lands of the City of Ukiah described in that certain deed recorded in Book 389 of Official Records at Page 557, Mendocino County Records (M.C.R), more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 3-1/4" Aluminum Disc marked CA DOT / 101 MEN 25.13; thence North 78°01'20" East 13,294.14 feet to a point on the east line of said Lot 99 and the **POINT OF BEGINNING**; said point also being North 00°03'03" East 397.32 feet from the southwest corner of Section 11, Township 15 North, Range 12 West, M.D.M, said point also being the southeast corner of last said lands of the City of Ukiah; thence along the boundary of last said lands of City of Ukiah the following eighteen (18) courses:

1. (1) North 89°56'57" West 4,150.78 feet;
2. (2) North 25°56'57" West 114.79 feet;
3. (3) North 45°04'57" West 186.78 feet;
4. (4) North 41°08'57" West 130.49 feet;
5. (5) North 59°03'57" West 82.39 feet;
6. (6) North 65°11'57" West 83.69 feet;
7. (7) North 58°49'57" West 154.08 feet;
8. (8) North 77°44'57" West 73.19 feet;
9. (9) North 65°18'57" West 178.58 feet;
10. (10) North 70°03'57" West 220.68 feet;
11. (11) North 76°56'57" West 223.98 feet;
12. (12) North 73°49'57" West 243.67 feet;
13. (13) North 67°31'57" West 65.09 feet;
14. (14) North 65°10'57" West 157.18 feet;
15. (15) North 83°11'57" West 315.76 feet;
16. (16) North 02°46'33" West 733.99 feet;
17. (17) North 77°11'49" East 6,302.38 feet;
18. (18) South 00°03'03" West 3,036.00 feet to the **POINT OF BEGINNING**.

Area 1 containing 301.2 acres, more or less.

AREA No. 2:

Being a portion of the Southeast ¼ of Northeast ¼ Section 24, Township 15 North, Range 13 West, Mount Diablo Meridian, and being the lands of the City of Ukiah as described as Parcel One and Parcel Two in that certain Grant Deed recorded in Document No. 2013-09089, M.C.R, more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 3-1/4" Aluminum Disc marked CA DOT / 101 MEN 25.13; thence South 68°13'23" West 10,566.35 feet to the northeast corner of the said Southeast ¼ of Northeast ¼ of Section 24 and the **POINT OF BEGINNING,** said point being South 01°40'53" East 1,380.15 feet from the northeast corner of said Section 24; said point also being the northeast corner of last said Parcel One; thence from said point of beginning along the boundary of last said lands of City of Ukiah and the boundary of the said Southeast ¼ of Northeast ¼ of Section 24 the following four (4) courses:

19. (1) South 01°40'53" East 1,281.14 feet;
20. (2) North 89°35'05" West 1,293.15 feet;
21. (3) North 01°02'15" West 1,279.04 feet;
22. (4) South 89°39'30" East 1,278.72 feet to the **POINT OF BEGINNING**.

Containing 37.8 acres, more or less.

EXCEPTING THEREFROM, areas # 2 and # 3 described as being excepting therefrom said Parcel One of said Grant Deed recorded in Document No. 2013-09089, M.C.R, more particularly described as follows:

COMMENCING at the northeast corner of the said Southeast ¼ of Northeast ¼ of Section 2, thence South 65°44'36" West 573.61 feet to the northeast corner of said area # 2 and the **POINT OF BEGINNING**; thence along easterly boundary of said area # 2 the following two (2) courses:

23. (1) South 00°00'00" East 114.99 feet
24. (2) South 30°00'00" East 79.99 feet more or less to the centerline of Gibson Creek;

thence along the easterly and southerly boundary of said areas # 2 and 3 and the centerline of Gibson Creek the following seven (7) courses:

25. (1) South 34°29'20" West 67.07 feet;
26. (2) South 21°35'09" West 127.70 feet;
27. (3) South 57°09'56" West 37.23 feet;
28. (4) South 35°53'29" West 57.70 feet;
29. (5) South 74°27'11" West 67.61 feet;

30. (6) South 82°23'58" West 69.99 feet;
31. (7) North 89°50'08" West 72.50 feet;

thence leaving said centerline of Gibson Creek and continuing along the boundary of said areas # 2 and 3 the following six (6) courses:

32. (1) South 00°00'00" East 79.99 feet;
33. (2) North 90°00'00" West 219.98 feet;
34. (3) North 00°00'00" West 259.97 feet;73
35. (4) North 90°00'00" East 219.98 feet;
36. (5) North 26°43'00" East 304.97 feet;
37. (6) North 90°00'00" East 179.98 feet to the **POINT OF BEGINNING**.

