



Planning Commission

Regular Meeting AGENDA

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

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/83128884939>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 831 2888 4939
- To Raise Hand enter *9
- To Speak after being recognized: enter *6 to unmute yourself

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at www.cityofukiah.com/meetings.

October 8, 2025 - 5:15 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **AB 2449 NOTIFICATIONS AND CONSIDERATIONS**

5. **APPROVAL OF MINUTES**

5.a. Approval of the Minutes of September 24, 2025, a Regular Meeting.

Recommended Action: Approve the Minutes of September 24, 2025, a Regular Meeting.

Attachments:

1. 2025-09-24 PC Draft Minutes

6. **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 appears and states 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 October 20, 2025, at 5:00 p.m.

7. **COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**

The Planning Commission welcomes input from the audience. If there is a matter of business on the agenda that you are interested in, you may address the Planning Commission when this matter is considered. If you wish to speak on a matter that is not on this agenda that is within the subject matter jurisdiction of the Planning Commission, you may do so at this time. 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 in which the subject is not listed on the agenda.

8. **SITE VISIT VERIFICATION**

9. **VERIFICATION OF NOTICE**

10. **PLANNING COMMISSIONERS REPORT**

11. **DIRECTOR'S REPORT**

11.a. Receive Community Development Director's Report (October 2025).

Recommended Action: Receive Community Development Director's October 2025 Report and discuss questions with Staff.

Attachments:

1. Planning Division Projects Report (October, 2025)

12. **CONSENT CALENDAR**

The following items listed are considered routine and will be enacted by a single motion and roll call vote by the Planning Commission. Items may be removed from the Consent Calendar upon request of a Commissioner or a citizen in which even the item will be considered at the completion of all other items on the agenda. The motion by the Commission on the Consent Calendar will approve and make findings in accordance with Administrative Staff and/or the Commission recommendations.

13. **UNFINISHED BUSINESS**

14. **NEW BUSINESS**

14.a.

Adoption of Resolution Approving the Prezoning of One (1) City-owned Parcel (APN 167-280-15), Located at 1 Carousel Lane, to the Public Facilities (PF) Zoning District and Application of the General Plan Public (P) Land Use Designation.

Recommended Action:

Adopt a Resolution recommending that the City Council approve the prezoning of one (1) City-owned parcel (APN 167-280-15), located at 1 Carousel Lane, to the City's Public Facilities (PF) zoning district and apply the General Plan Public (P) land use designation; and determine the action is categorically exempt from CEQA pursuant to Guidelines §15319, Class 19(a) (Annexations of Existing Facilities and Lots for Exempt Facilities).

Attachments:

1. Planning Commission Resolution (Draft)
2. CEQA Notice of Exemption (Draft)
3. LAFCo Draft Application Materials (1 Carousel Lane)
4. Official Prezone Map & Land Use Map (Draft)
5. Site Development History (1 Carousel Lane)
6. GIS Maps & APN Page 167-28

15. **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 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.

Kristine Lawler, City Clerk
Dated: 10/1/25



**CITY OF UKIAH
PLANNING COMMISSION MINUTES
REGULAR**

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482

Virtual Meeting Link: <https://us06web.zoom.us/j/83128884939>

**September 24, 2025
5:15 p.m.**

1. CALL TO ORDER

The City of Ukiah Planning Commission held a Regular Meeting on September 24, 2025. The meeting was legally noticed on September 18, 2025. The meeting was held in person and at the following virtual link: <https://us06web.zoom.us/j/83128884939>. Vice Chair Hilliker called the meeting to order at 5:15 p.m.

VICE CHAIR HILLIKER PRESIDING

2. ROLL CALL

Roll was taken with the following **Commissioners Present**: Jacob Brown, Devery Montano, Rick Johnson, and Mark Hilliker. **Commissioner Absent by Prearrangement**: Alex de Grassi. **Staff Present**: Craig Schlatter, Community Development Director; Jesse Davis, Chief Planning Manager; Kristine Lawler, City Clerk; and Kim Saylor, Acting Clerk.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Brown.

4. AB 2449 NOTIFICATIONS AND CONSIDERATIONS

No notifications or considerations received.

5. APPROVAL OF MINUTES

a. Approval of the Minutes of August 27, 2025, a Regular Meeting.

Motion/Second: Johnson/Brown to approve the minutes of the August 27, 2025, a Regular Meeting, as submitted. Motion **carried** by the following Roll Call votes: AYES: Brown, Montano, Johnson, and Hilliker. NOES: None. ABSENT: de Grassi. ABSTAIN: None.

6. APPEAL PROCESS

Vice Chair Hilliker stated the appeals deadline date is October 6, 2025, before 5:00 p.m.

7. COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

No public comment was received.

8. SITE VISIT VERIFICATION

No site visit was necessary.

9. VERIFICATION OF NOTICE

The Clerk noted that the agenda was properly noticed.

10. PLANNING COMMISSIONERS' REPORTS

Presenters: Commissioner Johnson and Vice Chair Hilliker.

11. DIRECTOR'S REPORT

a. Receive Community Development Director's Report.

Presenters: Craig Schlatter, Community Development Director and Jesse Davis, Chief Planning Manager.

No public comment was received.

Report was received.

12. CONSENT CALENDAR

No items on the Consent Calendar.

13. UNFINISHED BUSINESS

No items on Unfinished Business.

14. NEW BUSINESS

a. Planning Commission Training: An Overview of the Airport Industrial Park Planned Development (AIP-PD) and Discussion with Staff.

Presenter: Jesse Davis, Chief Planning Manager.

No public comment was received.

Presentation was received.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 6:15 p.m.

Kristine Lawler, CMC
City Clerk



AGENDA SUMMARY REPORT

SUBJECT: Receive Community Development Director's Report (October 2025).

DEPARTMENT: Community Development

PREPARED BY: Craig Schlatter, Community Development Director

PRESENTER: Craig Schlatter, AICP

ATTACHMENTS:

1. Planning Division Projects Report (October, 2025)

Summary: Planning Commission will receive the Community Development Director's Report and discuss questions with Staff.

Background: Director's Reports are bi-monthly oral reports given by the Community Development Director on the status of projects, primarily within the Planning Division, of the Community Development Department. Updates may include, but are not limited to, application status of major and minor discretionary permits, the implementation status of advanced planning and related 2040 General Plan programs and projects, and updates related to the activities of other divisions of the Department.

Discussion: This report is expected to provide updates in the following areas:

- October 2025 Planning Division Projects Report (Attachment 1)
 - This is a monthly report produced on the first of each month. The October 2025 report and previous monthly reports are located on the Planning Division Services webpage, under "Current Planning Reports":
 - <https://cityofukiah.com/community-development/planning-services>
- Any updates since the previous Director's report at the Planning Commission's meeting on September 24, 2025, will be provided verbally during the meeting.

Recommended Action: Receive Community Development Director's October 2025 Report and discuss questions with Staff.



**City of Ukiah
Submitted Planning Applications**

10/1/2025

Permit #	Site Address	Date Submitted	Summary of Project	Status
17-3069	1294 N. State St.	7/11/23	Resubmitted Site Development Permit to allow for construction two retail suites (including one drive-through), within the Community Commercial (C-1) zoning district at the "Old Tackroom" location. Original submittal 9/13/17; initial DRB evaluation on January 25, 2018; Resubmittal 8/29/25.	Agency Referral: Responses Due By 10/9/25
PA24-000020/21	534 E. Perkins St.	12/23/24	Major Site Development Permit of APN 002-200-43 within the Pear Tree Center, approximately 150 feet west of the E. Perkins St./S. Orchard Ave. intersection. The proposal includes the construction of a ±1,700 sq. ft. Starbucks retail, operating as carry-out and drive-through only, with no interior dining, and a total gross building area, including the outdoor canopy, of approximately 2,885 sq. ft.	Incomplete/awaiting applicant response - February 2025
PA25-000015	1201 Airport Park Blvd.	8/18/25	Minor Site Development Permit to facilitate façade and signage alterations to an existing restaurant in the Airport Industrial Park Planned Development (AIP-PD) Retail Commercial Land Use Designation	Design Review Board (DRB) recommended approval on 9/25/25; Zoning Administrator (ZA) public hearing scheduled for 10/2/25.
PA25-000016	295 Brush St.	8/29/25	Director's Determination to facilitate parking lot improvements to an existing facility used for religious assembly in a Heavy Commercial (C-2) zoning district per Use Permit No. 01-29 (Eastern Catholic Mission of Ukiah), approved in 2001	Agency Referral: Responses Due By 09/15/25
PA25-000019	1240 Airport Park Blvd.	9/10/25	Major Site Development Permit and Lot Merger of APNs (180-080-74; 180-080-75) converting a ±7,129-square-foot structure into an 'Urgent Care and Administrative Office' within the AIP-PD Mixed-Use Airport Industrial Park Planned Development.	Agency Referral: Responses Due By 10/01/25; DRB Hearing Scheduled 10/24/25
#LLA25-000005	401 Cooper Lane.	9/23/25	A Lot Merger that merges three contiguous parcels to facilitate the development of a 15-unit Inter-Tribal Elder Village: Parcel 1 (APN 003-582) – approximately 0.64 acres; Parcel 2 (APN 003-572-18) – approximately 1.75 acres; Parcel 3 (APN 003-572-17) – approximately 0.19 acres	Agency Referral: Responses Due By 10/03/25