Exception area containing 4.0 acres, more or less.
Area 2 resultant area containing 33.8 acres, more or less

AREA No. 3:

Being a portion of Lot 73 of the 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 Document No. 1999-05298, M.C.R, more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 2-1/2" Aluminum Disc marked CA DOT / NPGN D CA 1-CG, thence North 17°57'43" West 10,348.76 feet to the **POINT OF BEGINNING**, said point also being the southeast corner of last said lands of the City of Ukiah; thence from said point of beginning along the boundary of last said lands of City of Ukiah the following six (6) courses:

38. (1) South 78°58'59" West 465.17 feet;
39. (2) North 08°18'52" West 157.78 feet;
40. (3) South 83°51'42" West 249.97 feet to a point on the easterly right-of-way line of South State Street; said point also being the beginning of a non-tangent curve, concave easterly, having a radius of 2,951.91 feet; and to which beginning a radial line bears South 83°32'58" West;
41. (4) northerly along last said easterly right-of-line and said curve, through a central angle of 00°37'28", an arc distance of 32.17 feet;
42. (5) leaving said easterly right-of-way line North 83°51'42" East 679.53 feet;
43. (6) South 21°00'55" East 155.49 feet to the **POINT OF BEGINNING**.

Area 3 containing 1.9 acres, more or less.

AREA No. 4:

Being a portion of Lots 70 and 71 of the Healey's Survey and Map of Yokayo Rancho, and being portions of the lands of City of Ukiah as said lands are described in that certain "Individual Grant Deed" recorded in Book 1500, at Page 242, M.C.R, and in that certain "Grand Deed in Lieu of Condemnation" recorded in Document No. 2007-11428, M.C.R, and in that certain "Grant Deed" record in Document No. 2018-06759, M.C.R; more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 2-1/2" Aluminum Disc marked CA DOT / NGPN D CA 1-CG, thence North 10°16'16" West 7,481.51 feet to the **POINT OF BEGINNING**; said point being on the easterly right-of-way of Northwestern Pacific Railroad; said point also being a point on the boundary of said lands of City of Ukiah described in said "Grant Deed" recorded in Document No 2018-06759; thence along the boundary of last said lands of City of Ukiah the follow two (2) courses:

44. (1) North 72°06'47" East 157.38 feet;
45. (2) North 19°47'15" West 117.34 feet to the southwesterly corner of the lands of Norgard Properties, Inc. as said lands are described in that certain "Grant Deed" recorded in Document No. 2018-06761, M.C.R;
46. thence along the southerly line of said lands of Norgard Properties and its easterly prolongation North 83°11'52" East 267.38 feet to a point on the boundary of said lands of Ukiah;

thence along said boundary of City of Ukiah the following seven (7) courses:

47. (1) North 18°01'48" West 170.00 feet to a point on the centerline of Norgard Lane;
48. (2) along last said centerline and its easterly prolongation North 71°58'12" East 282.94 feet;
49. (3) leaving last said centerline and its easterly prolongation South 18°01'48" East 6.00 feet;
50. (4) South 65°16'14" East 79.76 feet;
51. (5) North 78°28'12" East 87.00 feet;
52. (6) North 18°01'48" West 70.00 feet;
53. (7) North 71°58'12" East 91.91 feet to a point on center of the channel of Russian River;

thence along continuing along said lands of City of Ukiah and said center of channel the following eleven (11) courses:

54. (1) South 26°25'18" East 285.98 feet;
55. (2) South 28°27'48" East 263.77 feet;
56. (3) South 46°31'18" East 323.86 feet;
57. (4) South 60°17'48" East 344.96 feet;
58. (5) South 65°01'48" East 239.72 feet;
59. (6) South 73°52'48" East 195.88 feet;