**City of Ukiah
2040 General Plan Implementation
Overview**

10/1/2025

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Land Use	E - Zoning Code Amendments	12/31/2025	Zoning districts and map consistency with the 2040 Land Use diagram. This Ordinance Amendment will facilitate the creation of an Open Space (O-S) zoning designation, as envisioned in the Ukiah 2040 General Plan. The designation seeks to preserve and manage areas of significant natural value, such as wildlife habitats, riparian corridors, creeks, and scenic resources, while supporting community resilience and sustainable land use practices.	On 10/22/25. the PC will hold a public hearing to consider a proposed ordinance establishing regulations for an Open Space (O-S) Zoning District, consistent with previous workshops conducted on 01/08/25 & 05/28/25, and the City's 2040 General Plan.
Land Use	E - Zoning Code Amendments	12/31/2025	Zoning amendment to establish a consistent program for new signage, streamlining the application process and implementing design standards. This Ordinance Amendment addresses goals related to lighting, community character, and consistency across zoning designations, focusing on reducing poor signage that detracts from the built environment.	Completed. Updated sign ordinance adopted by City Council (CC) on 6/4/25. Effective: 7/4/25.
Land Use	E - Zoning Code Amendments	12/31/2025	The City shall amend the Zoning Code to address the following topics: Downtown Zoning Code and Design Guidelines	In progress. Commissioner Hilliker selected by PC to provide input to Downtown Zoning Code City Council Ad Hoc Committee. Committee met in August 2025; scheduled to meet again in late-October 2025.
Environment & Sustainability	H - Cultural and Historic Registry	12/31/2025	The City shall update the list of cultural and historic resources worthy of nomination to state or national preservation lists.	In progress but will be deferred until after the historic preservation ordinance is developed and adopted.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Environment & Sustainability	I - Historic Preservation Ordinance	12/31/2030	The City shall adopt a Historic Archaeological Preservation Ordinance to review permanent changes to the exterior or setting of designated historic or impacts to Archaeological resources. Among other topics, the Ordinance should address the following: archaeological resource impact avoidance, new development in historically sensitive neighborhood, compatibility of energy conservation retrofitting, design review standards for new structures replacing demolished historic structures, and requirements for preservation of records and artifacts from demolished historic structures.	In progress.
Environment & Sustainability	M - Adopt a Municipal Climate Action Plan (CAP)	12/31/2025	A Climate Action Plan (CAP) and a Climate Adaptation & Resilience Strategy (CARS) are currently being prepared. Together, the CAP and CARS will establish a strategic roadmap for how the City will reduce greenhouse gas emissions, prepare for climate hazards, & build a more resilient community.	Completed. Climate Action Plan adopted by the City Council at a Public Hearing on 05/21/25.
Economic Development	A - Economic Development Strategy	12/31/2025	The City shall prepare, adopt, and regularly update an Economic Development Strategy, which shall be used as an operational guide to implement the economic development goals and policies of the General Plan.	Economic Development Strategy currently deferred until the City's reorganization application is further progressed.
Agriculture	E - Reduce Regulation for Local Agriculture	12/31/2025	Ordinance Amendment to bring consistency to create a new Administrative Use Permit (AUP) process in the City of Ukiah's Zoning Code. The new process would allow certain low-impact uses, which are currently subject to a public hearing, to be reviewed and approved by City staff if they meet specific standards. The ordinance also introduces detailed criteria for uses such as noncommercial animal keeping, outdoor sales, community gardens, live entertainment, and specialty food and beverage tastings. The goal is to simplify the review process for qualifying projects while maintaining protections for neighbors and the surrounding community.	Zoning Reform Ad Hoc Committee met to discuss the ordinance on 07/23/25. City Council Introduction and Public Hearing held 08/20/25. Adoption scheduled for 09/03/25.

General Plan Element	Implementation Program	Date Due	Description	Status / Comments
Housing Element	3c - Explore other policies and regulations that facilitate new infill housing development 3d - Facilitate improvements to permit processing to streamline housing development	Completed/Ongoing	An ordinance amending the Ukiah City Code in response to comments from the California Department of Housing and Community Development (HCD). This ordinance updates the City's zoning regulations to implement state law requirements for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) pursuant to Government Code Section 65852.2, establishing and expanding ministerial allowances. The ordinance also amends, removes, and adds regulations in response to written findings issued by HCD on April 24, 2025.	Zoning Reform Ad Hoc Committee met to discuss the ordinance on 07/23/25. City Council Introduction and Public Hearing scheduled for 08/20/25. Adoption scheduled for 09/03/25. On 09/17/25, HCD reviewed the City of Ukiah's ADU Ordinance No.1244 and found it to be substantially compliant with State ADU Law.
Agriculture Element, Land Use Element	C - Align Agricultural Standards	Completed/Ongoing	Align City Agricultural Standards with those of Mendocino County; and Development Pattern LU-7, to ensure the orderly and timely growth and expansion of the City.	On 10/08/25, the PC will consider rezoning one unincorporated parcel, Assessor's Parcel Number (APN) 167-280-15, addressed as 1 Carousel Lane, to the Public Facilities (PF) Zoning District, applying the Public (P) land use designation under the City's 2040 General Plan. The rezoning is proposed in anticipation of, and to facilitate, annexation of the property into the City of Ukiah.



AGENDA SUMMARY REPORT

SUBJECT:

Adoption of Resolution Approving the Prezoning of One (1) City-owned Parcel (APN 167-280-15), Located at 1 Carousel Lane, to the Public Facilities (PF) Zoning District and Application of the General Plan Public (P) Land Use Designation.

DEPARTMENT: Community
Development

PREPARED BY: Jesse Davis, Chief Planning Manager

PRESENTER: Jesse Davis, AICP; Craig Schlatter, AICP

ATTACHMENTS:

1. Planning Commission Resolution (Draft)
2. CEQA Notice of Exemption (Draft)
3. LAFCo Draft Application Materials (1 Carousel Lane)
4. Official Prezone Map & Land Use Map (Draft)
5. Site Development History (1 Carousel Lane)
6. GIS Maps & APN Page 167-28

Summary: The Planning Commission will consider a City-initiated request to prezone the City-owned parcel at 1 Carousel Lane (APN 167-280-15), a property purchased by the City in May 2025, to Public Facilities (PF) and apply the General Plan Public (P) designation per the City's 2040 General Plan. The action is proposed to align zoning and land use with current and intended municipal use as a 'Corporation Yard', as well as to position the site for future annexation into the city. The project is exempt from environmental review under CEQA Guidelines §15319, Class 19(a) (Annexations of Existing Facilities and Lots for Exempt Facilities).

Background:

On January 16, 2020, the City Council adopted the City's Annexation Policy (Resolution No. 2020-06), which directs the City to pursue, apply for, and support annexations to limit urban sprawl and to ensure efficient delivery of municipal services without undue financial burden on residents. The City's long-range framework was further advanced with adoption of the 2040 General Plan on December 7, 2022, and adoption of the 2022 Municipal Service Review and Sphere of Influence on December 19, 2022. These documents support annexation of unincorporated parcels to facilitate orderly growth and service provision.

The City has successfully implemented this policy through recent annexations. On September 11, 2023, Mendocino LAFCo approved annexation A-2021-01, which annexed 16 City-owned parcels totaling approximately 450 acres. These sites were acquired by the City for public purposes beginning with the former Ukiah Landfill in 1955. In the Western Hills of the Ukiah Valley, the City annexed 27 assessor parcels totaling approximately 791 acres, of which the majority of parcels are City-owned. That annexation supported open space preservation, public access, and limited residential development consistent with City policies.

In 2022, to fund the replacement facility and associated city street improvements, the City issued approximately \$15 million in Lease Revenue Bonds. After evaluating alternative sites, including new

construction opportunities, which initial estimates showed to be cost-prohibitive, the City identified 1 Carousel Lane as the most viable option. In May 2025, the City acquired 1 Carousel Lane (APN 167-280-15) for it to serve as the new Municipal Corporation Yard, which serves as the central operations and maintenance hub for the City's Department of Public Works and related utilities. The acquisition advances the City's plan to modernize infrastructure and improve service delivery and efficiency.

The former Corporation Yard was located on the east side of the Ukiah Municipal Airport. The site had been outgrown by the City, featured antiquated facilities, and no longer met operational needs for Fleet and Plant Maintenance, Street Maintenance, Water/Wastewater Maintenance, and formerly the Electric Utility Department. Additionally, the location was increasingly incompatible with airport operations as the airport seeks to attract new tenants and services, and integrate the airport with the commercial uses located along Airport Park Boulevard.

Although the property at 1 Carousel Lane is located outside city limits, the property lies within the Ukiah Valley Water Authority service area, a Joint Powers Authority that includes the City of Ukiah, Millview County Water District, Redwood Valley County Water District, Calpella County Water District, and Willow County Water District. This regional joint-powers approach is intended to improve coordination, modernize water infrastructure, and enhance long-term water reliability.

The City is able to annex non-contiguous territory as a "City-owned island" under Government Code §56742. As required by government code, the parcel is under 300 acres, lies in the same county as the city, is owned by the City, and is to be used for municipal purposes as the Corporation Yard. Because the site meets all statutory criteria, LAFCo may approve annexation notwithstanding non-contiguity; the City also acknowledges the limitations in §56742(c) regarding subsequent non-contiguous annexations of property not owned or used by the City.

Following Planning Commission action on the draft Resolution (Attachment 1), Staff will progress application materials for City Council consideration, including the rezoning ordinance and CEQA exemption findings (Attachment 2). If approved by City Council, Staff will submit a finalized application (Attachment 3) and transmit documentation to Mendocino LAFCo to advance the annexation processing and a public hearing before LAFCo Commissioners.

Discussion:

Project Description: This request is a City-initiated rezoning to assign a City zoning classification to land that is outside city limits so the classification becomes effective on the date of annexation. California Government Code Section 65859 authorizes a city to prezone unincorporated territory by ordinance after public notice and hearing. The Planning Commission holds a hearing and makes a recommendation, and the City Council then adopts the rezoning ordinance. Government Code Section 56742 directs LAFCo to consider the adopted rezoning when acting on an annexation.

Rezoning does not annex the property, does not authorize new development, and does not grant entitlements. It sets the zoning that will automatically govern the property once LAFCo records the Certificate of Completion and recognizes the annexation. For 1 Carousel Lane, the City will prezone the parcel to Public Facilities (PF) and apply the General Plan Public (P) designation for consistency. Included in Attachment 4 are the official rezoning and land use designation maps, along with their associated regulations.

Processing of the application is conducted under Government Code Sections 56742 and 65859 and the procedures and district standards in the Ukiah Municipal Code, particularly Section 9267.

Site Description: The subject property is in unincorporated Mendocino County, north of the city of Ukiah limits, in an area with a mix of commercial, residential, and industrial uses. It consists of one (1) industrially developed parcel of about 7.9 acres with access from Carousel Lane, a private road. As indicated in Attachment 5, the site was originally developed in the late-1970's. Topography is generally flat, with an average elevation of about 628 feet above mean sea level. The property is bordered by York Creek to the

north, the Russian River to the east, North State Street to the west, and Carousel Lane and adjacent commercial uses to the south. The site address is 1 Carousel Lane, Ukiah, California, APN 167-280-15. The parcel is developed with an approximately 98,000 square foot warehouse configured as three suites. Suites 1A and 1B are planned for City use as the Municipal Corporation Yard, including fleet and equipment maintenance, parts and materials storage, water and wastewater maintenance shops, staging, and administrative support. Suite 1C is utilized as a commercial warehouse-distribution center that conducts indoor package handling with truck loading and unloading via Carousel Lane. Operations are predominantly indoors with typical receiving and shipping and limited outdoor staging. No heavy manufacturing or high nuisance processes are present or proposed.

Surrounding Land Use and Zoning: As detailed in Attachments 5 & 6, the surrounding area is primarily light industrial and commercial, but features a variety of nearby residential uses as well. Common activities nearby include warehousing and logistics, wholesale and distribution, contractor supply and small contractor yards, equipment service and rental, and small fabrication or repair shops typical of the County Limited Industrial (I1) district. Industrial traffic primarily uses North State Street, which provides efficient access to U.S. 101. Buildings are generally single story with paved yards and designated loading areas. Outdoor storage, where it occurs in proximity, is limited and typically tied to distribution or contractor operations.

Staff Analysis: Prezoning assigns a City zoning classification to unincorporated land now so City standards automatically apply if and when annexation occurs. For this site, the Public Facilities (PF) zoning district is paired with the General Plan Public (P) designation to match its municipal function.

A Municipal Corporation Yard is a public facility use that fits the Public (P) designation in the 2040 General Plan. The PF district implements that designation by allowing corporation yards and related maintenance, storage, and administrative activities. The existing warehouse layout and circulation are suitable for these functions.

The FedEx operation in Suite 1C may continue within or alongside the PF district, subject to PF regulations and any applicable conditional use or nonconforming provisions. This prezoning and the anticipated annexation do not add floor area, authorize new uses, or change occupancy from current conditions as it pertains to Suite 1C and related operations. Any private commercial activity operating within Suite 1C shall be required to comply with all applicable City regulations and established business standards.

Improvements to the parcel will be limited to essential facility adjustments, including life-safety and ADA upgrades, compliance with materials storage requirements, security and lighting enhancements, and interior build-outs necessary to accommodate municipal operations. These modifications do not represent a substantive intensification or alteration of land use but rather ensure the facility's safe and effective operation as a public facility.

Although open space and agricultural lands occur in the general vicinity of the subject parcel, physical buffers such as North State Street, U.S. 101, York Creek and the Russian River corridor separate the site from potential agricultural operations. The nearest designated agricultural lands are located approximately 1,400 feet west of the project site, across U.S. 101, and are currently under a Type 1 Williamson Act contract. The subject parcel itself is not subject to Williamson Act restrictions.

Boundary Considerations: The parcel lies within the City's adopted Sphere of Influence, and annexation will promote logical and efficient service delivery. Consolidating yard functions at this location supports Ukiah Valley Water Authority operations and furthers objectives to maintain and increase water system reliability across the region. Direct access to North State Street and nearby U.S. 101 supports safe and efficient citywide service response and inter-agency coordination among UVWA members. The proposal follows the City's 2023 annexation of City-owned land used for public services beyond existing city limits, thereby continuing a clear precedent of incorporating municipal facilities into city limits when serving a public purpose.

CEQA: Staff has reviewed the project and determined that it is exempt from CEQA under Guidelines Section 15319, Class 19(a). The parcel is approximately 7.87 acres and is already developed with about 98,000

square feet of commercial and industrial floor area, including City municipal corporation yard functions and space leased to private tenants. The rezoning and annexation do not authorize construction, change occupancy, or intensify land use. The site is already served by public utilities, and no extension or expansion of service capacity is proposed. The rezoning is consistent with the City's General Plan and is pursued under Government Code Sections 56742 and 65859 to ensure that City zoning applies upon annexation. Because the action is procedural and does not trigger physical changes, no environmental impacts will result, and the project qualifies for the Class 19(a) exemption.

Recommended Action:

Adopt a Resolution recommending that the City Council approve the rezoning of one (1) City-owned parcel (APN 167-280-15), located at 1 Carousel Lane, to the City's Public Facilities (PF) zoning district and apply the General Plan Public (P) land use designation; and determine the action is categorically exempt from CEQA pursuant to Guidelines §15319, Class 19(a) (Annexations of Existing Facilities and Lots for Exempt Facilities).

RESOLUTION NO. 2025-___**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH
RECOMMENDING THAT THE CITY COUNCIL PREZONE 1 CAROUSEL
LANE (APN 167-280-15) TO PUBLIC FACILITIES (PF) WITH A GENERAL
PLAN PUBLIC (P) DESIGNATION FOR USE AS A MUNICIPAL
COPORATION YARD**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- A. The rezoning is consistent with Government Code Section 65859 and Ukiah Municipal Code Section 9267. Processed per UMC §9267 and Gov. Code §§65859, 56742. Public

notice for both hearings was published and mailed to owners within 300 feet using the current County roll; the Planning Commission held a duly noticed hearing and made a recommendation, and the City Council will hold its duly noticed hearing. The rezoning ordinance will take effect upon annexation per UMC §9267(C).

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Alex De Grassi, Chair
City of Ukiah Planning Commission

ATTEST:

Kristine Lawler, CMC
City Clerk



NOTICE OF CEQA EXEMPTION

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

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

X County Clerk
500 Low Gap Road
Ukiah, CA, 95482

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

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

PUBLIC AGENCY: City of Ukiah, City Council

DATE OF APPROVAL: PENDING

NAME OF PROJECT APPLICANT: City of Ukiah, Community Development Department

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

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

X Mendocino County Clerk- Recorder
501 Low Gap Road, STE 1020
Ukiah, CA 95482

CEQA EXEMPTION STATUS:

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

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

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

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

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

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

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



Mendocino LAFCo

200 South School Street

Ukiah, CA 95482

(707) 463-4470

Website: www.mendolafco.org

Email: eo@mendolafco.org

LAFCo Office Use Only

Date Filed: _____

Received By: _____

APPLICATION FORM

This application form is required for all proposed changes of organization/reorganizations or requests filed with the Commission. If a question is not applicable to your proposed project, please note accordingly. Additional forms may be required as indicated in the following sections. Refer to the attached Application Submittal Checklist for more requirements. Thank you for your cooperation in completing this application form and providing all the application submittal materials in a single submittal package.

Proposal Description

1. Type of proposal (*check all that apply and specify in the table below*):

- | | | |
|--|--|--|
| ☒ Annexation | ☐ Sphere of Influence Amendment | ☐ City Incorporation |
| ☐ Detachment | ☐ Sphere of Influence Update | ☐ District Formation |
| ☐ Reorganization
(involving both annexation
and detachment) | ☐ Outside Agency Services | ☐ District Dissolution |
| | ☐ Activation of Latent Power(s) | ☐ Consolidation or Merger |

	<i>Subject Agencies (Cities and/or Special Districts)</i>	<i>Related Jurisdictional Changes (Annexation, Detachment, Sphere Amendment, etc.)</i>
1.	City of Ukiah	Annexation
2.	County of Mendocino	Detachment
3.		
4.		

2. Title of proposal: *'City of Ukiah – Corporation Yard Annexation'*

3. Who initiated the proposal? *LAFCo proposals may be initiated by resolution of application adopted by an affected city, county or special district, or by petition of landowners or registered voters of the affected area. (Note: a notice of intent must be submitted to LAFCo in advance for all proposals.)*

The following is attached to this application form:

- ☒ Agency Resolution of Application
☐ Landowner Petition

☐ Registered Voter Petition

4. Does the proposal have 100 percent consent of all affected property owners? *(If so, please submit a letter of consent from each property owner for potential processing of the application without public notice, hearing, or protest.)*

☒ Yes
☐ No

5. Applicant:

City/District/Chief Petitioner	City of Ukiah
Street Address	300 Seminary Avenue
City/State/Zip	Ukiah, CA, 95482
Telephone	707-463-6233
Signature	Jesse Lee Davis AIA

6. Designated Contact Person:

Notices and other communications regarding this application will be directed to the proponent as follows:

Name/Title	Jesse Davis, AICP
Telephone	707-463-6207
Email	jdavis@cityofukiah.com
Signature	Jesse Lee Davis AIA

General Information

1. Explain in detail the reasons for the proposal and why it is necessary at this time. *(For example, a proposed development or existing residences require services not currently provided or available.)*

On May 7, 2025, the City Council approved the purchase of 1 Carousel Lane (APN 167-280-15). The sale closed on June 30, 2025. The City intends to relocate the Corporation Yard from the Ukiah Municipal Airport to this site. Tenant improvements will begin after the City completes its evaluation of the space in 2025–2026, with full relocation of staff and equipment anticipated by 2027.

The proposed annexation is necessary at this time for the following reasons:

- **Replace failing facility:** The Corporation Yard at the Ukiah Municipal Airport is undersized and deteriorated, which limits fleet, streets, water, and wastewater operations. Relocation removes conflicts with airport activity, improves safety, and frees airport property for aviation uses.
- **Jurisdictional control and consistency:** Annexation places the site fully under City land use authority, permitting, and risk management, ensuring consistent oversight across City properties.
- **Permit authority and schedule certainty:** Improvements at 1 Carousel Lane require timely, streamlined permitting. Annexation removes dual City–County processing and reduces administrative delay.
- **Fiscal efficiency:** Locating a City facility within City limits improves cost control through in-house

permitting and inspections, lower operating costs, and removal of County fees, taxes, and assessments that do not apply to municipal properties used for public benefit within the City.

- **Grant and funding eligibility:** Many state and federal programs prioritize projects under a single Agency Having Jurisdiction (AHJ). Annexation strengthens eligibility and competitiveness for grants tied to municipal infrastructure and other public works.
- **Plan alignment:** Rezoning to Public Facilities and annexation align with the 2040 General Plan, the Ukiah Valley Area Plan, and Mendocino LAFCo policies. The parcel lies within the City's adopted Sphere of Influence. Planned uses are consistent with historic activities on the site, including warehouse functions, agricultural sales and services, and materials storage. The action supports orderly growth and reliable service delivery, including water service. It is also consistent with the City's Annexation Policy (Resolution No. 2020-06), which directs pursuit of annexations to avoid sprawl and ensure efficient municipal services without undue financial burden on the City or residents.
- **Regional water coordination:** The site is within the Ukiah Valley Water Authority (UVWA) service area. Annexation supports coordinated planning and infrastructure delivery among member agencies, benefiting the City and surrounding communities.
- **Consistency with precedent:** The proposal follows the City's 2023 and 2024 annexations of other City-owned land for public services, continuing the practice of incorporating municipal facilities into City limits when serving a public purpose.
- **Immediate need:** The City now owns 1 Carousel Lane and seeks to use it for public works and utility operations. Annexation secures jurisdictional control, supports UVWA coordination, and reduces exposure to taxes and assessments that would not apply if the property were within City boundaries and subject to City jurisdiction.

2. Describe the size (acres, etc.), general location, and physical features of the subject territory.

The subject property is located in unincorporated Mendocino County, north of the City of Ukiah, in an area developed with a mix of commercial and residential uses. The site consists of one approximately 7.9-acre developed parcel with access from Carousel Lane. Topography on and around the site is relatively flat, with an average surface elevation of approximately 628 feet above mean sea level (MSL). The property is bordered to the north by York Creek, to the east by the Russian River, to the west by North State Street, and to the south by Carousel Lane and adjacent industrial uses.

The site is addressed at 1 Carousel Lane, Ukiah, California, and is further identified as Mendocino County APN 167-280-15.

3. What is the current population of the subject territory?

0 persons reside on the property.

4. Are there twelve or more registered voters within the subject territory?

No

5. How many total parcels are within the subject territory? (Provide a property matrix).

1 parcel

6. How many acres (or square miles) of territory are included in the proposal?

7.9 acres

7. If the proposal includes development, what is the estimated population of the subject territory?

No new development is proposed. Limited tenant improvements to align the facility for municipal operation.