60. (7) South 68°57'48" East 378.81 feet;
61. (8) South 88°36'21" East 373.95 feet;
62. (9) South 56°40'31" East 391.22 feet;
63. (10) South 43°01'44" East 190.38 feet;
64. (11) South 27°48'04" East 242.52 feet;

thence leaving said center of channel and continuing along said boundary of said lands of City of Ukiah the following four (4) courses:

65. (1) South 84°00'16" West 1,904.56 feet;
66. (2) North 05°59'44" West 377.15 feet;
67. (3) South 84°00'17" West 938.48 feet to a point on the easterly right-of-way of Northwestern Pacific Railroad;
68. (4) along last said easterly right-of-way North 20°48'24" West 1,240.88 feet to the **POINT OF BEGINNING**.

Area 4 containing 67.2 acres, more or less.

AREA No. 5:

Being a portion of Lots 69 and 70 of the Healey's Survey and Map of Yokayo Rancho, more particularly described as follows:

COMMENCING at aforementioned Point "B"; said point being a point on the easterly right-of-way of Northwestern Pacific Railroad; thence along last said easterly right-of-way South 20°48'24" East 1,156.24 feet to the **POINT OF BEGINNING**;

69. thence form said point being continuing along last said easterly right-of-way South 20°48'24" East 55.75 feet to the northwesterly corner of the lands of City of Ukiah as said lands are described as Parcel One of that certain "Grant Deed" recorded in Document No. 2011-11526, M.C.R,
70. thence along the northerly boundary of last said lands of City of Ukiah North 85°48'06" East 2,638.83 feet to a point on the center of channel of Russian River;

thence continuing along the boundary of last said lands and said center of channel the following nine (9) courses:

71. (1) South 04°42'54" West 87.41 feet;
72. (2) South 41°18'20" West 185.74 feet;
73. (3) South 54°13'13" West 231.23 feet;
74. (4) South 63°18'43" West 347.79 feet;
75. (5) South 80°12'28" West 339.00 feet;

76. (6) South 55°36'44" West 90.18 feet;
77. (7) South 37°39'59" West 91.84 feet;
78. (8) South 21°25'25" West 170.28 feet;
79. (9) South 11°26'08" East 259.26 feet;

thence leaving said center of channel and continuing along the boundary of last said lands of City of Ukiah the following two (2) courses:

80. (1) South 81°10'50" West 1,126.78 feet to a point on the easterly right-of-way of Northwestern Pacific Railroad;
81. (2) along last said easterly right-of-way North 20°48'24" West 799.68 feet to the intersection with the southerly boundary and its easterly prolongation of the lands of the City of Ukiah as said lands are described in that certain "Grant Deed" recorded in Document 2017-03138; M.C.R;
82. thence along last said southerly boundary and its easterly prolongation South 81°47'40" West 547.08 feet to the southwest corner of last said lands of City of Ukiah; said corner being a point on the easterly right-of-way of Tayler Drive;
83. thence along last said easterly right-of-way North 07°20'50" West 423.99 feet to the northwest corner of last said lands of City if Ukiah;
84. thence along the northerly boundary of last said lands and its easterly prolongation North 83°07'21" East 448.40 feet to the **POINT OF BEGINNING**.

Area 5 containing 47.5 acres, more or less.

Total Combined Annexation Areas containing 451.6 acres, more or less

The basis of bearings for this description is based on NAD 83, 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". All distances cited herein are grid values which are the basis for the areas shown hereon. To obtain ground values divide the distances by 0.999890795 to obtain ground distances.

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.