Proposal Boundaries

1. A map and geographic description of the proposal area meeting State Board of Equalization requirements is required.

The following is attached to this application form:

- ☒ Vicinity Map
☒ Boundary Map
☒ Boundary Description

2. Describe how the boundaries of the proposal were determined.

The boundaries of the proposal were determined from the recorded legal description and a review of official property records. The annexation area matches exactly the parcel acquired by the City at 1 Carousel Lane, as shown in the recorded deed and the associated legal survey. No land outside the purchased parcel is included. Draft boundary materials were prepared by a Registered Professional Land Surveyor to ensure conformance with Board of Equalization mapping and legal description criteria.

3. Please indicate yes/no to the following questions:

Yes	No	
☒	☐	<i>Do the proposed boundaries create an island of non-agency territory?</i>
☐	☒	<i>Do the proposed boundaries split lines of assessment or ownership?</i>
☐	☒	<i>Do the proposed boundaries overlap with another agency providing similar services?</i>
☒	☐	<i>Does the proposal involve public rights-of-way or easements?</i>
☐	☒	<i>Does the proposal involve public land or land assessed by the State?</i>
☐	☒	<i>Does any part of the proposal involve land under a Williamson Act Contract or Farmland Security Zone?</i>
☐	☒	<i>Does any part of the proposal involve land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement?</i>

4. Is this proposal consistent with the adopted Sphere of Influence of all affected agencies?

- ☒ Yes
☐ No If no, this application must be preceded or accompanied by a Sphere of Influence Amendment Application.

Land Use Information

1. Describe the existing uses within and surrounding the subject territory. Be specific regarding existing commercial corridors, residential communities, relevant structures, etc.

The subject property functions as a large warehouse and distribution site of about 98,000 square feet arranged as Suites 1A, 1B, and 1C. Suites 1A and 1B are planned for City operations, with interior warehouse space, shop areas, and support offices. Suite 1C is in active use as a FedEx distribution center with truck docks, trailer parking, and on-site circulation designed for heavy vehicles. The parcel includes paved yards, loading bays, employee and visitor parking, lighting, security fencing, and landscaped buffers. Along Carousel Lane, the built pattern extends into the Carousel Industrial Park, a cluster industrial metal buildings occupied by logistics firms, contractors, equipment rental and repair, building material suppliers, fabrication shops, storage and fulfillment users, and other light industrial services are located in the park. Many tenants maintain screened outdoor storage, small yards for fleet vehicles, and shared driveway access sized for trucks, which reinforces the industrial designation.

Surrounding uses mirror that industrial focus. The North State Street Corridor supports highway commercial and service-industrial businesses such as auto services, supply houses, storage facilities, and trade contractors. A mature tree belt and the parallel railroad corridor separate the site from North State Street, creating a clear edge between the property and the public right of way. South of Carousel Lane are additional industrial and service uses with similar building forms and yard layouts.

Residential communities, including manufactured home parks west of North State Street, are present but physically buffered from the industrial park by roadway, rail, and landscaping, keeping the immediate area's character centered on warehousing, distribution, and light industrial activity.

2. What is the current land use and zoning designation(s) within the subject territory?

The property is subject to Mendocino County Zoning Chapter 20.096 – I-1 (Limited Industrial District). This district is intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Nonindustrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales and service uses.

3. Describe any proposed change in land use or zoning as a result of the proposal. (For city annexations, attach a copy of the adopted pre-zoning ordinance and associated CEQA determination.)

The City will Prezone the property to Public Facilities (PF) with a Public (P) General Plan designation to take effect upon annexation pursuant to Government Code §65859.

Current (County of Mendocino):

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

Proposed (City of Ukiah):

- Zoning: Public Facilities (PF) (Ukiah Municipal Code, Ch. 2, Art. 15)
- General Plan: Public (P) (Ukiah 2040 General Plan)

- Proposed Public Facility Land Uses: “Corporation yards”; “Quasi-public land uses”; “Light manufacturing and industrial uses”

Effect of the change:

- Aligns zoning and land use with long-term municipal ownership and use.
- Does not authorize new construction or increased development intensity as part of this action.
- Existing private tenant uses may continue subject to City PF district regulations and applicable nonconforming provisions, as relevant.

Attachments (per submittal requirements):

- Adopted Pre-Zoning Ordinance – Planning Commission Review – 10/08/2025
- CEQA determination: Notice of Exemption for Guidelines §15319, Class 19(a) (Annexations of Existing Facilities and Lots for Exempt Facilities)

4. Is the proposal consistent with city or county general plans, specific/area plans, and or other adopted land use policies? (Please include policy consistency analysis.)

Yes. The proposal is consistent with applicable City and County plans and adopted policies, as summarized below.

- City of Ukiah 2040 General Plan. Rezoning to Public Facilities (PF) with a Public (P) land use designation implements the General Plan direction to locate and maintain municipal facilities in appropriate urban locations, support reliable public services, and reinvest in existing developed areas.
- Sphere of Influence. The parcel is within the City’s adopted Sphere of Influence. Annexation promotes logical boundaries, compact urban development, and efficient service delivery consistent with City growth management objectives.
- Ukiah Valley Area Plan (UVAP) – Water management. The site will serve the operational needs of the UVWA. The action supports Ukiah Valley Area Plan Policy WM-1.1, “*Maintain and increase water supplies and systems for existing and future water system needs,*” by consolidating maintenance and operations in a centrally located facility.
- Zoning and land use compatibility. Transition from County Limited Industrial (I-1) to City Public Facilities (PF) aligns zoning with long-term public ownership and use. The site is already developed and the action does not increase development intensity or the activities presently utilizing the site for commercial purposes.
- Transportation and access. The location with direct access to North State Street and nearby Highway 101 supports General Plan circulation objectives for safe and efficient access to serve the City of Ukiah, Millview County Water District, Redwood Valley County Water District, and Calpella County Water District with greater efficiency.

5. Will the proposal result in development of property now or in the near future? Describe the type of development proposed (type of business or industry, single-family or multi-family residential, etc., and the number of units or facilities).

No. The subject property is developed with a commercial warehouse structure that totals approximately 98,000 square feet of commercial space. The structure is segregated into three areas, described herein as Suites "1A", "1B", and "1C". Suites 1A and 1B are connected and are intended for occupation by the City of Ukiah. Suite 1C is occupied by a FedEx distribution center. No new development is proposed or requested at this time, although it is expected that minor tenant improvements will be processed by the City, as indicated by the history of County Building Permits pulled over the years by commercial tenants.

6. If development is proposed, what discretionary approvals are needed? Indicate below all discretionary approvals or permits from a city, the County, or another agency that will be needed to complete the project. If already approved, please indicate the date of approval.

	<i>Project File No.</i>	<i>Date of Approval</i>	<i>Future Requirements</i>
<i>City/County General Plan Amendment</i>			
<i>Pre-zoning (City)</i>			
<i>Rezoning (City)</i>			
<i>Tentative Subdivision Map</i>			
<i>Minor Land Division</i>			
<i>Conditional Use Permit</i>			
<i>Boundary Line Adjustment</i>			
<i>City Building Permit</i>	TBD	TBD	N/A
<i>Other</i>			

7. If no development is planned at this time, would approval of this proposal increase the development potential of the property?

- ☐ Yes If yes, please indicate in terms of potential use, number of units, etc.
☒ No If no, indicate when development of the area is anticipated.

8. What is the effect of this proposal on agricultural or open-space lands within and adjacent to the subject territory? If the subject territory is subject to a Williamson Act contract, please provide a copy of the contract(s) along with any amendments.

The 7.9±-acre parcel at 1 Carousel Lane is fully developed with an approximately 98,000-square-foot commercial/industrial building and related improvements, is not designated or used for agriculture or open space, and is not subject to a Williamson Act contract. While the site is near lands zoned Open Space (O-S) by the County of Mendocino, it is not adjacent to active agricultural operations; physical buffers including North State Street and U.S. 101 and the York Creek/Russian River corridor separate it from potential agricultural areas. Lands approximately 1,400 feet west of the site, across U.S. 101, are under a Type 1 Williamson Act contract; the subject parcel is not proximate to Type 2 contracted lands, and no portion of the parcel is encumbered by a Williamson Act contract. The proposal would prezone and annex an already

developed site and does not authorize new construction or increased development intensity, and no extension of utility capacity beyond serving existing facilities is proposed. Accordingly, no direct or indirect impacts to agricultural viability, Williamson Act contracts, or open space resources are anticipated.

Public Services

1. List which agencies presently provide public services to the subject territory, and which are proposed to provide service with the proposal. If not applicable or no change, please indicate accordingly.

<i>Service</i>	<i>Present Provider</i>	<i>Proposed Provider</i>
<i>Sewer</i>	Ukiah Valley Sanitation District	Ukiah Valley Sanitation District
<i>Water</i>	Millview County Water District via Ukiah Valley Water Authority	Millview County Water District via Ukiah Valley Water Authority
<i>Fire</i>	Ukiah Valley Fire Authority	Ukiah Valley Fire Authority
<i>Police</i>	Mendocino County Sheriff's Office	Ukiah Police Department
<i>Recreation</i>	N/A	N/A
<i>Roads</i>	Mendocino County Depart. of Transportation	Mendocino County Depart. of Transportation
<i>Drainage</i>	Ukiah MS4	Ukiah MS4
<i>Street Lighting</i>	N/A	N/A
<i>Other</i>		

2. Are there any current service or growth moratoriums in place for the affected agency(ies)?

☐ Yes If yes, please indicate imposing agency and terms.
☒ No

3. How would the proposal affect the type or level of services within the subject territory?

Annexation would not introduce new public services or increase utility capacity, but it would improve the reliability and efficiency of existing services within the subject territory. Bringing the Municipal Corporation Yard into the City simplifies permitting, inspections, and operations for public works, water, and wastewater maintenance, which reduces downtime and accelerates response to routine and emergency work orders. The site lies within the Ukiah Valley Water Authority service area, and consolidating yard functions at 1 Carousel Lane supports UVWA's coordinated scheduling, shared inventory, and standardized procedures, which together enhance preventive maintenance, leak response, and pipeline repair times. Public safety service levels would remain consistent with applicable providers, and no reduction in service standards is anticipated.

4. If, as a result of this proposal, increased service demand exceeds the existing capacity, describe what will be done by the service provider to increase capacity of services.

The proposal does not add customers or increase development intensity and is not expected to create service demands beyond existing capacity. Any future facility expansion or new utility capacity would require separate approvals and environmental review. To be sure, many of the services provided including sewer,

water, fire and drainage are supported or operated by the City of Ukiah.

5. **Will the future delivery of services by any other public agency or service provider be affected by this proposal? If yes, list the agencies and indicate any comments received from these agencies. (Note: affected agencies will be contacted by LAFCo during application processing.)**

No material adverse effects are expected. The City is not requesting changes in outside service providers. Fire protection will continue to be provided by the Ukiah Valley Fire Authority with no change in level of service. Electric and natural gas service will remain with Pacific Gas and Electric (PG&E). Solid waste collection will continue under the County's franchised hauler without interruption. To the extent the parcel is included in any County service areas or special districts that duplicate City services, detachment would occur concurrent with annexation, with no reduction in service.

6. **A plan for providing services within the affected territory must be prepared pursuant to Government Code Section 56653.**

A Plan for Services is attached to this application form:

- ☐ Yes
☒ Not applicable

7. **If the proposal affects a water service provider, does the agency have a Water Shortage Contingency Plan or Urban Water Management Plan?**

- ☒ Yes If yes, please provide a URL link or electronic copy of the Plan.
☐ No

8. **Does the project require an extension of infrastructure or increase in capacity to serve the territory?**

- ☐ Yes If yes, please complete the table below.
☒ No

<i>Total anticipated demand</i>	<i>Extension of Infrastructure (feet/miles)</i>	<i>Number of Units (GDP/EDU/ESA)</i>
<i>Residential Use</i>	N/A	N/A
<i>Industrial / Commercial Use</i>	N/A	N/A
<i>Agricultural Use</i>	N/A	N/A

Financial Information

1. **How will public services be financed? List any assessments, taxes, fees or other charges to be levied as part of this proposal, or levied in the near future. (Note: a five- or ten-year pro forma financial statement may be required to project long-term level of service costs and revenue stability).**

Operating costs will be funded within existing City budgets for Public Works, water and wastewater utilities,

and streets, as well as through the Ukiah Valley Water Authority's Joint Powers Agreement, consistent with the adopted cost allocation plan. Capital and tenant improvements will be funded from a combination of Lease Revenue Bonds, Series 2022 proceeds, the City's Capital Improvement Program, and competitive grants as available. No new taxes or assessments are proposed with this annexation and rezoning.

City utility services will continue to be funded by user rates pursuant to Proposition 218, and any future rate adjustments will follow required noticing and hearing procedures. As City-owned property, the site is exempt from ad valorem property tax, but the commercial operations may be subject to taxable possessory interest. One-time building or encroachment permits and inspections will be processed by the City, and the associated fees are internal to the City and budgeted within project costs.

- 2. Are there anticipated costs associated with addressing deferred maintenance, major capital improvement needs, or capacity expansion projects related to the proposal? If so, please provide a financial analysis and estimated cost apportionment plan and schedule.**

No additional utility capacity is proposed as part of annexation. Any future capacity projects would be separately approved, budgeted, and reviewed under CEQA. Expected work includes maintenance and repair activities, life-safety and ADA upgrades as needed, materials storage compliance, security, lighting, and interior build-outs to support fleet, water, and wastewater maintenance, but only as necessary. It is understood that minimal changes are required to adjust the facility for municipal use.

- 3. Does any affected agency have existing bonded indebtedness for which the subject territory will become/remains liable? If so, please indicate taxpayer cost per year and when the obligation will end.**

The Lease Revenue Bonds, Series 2022 are lease-backed obligations of the City and not ad valorem tax levies on the territory; annexation does not impose a taxpayer charge on the parcel. City utility services will continue to be funded by user rates pursuant to Proposition 218, and any future rate adjustments will follow required noticing and hearing procedures.

- 4. Does the proposal involve an annexation to a city and/or changes in district boundaries? If yes, negotiations for any exchange of property tax revenues (Revenue and Taxation Code [Section 99](#)) must be completed by the County and any affected city/district prior to LAFCo action. For those proposals, LAFCo will notify the affected agencies after receiving your application and will provide preliminary information to begin the negotiations process.**

☒ Yes
☐ No

Sphere of Influence

Note: If a sphere of influence amendment is proposed, please also submit the Sphere of Influence Change Request Supplemental Form.

- 1. Is the subject territory within the existing sphere of influence of the affected agency?**

☒ Yes
☐ No

2. Is the subject territory within the existing sphere of influence of an adjacent agency providing similar services?

- ☐ Yes If yes, please specify the circumstances and whether a sphere amendment is needed.
☒ No

Environmental Determination

Note: If no environmental document has been prepared, please submit the Environmental Questionnaire.

1. Copies of environmental documentation, pursuant to the California Environmental Quality Act (CEQA), prepared by the lead agency (including an initial study, technical reports, and written comments or recorded public testimony relative to the environmental documents) is required to be submitted with the application. Please include a copy of the Notice of Determination/Notice of Exemption showing the date filed with the County Clerk, and the environmental filing fee receipt from the California Department of Fish and Wildlife.

The following environmental document has been prepared:

- ☒ Statutory and/or Categorical Exemption
☐ Negative Declaration
☐ Mitigated Negative Declaration
☐ Environmental Impact Report
☐ Statement of Overriding Considerations
☐ Supplemental or Tiered Environmental Document
☐ Other:

2. Was the environmental documentation (Notice of Preparation/Notice of Intent) circulated to LAFCo, a Responsible Agency, according to statutorily required timeframes prior to Lead Agency adoption?

- ☐ Yes
☒ No

Notification

Provide the names and contact information of the primary persons or agents who are to receive information requests, staff reports and notices related to the proposal:

Name/Title	Telephone	E-mail Address
Jesse Davis	707-463-6207	jdavis@cityofukiah.com

Fee Agreement and Indemnification

All applications must include a signed [Fee Agreement and Indemnification Agreement](https://www.mendolafco.org/application-materials), which is located at: <https://www.mendolafco.org/application-materials>.

Filing Fees

Applicants are required to pay fees in accordance with LAFCo's adopted fee schedule to cover the administrative and staff costs required to evaluate proposals.

Per the Mendocino LAFCo Fee Schedule, deposits toward the cost of processing proposals must be paid at the time an application is submitted. All deposits are initial payments toward the actual costs of processing proposals, including staff time and materials (e.g., noticing, postage, copying). In signing the Fee Agreement and Indemnification, the applicant consents to reimburse LAFCo for all costs incurred in processing, including pre-application assistance.

Checks for application fees must be made payable to: "Mendocino LAFCo".

Board of Equalization (BOE) fees per the current BOE fee schedule are required to be submitted to LAFCo for the BOE Filing. Checks for BOE filing fees must be made payable to: "State Board of Equalization".

The following is included with this application form:

- ☒ Check for Application Filing Fees
- ☒ Check for BOE Filing Fees
- ☐ Other (please explain):

Certification

The undersigned hereby certifies that all LAFCo filing requirements will be met and that the statements made in this application are complete and accurate to the best of my knowledge.

Signature	<i>Jesse Lee Davis AICP</i>
Print Name/Title	Jesse Davis, AICP
Date	09/19/2025
Telephone	707-463-6207
Email	jdavis@cityofukiah.com

Application Submittal Checklist

In order for an application to be processed, the following items need to be provided. Please mark the checklist items applicable to your proposal and submit the number of hard copies noted for each item.

- ☒ **Electronic copy:** legible/searchable PDFs of the application packet (thumb drive, email, Dropbox, etc.).
- ☐ **Cover letter (1):** listing the materials being submitted and noting the method of CEQA compliance.
- ☒ **Application form (1):** fully completed and signed with original signature(s).
- ☒ **Fee Agreement and Indemnification form (1):** fully completed and signed with original signature(s).
- ☒ **Notice of Intent form (1):** original form must be sent to LAFCo in advance per instructions on the form.
- ☒ **Supplemental Application form(s) (1):** fully completed (activation of powers, outside agency services, sphere amendment, etc.) and signed with original signature(s).
- ☒ **Resolution of Application (1):** certified copy, including all exhibits, of the agency's legislative body.
- ☒ **Landowner/Registered Voter Petition (1):** making application to LAFCo, with original signature(s).
- ☒ **Full-scale Proposal Map (5):** 24" x 36" size map page(s) showing the affected territory and its relationship to the affected/adjacent jurisdiction(s) and prepared to State Board of Equalization specifications.
- ☒ **Reduction of Proposal Map (3):** 8.5" x 11" or 11" x 17" size map page(s) of the above item.
- ☒ **Vicinity Map (3):** 8.5" x 11" size map page, if not already included on the proposal map.
- ☒ **Metes and Bounds Description (3):** a legal description of the affected territory (proposal area).
- ☒ **Property Matrix (1):** list all affected properties by Assessor Parcel Number, specify source tax roll year data is from, and include an editable digital format (excel, etc.) with the electronic submittal.
- ☐ **Property Owner Consent Letter(s) (1):** from each affected owner of record with original signature(s); for petition applications this may already be addressed with the petition form.
- ☒ **Proof of CEQA Compliance (1):** complete project environmental document (electronic-only if more than 25 pages), Notice of Determination or Exemption, and Fish and Wildlife filing fee receipt.
- ☐ **Plan for Services (1):** prepared per GC §56653, and §56824.12 if applicable, and include a schematic diagram of water, sewer, and storm drainage systems where appropriate.
- ☒ **Pre-Zoning Documentation (1):** for City annexations per GC §56375, include proof of CEQA compliance.
- ☐ **Project Design Plans (1):** reduced size plans (site plan, development plan, subdivision map, etc.).
- ☒ **Campaign Contribution Disclosure form (attached) (1):** required per GC §84308 and the Political Reform Act.
- ☒ **Disclosure of Political Expenditures form (attached) (1):** required per GC §56700.1 and the Political Reform Act.
- ☐ **Tax Share Agreement (1):** adopted by each applicable legislative body (RTC §99), if already completed.
- ☒ **Filing and Processing Fees:** in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule.

Note: Additional information may be required during staff review of the proposal and/or in response to the public hearing.

CAMPAIGN CONTRIBUTION TO COMMISSIONERS DISCLOSURE REQUIREMENTS

LAFCo is subject to the campaign disclosure provisions detailed in Government Code §84308 and the Regulations of the Fair Political Practices Commission (FPPC), 2 Cal. Adm. Code §18438. 1 – §18438. 6.

Please carefully read the following information to determine if the provisions apply to you. If you determine that the provisions are applicable, the Campaign Disclosure Form E-1 must be completed and returned to LAFCo of Mendocino County with your application.

1. No LAFCo commissioner shall accept, solicit, or direct a contribution of more than \$250 from any party¹ or agent² while a change of organization proceeding is pending, and for three months subsequent to the date a final decision is rendered by LAFCo. This prohibition commences when your application has been filed, or the proceeding is otherwise initiated.
2. A party to a LAFCo proceeding shall disclose on the record of the proceeding any contribution of more than \$250 made to any commissioner by the party, or agent, during the preceding 12 months. No party to a LAFCo proceeding, or agent, shall make a contribution to a commissioner during the proceeding, and for three months following the date a final decision is rendered by LAFCo.
3. Prior to rendering a decision on a LAFCo proceeding, any commissioner who received a contribution of more than \$250 within the preceding 12 months from any party, or agent, to a proceeding shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any commissioner receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, that commissioner shall be permitted to participate in the proceeding.