Lester E. Carter Jr., CA. LS No 6148

9/23/2021
Date

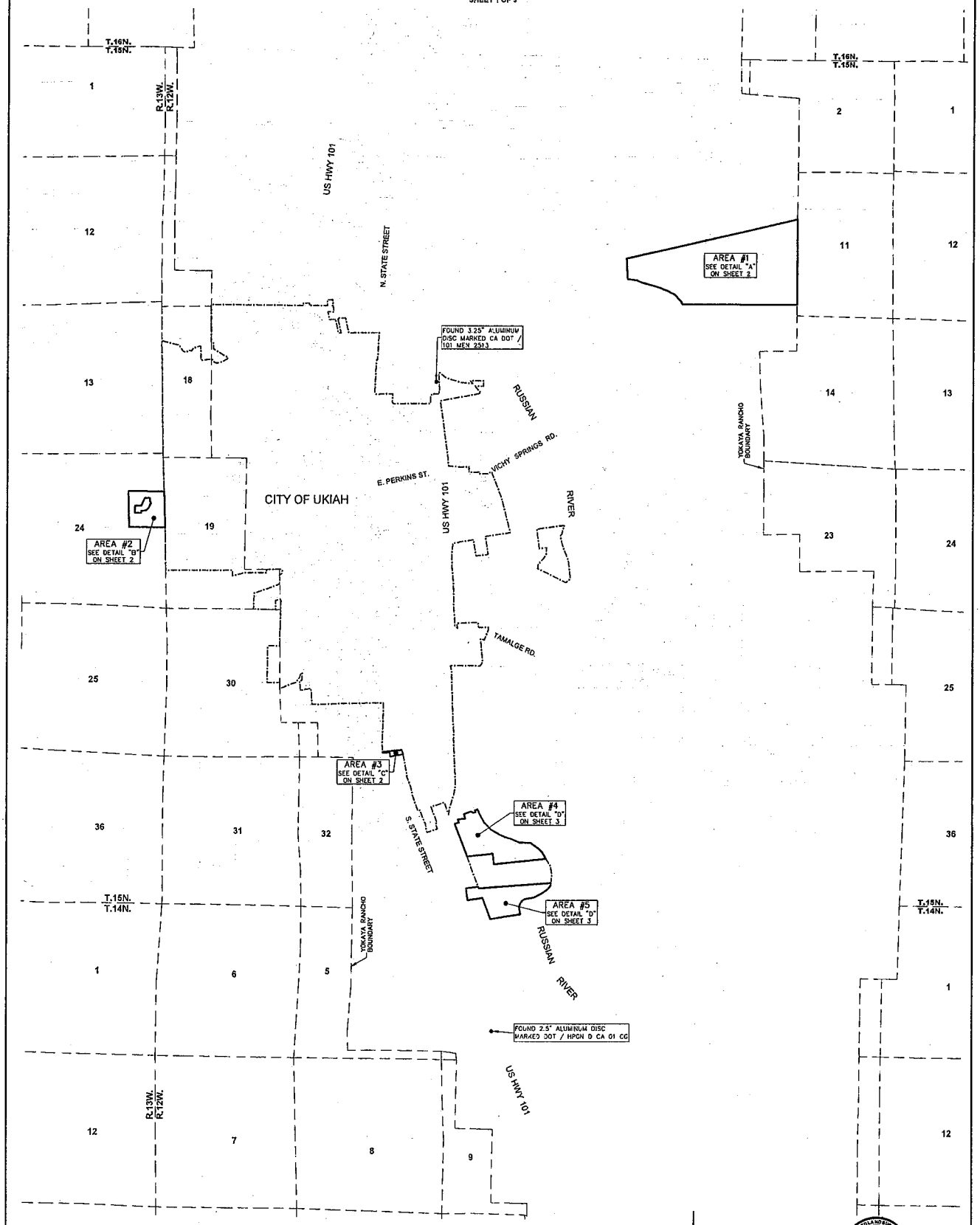
EXHIBIT "B"

CITY OF UKIAH ANNEXATION

PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYA RANCHO, AND
PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 13 WEST,
MOUNT DIABLO MERIDIAN (M.D.M.)

MENDOCINO COUNTY, CALIFORNIA

SEPTEMBER 16, 2021
SHEET 1 OF 3



LEGEND:

APN	ASSESSOR PARCEL NUMBER
POB	POINT OF BEGINNING
—·—·—	CURRENT CITY OF UKIAH BOUNDARY
———	PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED ON NAD 83, CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 2 (2010.00 EPOCH DATE) USING THE TWO FOUND NATIONAL GEODETIC SURVEY MONUMENTSDESIGNATED '101 MEN 25.13 AND 'HPGN D CA 01 CC'. ALL DISTANCES CITED HEREIN ARE GRID VALUES WHICH ARE THE BASIS FOR THE AREAS SHOWN HEREON. TO OBTAIN GROUND VALUES DIVIDE THE DISTANCES BY 0.999990795 TO OBTAIN GROUND DISTANCES.
3. THE PURPOSE OF THIS EXHIBIT IS TO ACCOMPANY THE LEGAL DESCRIPTION "EXHIBIT A" FOR ANNEXATION PURPOSES AND TO COMPLY WITH THE STATE BOARD OF EQUALIZATION'S "WRITTEN LEGAL (GEODETIC) DESCRIPTION REQUIREMENTS". THE LEGAL DESCRIPTION AND THIS EXHIBIT IS TO BE USED TO ESTABLISH GEODETIC POSITION ONLY AND IS NOT INTENDED TO ESTABLISH PROPERTY OWNERSHIP.

SCALE: 1"=1500'
0 1500 4500
750 3000

LICENSED LAND SURVEYOR
L. E. CARTER JR.
Exp. 03-31-2022
No. 8144
Lic. CALIF.
STATE OF CALIFORNIA

PSOMAS

PREPARED AT THE REQUEST OF:
CITY OF UKIAH

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EXHIBIT "B"

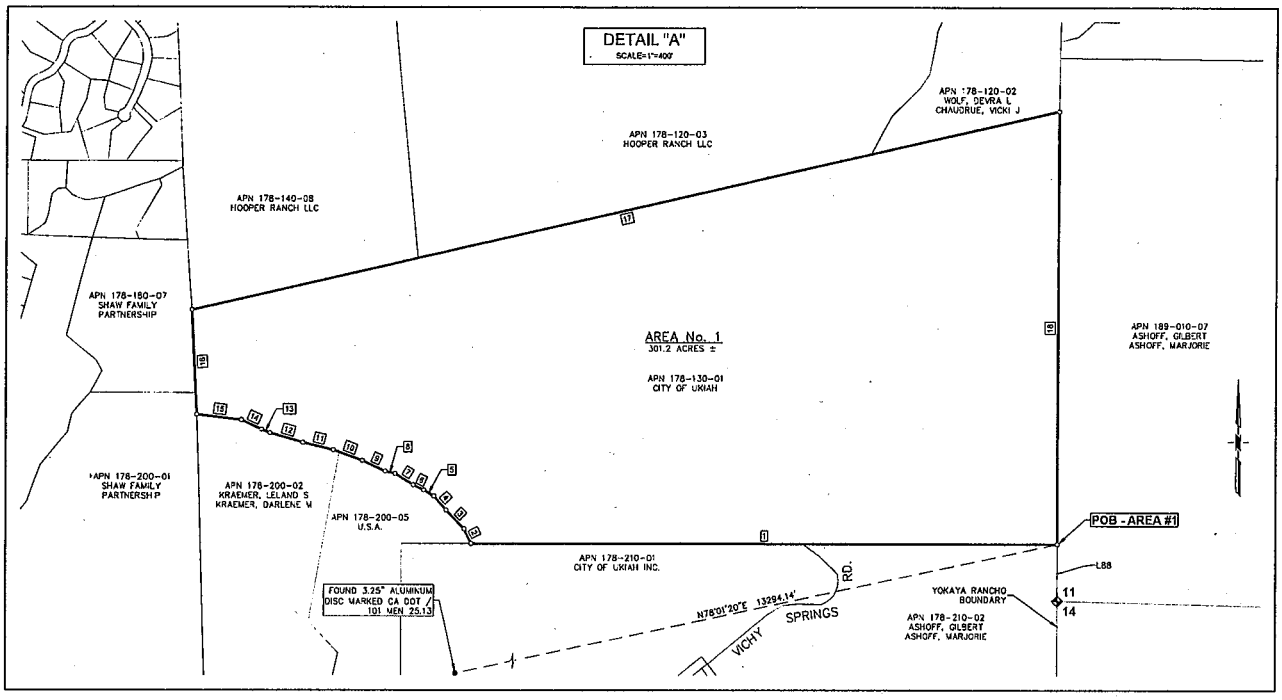
CITY OF UKIAH ANNEXATION

PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYA RANCHO, AND
PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 13 WEST,
MOUNT DIABLO MERIDIAN (M.D.M.)