To determine whether a campaign contribution of more than \$250 has been made by you or your agent to a commissioner within the preceding 12 months, all contributions made by you or your agent during that period must be aggregated.

Names of current LAFCo commissioners are available <https://www.mendolafco.org/commission>. If you have questions about Government Code §84308, FPPC regulations, or the Campaign Disclosure Form, please contact the LAFCo Executive Officer at eo@mendolafco.org.

¹ “Party” is defined as any person who files an application for, or is the subject of, a proceeding.

² “Agent” is defined as any person who represents a party in connection with a proceeding. If an individual acting as an agent also is acting as an employee or member of a law, architectural, engineering, or consulting firm, or a similar entity or corporation, both the individual and the entity or corporation are agents. When a closed corporation is a party to a proceeding, the majority stakeholder is subject to these provisions.

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

1. Proposed change(s) of organization:

'City of Ukiah – Corporation Yard Annexation'

2. Name and address of any party or agent who has contributed more than \$250 to any commissioner within the preceding 12 months.

Name of Party/Agent	Address

3. Date and amount of contribution:

Date of contribution	Amount of contribution

4. Name of commissioner to whom contributions were made:

a. _____

b. _____

Certification

The undersigned hereby certifies that the above information is provided to the best of my knowledge.

Signature	<i>Jesse Lee Davis AICP</i>
Print Name/Title	Jesse Davis, AICP; Chief Planning Manager
Date	09/29/2025
Telephone	707-463-6207
Email	jdavis@cityofukiah.com

DISCLOSURE OF POLITICAL EXPENDITURES FOR/AGAINST LAFCO PROPOSAL

Expenditures for political purposes, which are related to a change of organization or reorganization proposal that will be or has been submitted to Mendocino LAFCo, are subject to the reporting and disclosure requirements of the Political Reform Act of 1974 and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH).

Please carefully read the following information to determine if reporting and disclosure provisions apply to you.

1. Any person or combination of persons who for political purposes, directly or indirectly contributes \$1,000 or more, or expends \$1,000 or more, in support of or in opposition to a proposal for a change of organization or reorganization that will be submitted to the Commission, must disclose and report as required for local initiative measures under the Political Reform Act of 1974 (commencing with Government Code §84250) and the CKH (commencing with Government Code §56700).
2. Pursuant to Government Code §57009, any person or combination of persons who directly or indirectly contributes \$1,000 or more, or expends \$1,000 or more, in support of or in opposition to the conducting authority proceedings for a change of organization or reorganization, must comply with the disclosure requirements as required for local initiative measures under the Political Reform Act of 1974 (commencing with Government Code §84250).
3. Applicable reports must be filed with the Secretary of State and the appropriate city or county clerk. Copies of reports must also be filed with the LAFCo Executive Officer.

CHECKLIST FOR DISCLOSURE OF POLITICAL EXPENDITURES

The following checklist is provided to assist you in determining if the requirements of the Political Reform Act of 1974 (Government Code Sections 81000 et seq.) apply to you. For further assistance contact the Fair Political Practices Commission at 428 J Street, Suite 450, Sacramento, CA 95814, (866) 275-3772, or at <http://www.fppc.ca.gov>.

1. Have you directly or indirectly made a contribution or expenditure of \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCo?

☐ Yes

☒ No

<i>Date of Contribution</i>	
<i>Amount</i>	
<i>LAFCo Proposal Name/Application Number</i>	
<i>Date Proposal Submitted to LAFCo</i>	

2. Have you, in combination with other person(s), directly or indirectly contributed or expended \$1,000 or more related to the support or opposition of a proposal that has been or will be submitted to LAFCo?

☐ Yes

☒ No

<i>Date of Contribution</i>	
<i>Amount</i>	
<i>LAFCo Proposal Name/Application Number</i>	
<i>Date Proposal Submitted to LAFCo</i>	

3. If you have filed a report in accordance with FPPC requirements, has a copy of the report been filed with LAFCo?

☐ Yes

☒ No

Property Matrix
'City of Ukiah – Corporation Yard Annexation'

APN	Owner	SITUS	Acreage	Existing County Zoning District	Existing County General Plan	Proposed General Plan	Proposed Zoning	Current Status	Public Facilities Use	Water	Sanitation
167-280-15	City of Ukiah	1 Carousel Lane, Ukiah, CA, 95482	±7.9	Limited Industrial (I-1)	I (Industrial)	Public (P)	Public Facilities (PF)	Existing Industrial Warehouse	Corporation Yard'	MCWD	UVSD



Mendocino LAFCo

200 South School Street
Ukiah, CA 95482
(707) 463-4470
Website: www.mendolafco.org
Email: eo@mendolafco.org

LAFCo Office Use Only

Date Filed: _____

Received By: _____

SUPPLEMENTAL ENVIRONMENTAL INFORMATION FORM

If LAFCo will be acting as Lead Agency for purposes of the California Environmental Quality Act (CEQA) for the proposed project, applicant must complete and submit the Environmental Information Form *in addition to* the Mendocino LAFCo Application Form, checklist of materials and fees per the most recently adopted Fee Schedule.

General Information

1. Proposed Project: 'City of Ukiah – Corporation Yard Annexation'

The proposal includes a change in (Indicate one): ☒ boundary ☐ sphere of influence ☐ N/A.

	Boundary (acres)	Boundary Reduction (acres)
1.	7.9 acres	
2.		
3.		
4.		

2. Person completing this form:

Name	Jesse Davis, AICP
Street Address	300 Seminary Avenue
City/State/Zip	Ukiah, CA, 95482
Telephone	707-463-6207
Email	jdavis@Cityofukiah.com
Signature	

3. **Location of proposed project:** The subject property is in unincorporated Mendocino County, approximately 2.3 miles north of the City of Ukiah limits, in an area with a mix of commercial, residential, and industrial uses. It consists of one (1) industrially developed parcel of about 7.9 acres with access from Carousel Lane, a private road. Topography is generally flat, with an average elevation

of approximately 628 feet above mean sea level. The property is bordered by York Creek to the north, the Russian River to the east, North State Street to the west, and Carousel Lane and adjacent heavy commercial uses to the south. The site address is 1 Carousel Lane, Ukiah, California, APN 167-280-15.

Environmental Setting and Land Use

1. Indicate the percentage of the area currently used in the following ways:

<i>Land Use Type</i>	<i>Percentage of Area</i>		<i>Land Use Type</i>	<i>Percentage of Area</i>
Residential	%		Commercial Timber	%
Commercial	%		Cultural/Recreational	%
Manufacturing/Industrial	100 %		Natural Open Space	%
Agricultural	%		Other (Specify)	%

2. What anticipated changes in existing land use(s) identified above would result from project implementation?

Only minimal changes in land use are anticipated as a result of project implementation. The property has historically supported industrial and warehouse-type activities, which are generally compatible with the planned municipal functions. The City's use of the site as a Corporation Yard aligns with these existing industrial patterns, focusing on supporting the operations of the Public Works fleet, streets, water, and wastewater maintenance divisions.

Improvements will be limited to essential facility adjustments, including life-safety and ADA upgrades, compliance with materials storage requirements, security and lighting enhancements, and interior build-outs necessary to accommodate municipal operations. These modifications do not represent a substantive intensification or alteration of land use but rather ensure safe and effective operation as a public facility.

3. Describe the project site, including topography, watercourses and vegetation.

Topography on and around the site is relatively flat, with an average surface elevation of approximately 628 feet above mean sea level (MSL). The property is bordered to the north by York Creek, to the east by the Russian River, to the west by North State Street, and to the south by Carousel Lane and adjacent industrial uses. The site supports manufacturing uses but includes mature landscaping, with a mix of oaks, redwoods, and shrubs. Near York Creek, additional riparian vegetation and trees are present. Overall, the parcel is substantially developed with paving, mature landscaping and structures. The site is separated from North State Street by a buffer of mature trees as well as a railroad corridor. The rail line, previously owned and operated by the North Coast Rail Authority, runs parallel to the roadway and forms a clear boundary between the property and the public right-of-way. This combination of tree cover and the rail corridor creates both physical and visual separation from North State Street, reducing direct exposure to traffic activity.

4. Describe any structures on the site and their current use(s).

The subject property is developed with a commercial warehouse structure that totals approximately 98,000 square feet of commercial space. The structure is segregated into three areas, described herein as Suites "1A", "1B", and "1C". Suites 1A and 1B are connected and are intended for occupation by the City

of Ukiah. Suite 1C is occupied by a FedEx distribution center. No new development is proposed or requested at this time, although it is expected that minor tenant improvements will be processed by the City, as indicated by the history of County Building Permits pulled over the years by commercial tenants.

5. Describe surrounding areas and their existing land uses.

The subject property is located in unincorporated Mendocino County, immediately north of the City of Ukiah, within an area characterized by a mix of industrial, commercial, and residential uses. The parcel is approximately 7.9 acres in size and developed with commercial/industrial improvements, with primary access from Carousel Lane (APN 167-280-15).

To the east and south, the property is situated within the Carousel Industrial Park, an established industrial area that accommodates warehousing, materials storage, distribution, and related service businesses. Several materials supply companies operate within this vicinity, reflecting the site's longstanding industrial character. Surrounding uses mirror that industrial focus. The North State Street Corridor supports highway commercial and service-industrial businesses such as auto services, supply houses, storage facilities, and trade contractors. A mature tree belt and the parallel railroad corridor separate the site from North State Street, creating a clear edge between the property and the public right of way. South of Carousel Lane are additional industrial and service uses with similar building forms and yard layouts.

Residential communities, including manufactured home parks west of North State Street, are present but physically buffered from the industrial park by roadway, rail, and landscaping, keeping the immediate area's character centered on warehousing, distribution, and light industrial activity.

The broader surrounding area includes natural features such as the Russian River and York Creek, both located adjacent or in proximity to the site. In summary, the subject property is situated at the transition between industrial/commercial operations and residential development. The proposed municipal Corporation Yard use is generally consistent with and compatible to the industrial character of the Carousel Industrial Park. The site's proximity to nearby residential and environmental resources is noted.

6. Does any portion of the proposal area contain any of the following:

<i>Feature</i>	<i>Yes</i>	<i>No</i>	<i>Feature</i>	<i>Yes</i>	<i>No</i>
Agricultural land		X	Mature trees	X	
River or creek	X		Slopes greater than 15%	X	
Riparian corridor	X		Water service moratorium		X
100-year flood zone	X		Sewer service moratorium		X
Coastal bluff or beach		X	Airport/highway noise contour		X
Coastal permit zone		X	Archaeological/historical features		X
Flood control channel		X	Other unusual features	X	

7. Are any of the following items applicable to the project or its effects? Explain any items checked YES after the following table.