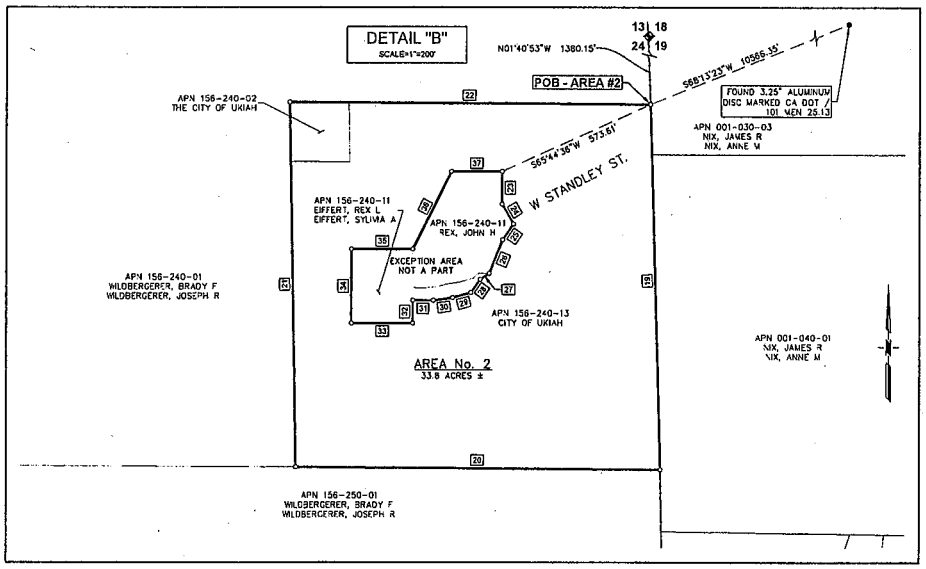
MENDOCINO COUNTY, CALIFORNIA

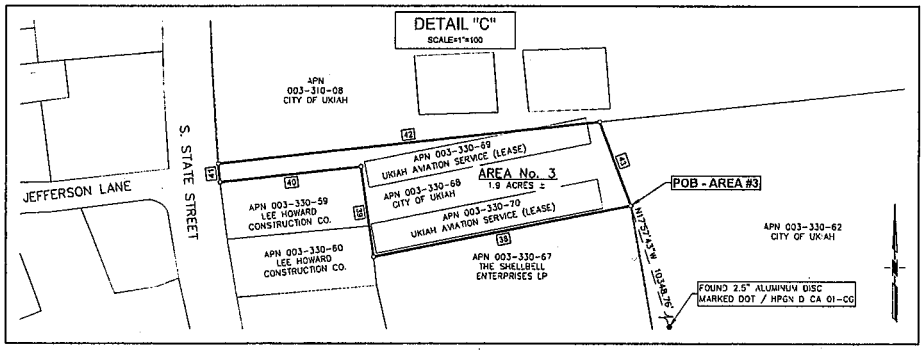
SEPTEMBER 16, 2021

SHEET 2 OF 3



SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
1	4150.78	N88° 59' 57"W	
2	114.79	N25° 59' 57"W	
3	186.78	N45° 04' 57"W	
4	130.49	N41° 08' 57"W	
5	82.39	N59° 03' 57"W	
6	63.69	N55° 11' 57"W	
7	154.08	N58° 49' 57"W	
8	73.19	N77° 44' 57"W	
9	178.58	N65° 18' 57"W	
10	220.68	N70° 03' 57"W	
11	223.98	N76° 56' 57"W	
12	243.67	N73° 49' 57"W	
13	68.09	N67° 31' 57"W	
14	157.18	N65° 10' 57"W	
15	315.76	N83° 11' 57"W	
16	733.89	N2° 46' 33"W	
17	6302.38	N77° 11' 49"E	
18	3036.00	S0° 03' 03"W	
19	1281.14	S1° 40' 53"E	
20	1253.15	N89° 35' 05"W	
21	1279.04	N1° 02' 15"W	
22	1278.72	S89° 39' 30"E	
23	114.99	S0° 00' 00"E	
24	79.99	S30° 00' 00"E	
25	67.07	S34° 29' 20"W	
26	127.70	S21° 35' 03"W	
27	37.23	S57° 09' 56"W	
28	57.70	S35° 53' 25"W	
29	67.61	S74° 27' 11"W	
30	65.39	S62° 23' 58"W	
31	72.50	N85° 50' 08"W	
32	78.99	S0° 00' 00"E	
33	219.98	N90° 00' 00"W	
34	259.97	N0° 00' 00"E	
35	219.98	N90° 00' 00"E	
36	304.97	N26° 43' 00"E	
37	179.98	N90° 00' 00"E	
38	465.17	S78° 58' 59"W	
39	157.76	N8° 18' 52"W	
40	243.37	S83° 51' 42"W	
41	32.17	0°37'28"	2951.31'
42	679.53	N83° 51' 42"E	
43	155.49	S21° 00' 55"E	