<i>#</i>		<i>Yes</i>	<i>No</i>
1	Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.		X
2	Change in scenic views or vistas from existing residential areas or public lands		X

#		Yes	No
	or roads.		
3	Change in pattern, scale or character of general area of project.		X
4	Significant amounts of solid waste or litter.		X
5	Change in dust, ash, smoke, fumes or odors in the vicinity.		X
6	Change in ocean, bay, lake, stream or groundwater quality or quantity, or alteration of existing drainage patterns.		X
7	Substantial change in existing noise levels in the vicinity.		X
8	Site on filled land or on slope of 15% or more.		X
9	Use or disposal of potentially hazardous materials such as toxic substances, flammables or explosives.		X
10	Will the project involve the use of any service from an agency that is currently operating near or at capacity?		X
11	Substantially increase energy consumption (electricity, oil, natural gas, etc.).		X
12	Relationship to a larger project or series of projects.		X

If you answered "yes" to any of the above, please explain:

It is noted that the site lies on or in close proximity to the Maacama Fault and is therefore subject to seismic shaking considerations. All future improvements will comply with applicable California Building Code seismic safety standards and related regulations to ensure resilience and life-safety protections.

8. Will there be a substantial change to any of the following governmental services?

#	Service	Yes	No
1	Police		X
2	Sewage		X
3	Fire		X
4	Roads		X
5	Water		X
6	Schools		X
7	Parks or other Recreational Facilities		X
8	Other Governmental Services		X

If you answered "yes" to any of the above, please explain:

Statement of No Significant Environmental Impacts

If you feel that the project will have no significant environmental impacts, indicate your reasons. Please

be specific.

The project will not result in significant environmental impacts for the following reasons:

1. **Existing, fully developed site.** The ±7.9-acre property is already built out with an approximately 98,000-square-foot warehouse configured as three suites (1A, 1B, 1C). Suites 1A and 1B will be occupied by the City for Municipal Corporation Yard functions; Suite 1C remains a FedEx distribution center. No ground disturbance, new structures, or site expansion are proposed.
2. **No change in use intensity.** The site has historically supported industrial and warehouse activities. The planned municipal functions—fleet, water, and wastewater maintenance, materials storage, staging, and admin support—are similar in type and intensity to existing and past uses. As a result, no material increase in trips, noise, lighting, or air emissions is anticipated compared to existing conditions.
3. **Only minor internal work.** Anticipated work is limited to interior tenant improvements subject to standard building permits. These do not expand building area, occupancy, or utility capacity and therefore do not trigger construction-related environmental effects beyond typical, short-duration interior work.
4. **Biological resources avoided.** The site is substantially paved or covered by structures. Mature landscaping and riparian vegetation occur at the margins (e.g., near York Creek), but no encroachment, grading, tree removal, or new impervious area is proposed. Consequently, no direct impact to existing riparian habitat or trees would occur.
5. **Public services, utilities, and hazards.** The site is already served by utilities; no extension or expansion of service capacity is proposed. Operations are predominantly indoors and consistent with established industrial/warehouse practices, with standard compliance for storage and maintenance activities.

Given the fully developed condition of the property, the continuation of compatible industrial/warehouse-type activities, and the absence of physical expansion or intensification, the project would not create significant environmental effects. The action qualifies for the CEQA Guidelines §15319, Class 19(a) exemption for annexations of existing facilities and lots for exempt facilities.

Certification

I hereby certify that the statements provided above and in the attached exhibits present the data and information required for this environmental evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge.

Signature	
Print Name/Title	Jesse Davis, AICP
Date	09/23/2025
Telephone	707-463-6207
Email	jdavis@cityofukiah.com

DO NOT WRITE BELOW THIS LINE

<i>LAFCo File No</i>	
<i>Executive Officer's Findings</i>	
<i>Emergency Project – Exempt</i>	
<i>Categorically Exempt – Class</i>	
<i>Environmental Initial Study Required</i>	
<i>Date</i>	
<i>LAFCo Staff</i>	



FEE AGREEMENT and INDEMNIFICATION

1. DEPOSIT

Applicant agrees to pay the following deposit with execution of this agreement: **\$5,500.00**. LAFCo charges are based upon actual staff time and other expenses incidental to processing applications including CEQA compliance as a Responsible Agency, reviewing project proposals (Pre-Application Requests), and researching matters as requested. Such charges may be incurred prior to or without the filing of an application with LAFCo. Individuals and agencies who request services, research, or review must provide a deposit toward project expenses, as listed on the current fee schedule (<http://mendolafco.org/fees/>), along with a signed copy of this agreement. All deposits are subject to increase, should the Executive Officer determine that the magnitude of the project justifies the increase. The staff time necessary to process an application or request for service cannot be easily predicted in advance. Therefore, applicants should be aware that LAFCo charges may exceed the applicable initial deposit.

The deposit will be placed in LAFCo's general account and application expenses incurred by LAFCo will be tracked separately from other LAFCo expenses. No interest will accrue on the deposit. LAFCo will keep an accounting of amounts charged against the deposit. In the event any balance of the deposit remains after subtraction of all LAFCo charges, the balance will be refunded to Applicant upon completion of application services. When the deposit is exhausted, LAFCo will request an additional deposit.

2. BILLING PROCEDURE

LAFCo invoices will detail tasks, hours, current staff charge-out rates in effect at the time of billing, staff members responsible for work, and/or costs of contracted services. Invoices will also reflect the remaining balance of the initial deposit. Should the deposit be depleted, all staff work will cease until the deposit on file has been replenished. Projects with delinquent balances will not be scheduled for hearing, and the Commission will consider applicants to have waived any and all statutory deadlines.

This form must be signed by the Applicant as the person responsible for payment. Where an agency has filed a Resolution of Application, an authorized staff member must sign the application and bind the agency as the entity responsible for payment. The application must be filed with LAFCo along with the applicable deposit. Questions regarding specific billing procedures should be directed to the LAFCo Executive Officer at (707) 463-4470.

3. OBJECTIONS TO BILL

Applicant agrees that any questions or disagreements Applicant may have concerning the bill or amount due shall be communicated to LAFCo prior to the end of the payment period, along with payment of any undisputed portion of the bill. If Applicant fails to communicate to LAFCo any objection to the bill prior to the end of the payment period, Applicant is agreeing that the amount stated is correct and is giving up any right to later deny payment to LAFCo.

4. PAYMENT NOT DEPENDENT ON FUTURE ACTIONS

Applicant understands and agrees that the LAFCo charges are payable regardless of whether the application is ultimately filed, withdrawn, denied or otherwise terminated prior to completion. In the event of withdrawal, Applicant shall be responsible for all charges incurred prior to the time of receipt of written notice of application withdrawal, plus LAFCo's reasonable charges for file closure.

5. STAFF ASSIGNMENTS; CONFLICTS OF INTEREST

The Executive Officer shall assign LAFCo staff members to projects as appropriate. Should the scope of a project require that outside consulting or other needed services be obtained, applicants will be responsible for the entire cost of recruitment, source selection, and payment for such outside services. Applicants are responsible for paying actual costs for any services obtained through contract, even if such costs exceed the charge-out rate of a regular staff member providing similar services.

6. INDEMNITY

Should Mendocino LAFCo or any member of its commission, staff, contractors and/or agents be named as a party in any litigation or administrative proceeding in connection with the Applicant's proposal or request for services, Applicant agrees to indemnify, save harmless, and promptly reimburse LAFCo for (1) all reasonable expenses and attorneys' fees in connection with the defense of LAFCo and (2) any damages, penalties, fines or other costs imposed upon or incurred by LAFCo, including expert witness fees, whether or not there is concurrent passive or active negligence on the part of LAFCo, its agents, officers, attorneys, employees, and contractors or consultants. Applicant agrees that LAFCo shall have the right to appoint its own counsel to defend it and conduct its own defense in the manner it deems in its best interest, and that such actions shall not relieve or limit Applicant's obligations to indemnify and reimburse defense costs. Provided however, that LAFCo shall not settle with any plaintiff without consulting with Indemnitor prior to settling. Such indemnity obligation shall include LAFCo defense costs incurred in responding to a legal challenge by the Applicant to a LAFCo decision.

7. WAIVER

LAFCo's failure to enforce any term hereof shall not be deemed to be a waiver. No delay or omission in the exercise of any remedy of LAFCo on default shall impair such right or remedy or be construed as a waiver thereof, unless waiver is set forth clearly in writing and signed by the waiving party. Such written waiver shall not be construed as a waiver of any other default concerning the same or any other agreement provision, charge, or payment of principal amount owing to LAFCo.

8. COMPLIANCE WITH POLITICAL EXPENDITURE AND CONTRIBUTION DISCLOSURE REQUIREMENTS

Pursuant to Government Code Sections 56700.1 and 57009 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and 82015 and 82025 of the Political Reform Act applicants for LAFCo approvals and those opposing such proposals are required to report to LAFCo all political contributions and expenditures with respect to the proposal that exceed \$250. LAFCo has adopted policies to implement the law (Mendocino LAFCo Policy 6.2. By your signature to this application or request for service, you are binding the applicant to abide by these disclosure requirements. You are further agreeing that should LAFCo be required to enforce these requirements against you (or if the agency is the formal applicant, the real party in interest) that you will reimburse LAFCo for all staff cost and legal fees, and litigation expenses incurred in that enforcement process.

9. AUTHORITY TO SIGN

The party executing this agreement on behalf of Applicant personally warrants that they have full authority to enter into this agreement on behalf of the Applicant for which they are signing, and that said entity will be legally bound to the agreement by their signature hereto. In the event that such authority

does not exist, the individual who has signed this agreement agrees that he or she shall be personally liable for the charges.

10. AGREEMENT

I certify that I have reviewed the above information, the current LAFCo fee schedule, the State Board of Equalization fee schedule, and the State Department of Fish and Wildlife related to CEQA filing fees. I agree, as project applicant or authorized representative, to pay Mendocino LAFCo for all staff services, materials, and other charges attributable to my application or request for services, including the obligation of indemnification. I understand that services may be required before LAFCo receives a formal application, and I agree to pay for such services whenever incurred and regardless of whether a formal application is submitted to LAFCo. I also understand and agree that LAFCo's charges are payable regardless of whether the application is ultimately filed, withdrawn, denied, or otherwise terminated prior to completion.

I understand that if the cost of services exceeds the deposit on file, staff work on my project will cease, and my project will not be scheduled for hearing until the requested additional funds are provided. I agree to remit the applicable State Board of Equalization filing fee, and State Department of Fish and Wildlife CEQA filing fee if applicable, when required. I agree to pay all charges within 30 days of receipt of invoice or in any case prior to the filing of the Certificate of Completion for the project.