LEGEND:

APN	ASSESSOR PARCEL NUMBER
POB	POINT OF BEGINNING
—·—·—	CURRENT CITY OF UKIAH BOUNDARY
———	PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

PSOMAS

PREPARED AT THE REQUEST OF:
CITY OF UKIAH

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EXHIBIT "B"

CITY OF UKIAH ANNEXATION

PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYA RANCHO, AND
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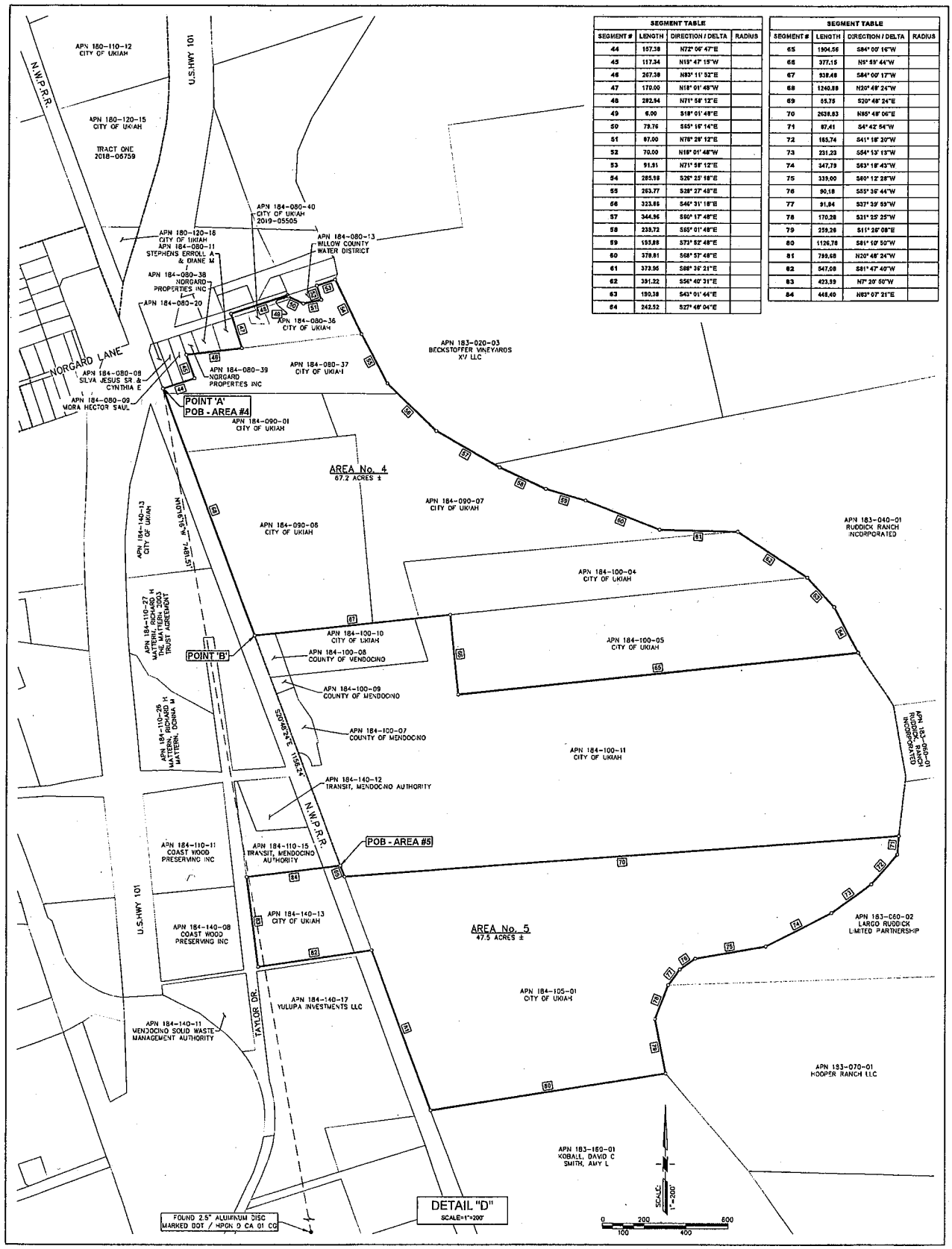
MOUNT DIABLO MERIDIAN (M.D.M.)

MENDOCINO COUNTY, CALIFORNIA

SEPTEMBER 16, 2021
SHEET 3 OF 3

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
44	157.58	N72° 06' 47"E	
45	117.34	N19° 47' 15"W	
46	267.38	N83° 11' 52"E	
47	170.00	N18° 01' 48"W	
48	292.54	N71° 58' 12"E	
49	6.00	S18° 01' 48"E	
50	79.76	S65° 16' 14"E	
51	87.00	N78° 28' 12"E	
52	70.00	N18° 01' 48"W	
53	91.31	N71° 58' 12"E	
54	285.18	S26° 25' 18"E	
55	263.77	S28° 27' 48"E	
56	323.85	S46° 31' 18"E	
57	344.56	S60° 17' 48"E	
58	239.72	S65° 01' 48"E	
59	153.88	S73° 52' 48"E	
60	378.81	S68° 57' 48"E	
61	373.95	S88° 36' 21"E	
62	391.22	S56° 40' 31"E	
63	180.38	S43° 01' 44"E	
64	242.52	S27° 48' 04"E	

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
65	1904.56	S84° 00' 16"W	
66	377.15	N5° 59' 44"W	
67	938.48	S84° 00' 17"W	
68	1240.88	N20° 48' 24"W	
69	65.75	S20° 48' 24"E	
70	2638.83	N85° 48' 06"E	
71	87.41	S4° 42' 54"W	
72	185.74	S41° 18' 20"W	
73	231.23	S54° 13' 13"W	
74	347.79	S63° 18' 43"W	
75	339.00	S80° 12' 28"W	
76	90.18	S35° 36' 44"W	
77	91.84	S37° 39' 59"W	
78	170.28	S31° 25' 25"W	
79	259.26	S11° 26' 08"E	
80	1126.78	S81° 10' 50"W	
81	799.68	N20° 48' 24"W	
82	547.08	S81° 47' 40"W	
83	423.99	N7° 20' 50"W	
84	448.40	N83° 07' 21"E	



LEGEND:

APN ASSESSOR PARCEL NUMBER
POB POINT OF BEGINNING
CURRENT CITY OF UKIAH BOUNDARY
PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

PSOMAS

PREPARED AT THE REQUEST OF:
CITY OF UKIAH

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CONFORMED COPY

Copy of Document Recorded on
12/08/2022 09:39:51 AM
as 2022-E0039
Mendocino County Clerk-Recorder

Notice of Determination

To:

☒ Office of Planning and Research

U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St., Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814

☒ County Clerk
County of: Mendocino
Address: 501 Low Gap Road, #1020
Ukiah, California 95482

From:
Public Agency: City of Ukiah
Address: 300 Seminary Avenue
Ukiah, California 95482
Contact: Craig Schlatter, Community Dev. Dir.
Phone: 707-463-6219

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022050556

Project Title: City of Ukiah 2040 General Plan Update

Project Applicant: City of Ukiah

Project Location (include county): City of Ukiah, Mendocino County

Project Description:

The proposed project consists of an update to the City's existing General Plan (1995) which will serve as a long-term framework for future growth and development. The 2040 General Plan represents the community's view of its future and contains the goals and polices upon which the City Council, Planning Commission, staff, and the entire community will base land use and resource decisions.

This is to advise that the City of Ukiah (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 12/07/2022 (date) and has made the following determinations regarding the above described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
300 Seminary Avenue, Ukiah, California 95482 and online at: https://ukiah2040.com/

Signature (Public Agency): Craig Schlatter Title: Community Development Director

Date: 12-08-22 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011