Executed at _____ Ukiah, California, on <u>September 29</u> , 20 <u>25</u> .	
APPLICANT (Agency Name if Agency Submitted Resolution of Application)	REAL PARTY IN INTEREST (If different from Applicant)
Name (print): <u>Jesse Davis, AICP</u>	Name (print): _____
Title: <u>Chief Planning Manager</u>	Title: _____
Signature: <u>Jesse Lee Davis AICP</u>	Signature: _____



Mendocino LAFCo

200 South School Street
Ukiah, CA 95482
(707) 463-4470
Website: www.mendolafco.org
Email: eo@mendolafco.org

LAFCo Office Use Only

Date Filed: _____

Received By: _____

LANDOWNER CONSENT FORM

The undersigned landowner hereby consents to inclusion of their property within the proposed change of organization or reorganization (local agency boundary change) described below.

Name of Proposal	'City of Ukiah – Corporation Yard Annexation'
------------------	---

Annex (add) to	City of Ukiah
Detach (remove) from	County of Mendocino

The undersigned owns the property below within the proposed annexation/detachment area.

Property Address	1 Carousel Lane, Ukiah, CA, 95482
Assessor's Parcel No.	167-280-15

**For landowners with multiple parcels, attach a list of additional property addresses & APNs.*

Please check the applicable box before signing below: ☒ Landowner(s) ☐ Authorized Agent

	Signer 1	Signer 2
Print Name	Sage Sangiacomo, City Manager	
Signature		
Date	09/16/2025	
Contact Info.	Phone: 707-463-6221; Email: ssangiacomo@cityofukiah.com	

**All individuals listed on the property title or recorded deed must sign for valid consent. If there are more than two owners of record, complete and attach the second page of this form.*

***Agents signing on behalf of a landowner (corporation/company) must attach proper authorization.*

[Previous Agreement to Annex Enclosed with Application Materials]

RECORDING REQUESTED BY

City Clerk

AND WHEN RECORDED MAIL TO

City of Ukiah
300 Seminary Ave.
Ukiah, CA 95482

2827

RECORDED AT REQUEST OF

City of Ukiah

BOOK 1671 PAGE 526

FEB 25 4 29 PM '88

OFFICIAL RECORDS
MENDOCINO COUNTY CALIF
MARSHA A. YOUNG
RECORDER

no fee
HP

AGREEMENT TO ANNEX

This Agreement is made and entered into in the City of Ukiah, County of Mendocino, State of California, by and between the City of Ukiah, a Municipal Corporation of the State of California, hereinafter called "City", and Carousel Carpet Mills, Inc. (a partnership, corporation or property owner) and existing under the laws of the State of California, hereafter called "Utility Applicant".

WITNESSETH:

WHEREAS, Carousel Carpet Mills is the owner of record of land which is known as Assessor's Parcel Nos. 167-280-08 and 167-280-09 and is more particularly described in the attached Exhibit 'A' which is incorporated herein by reference (hereinafter, the "subject property"); and

WHEREAS, the City has agreed to provide services pursuant to Applicant's request and pursuant to Applicant agreeing to sign an annexation agreement for subject property; and

WHEREAS, the City will consider and plan for providing other Municipal Services such as water, electric, fire protection and prevention services to the subject property in express reliance upon Applicant's covenant to sign an annexation agreement that will run with the land;

NOW, THEREFORE, in consideration of the above-recited facts and agreements and in reliance thereupon the parties mutually agree as follows:

1. On its own behalf and on behalf of any successors, assigns, and limited or general partners, if any, Applicant hereby consents to annexation and agrees that it or they will petition for annexation to the City of Ukiah at such time that the City requests same.

It is the intention of the parties that this Agreement creates covenants running with the subject property and its provisions shall apply to the subject property and shall inure to the benefit of and be binding upon the heirs, assigns, and successors in interest of the subject property or any portion thereof.

2. On its own behalf and on behalf of its successors and assigns Applicant waives any rights it or they may otherwise have to protest annexation of the subject property and agrees to do any and all things, including the execution of any required documents, legally and reasonably necessary to assist in the annexation of the subdivision or property or any portion thereof.

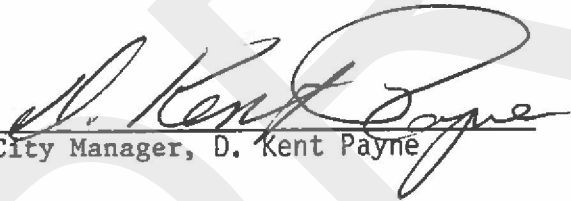
IN WITNESS WHEREOF, the parties have entered this Agreement on the 17th day of November, 1987

Carousel Carpet Mills, Inc.

BY: 
Applicant (owner or corporate officer)
Robert A. Phillips, Vice President-Controller

NOTARY

CITY OF UKIAH

BY: 
City Manager, D. Kent Payne

NOTARY

State of California)
) ss.
County of Mendocino)

On this 23 day of Nov, in the year 1987,
before me, personally appeared D. Kent Payne, personally known to me to be the
person who executed this instrument as City Manager of the City of Ukiah and
acknowledged to me that the City of Ukiah executed it.

WITNESS my hand and official seal.

Patricia Brown
Notary Public in and for said State

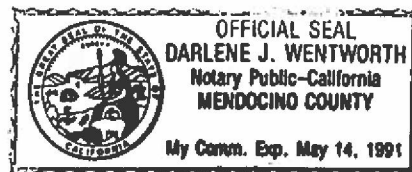


State of California)
) ss.
County of Mendocino)

On this 23 day of Nov, in the year 1987, before me,
personally appeared Robert A. Phillips, to be the person who executed the
within instrument as vice-president or on behalf of the corporation therein
named and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.

Darlene J. Wentworth
Notary Public in and for said State



BOOK 1671 PAGE 528

DESCRIPTION

That certain real property situated in the County of Mendocino, State of California, more particularly described as follows:

Commencing at the most northerly corner of Parcel 4 as shown on a Parcel Map filed in Map Case 2, Drawer 29, Page 48, Mendocino County Records; thence along the westerly boundary of said Parcel 4 S 21°47'55" E, 489.43 feet, to a private roadway and Public Utility Easement; thence along the northerly boundary of said easement from a tangent bearing of S 66°29'00" W along a curve to the right having a radius of 50 feet through a central angle of 50°12'30" for a distance of 43.81 feet; thence N 63°18'30" W, 239.08 feet; thence along a curve to the left having a radius of 730 feet through a central angle of 22°36'00" for a distance of 287.94 feet; thence N 85°54'30" W, 112.00 feet to a point in the easterly boundary of the Northwestern Pacific Railroad right-of-way; thence along said Railroad right-of-way N 04°05'36" E, 425.00 feet; thence S 79°09'00" E, 179.56 feet; thence N 44°19'00" E, 120.04 feet; thence S 55°34'00" E, 182.98 feet; thence S 68°36'20" E, 167.42 feet; thence N 84°44'40" E, 144.51 feet; thence S 53°15'30" E, 105.00 feet to the Point of Beginning, containing 7.90 acres more-or-less.



Mendocino LAFCo

200 South School Street

Ukiah, CA 95482

(707) 463-4470

Website: www.mendolafco.org

Email: eo@mendolafco.org

LAFCo Office Use Only

Date Filed: _____

Received By: _____

NOTICE OF INTENTION TO ADOPT RESOLUTION OF APPLICATION

For Filing with the Mendocino Local Agency Formation Commission

A proposal for a change of organization made by a local agency shall be initiated by an adopted resolution of application in accordance with Government Code Section 56654. Mailed notice of a local agency's intention to adopt a resolution of application must be provided no less than 21 days in advance to the Commission and all affected agencies.

Agency Information

Agency Name	City of Ukiah
Contact	Jesse Davis, AICP
Mailing Address	300 Seminary Avenue, Ukiah, CA, 95482
Telephone	707-463-6207
Email	jdavis@cityofukiah.com

Nature of Proposal and All Associated Changes of Organization:

On May 7, 2025, the City Council approved the purchase of 1 Carousel Lane (APN 167-280-15). The sale closed on June 30, 2025. The City intends to relocate its Corporation Yard from the Ukiah Municipal Airport to this site. Tenant improvements will begin after the City completes its evaluation of space in 2025-2026, with full relocation of staff and equipment anticipated by 2027.

Description of Boundaries of Affected Territory Accompanied by Map:

The subject property is in unincorporated Mendocino County, north of the City of Ukiah limits, in an area with a mix of commercial, residential, and industrial uses. It consists of one (1) industrially developed parcel of about 7.9 acres with access from Carousel Lane, a private road. Topography is generally flat, with an average elevation of about 628 feet above mean sea level. The property is bordered by York Creek to the north, the Russian River to the east, North State Street to the west, and Carousel Lane and adjacent commercial uses to the south. The site address is 1 Carousel Lane, Ukiah, California, APN 167-280-15.

Reason for Proposal and Any Conditions:

On May 7, 2025, the City Council approved the purchase of 1 Carousel Lane (APN 167-280-15). The sale closed on June 30, 2025. The City intends to relocate the Corporation Yard from the Ukiah Municipal Airport to this site. Tenant improvements will begin after the City completes its evaluation of the space in 2025–2026, with full relocation of staff and equipment anticipated by 2027.

The proposed annexation is necessary at this time for the following reasons:

- **Replace failing facility:** The Corporation Yard at the Ukiah Municipal Airport is undersized and deteriorated, which limits fleet, streets, water, and wastewater operations. Relocation removes conflicts with airport activity, improves safety, and frees airport property for aviation uses.
- **Jurisdictional control and consistency:** Annexation places the site fully under City land use authority, permitting, and risk management, ensuring consistent oversight across City properties.
- **Permit authority and schedule certainty:** Improvements at 1 Carousel Lane require timely, streamlined permitting. Annexation removes dual City–County processing and reduces administrative delay.
- **Fiscal efficiency:** Locating a City facility within City limits improves cost control through in-house permitting and inspections, lower operating costs, and removal of County fees, taxes, and assessments that do not apply to municipal properties used for public benefit within the City.
- **Grant and funding eligibility:** Many state and federal programs prioritize projects under a single Agency Having Jurisdiction (AHJ). Annexation strengthens eligibility and competitiveness for grants tied to municipal infrastructure and other public works.
- **Plan alignment:** Rezoning to Public Facilities and annexation align with the 2040 General Plan, the Ukiah Valley Area Plan, and Mendocino LAFCo policies. The parcel lies within the City's adopted Sphere of Influence. Planned uses are consistent with historic activities on the site, including warehouse functions, agricultural sales and services, and materials storage. The action supports orderly growth and reliable service delivery, including water service. It is also consistent with the City's Annexation Policy (Resolution No. 2020-06), which directs pursuit of annexations to avoid sprawl and ensure efficient municipal services without undue financial burden on the City or residents.
- **Regional water coordination:** The site is within the Ukiah Valley Water Authority (UVWA) service area. Annexation supports coordinated planning and infrastructure delivery among member agencies, benefiting the City and surrounding communities.
- **Consistency with precedent:** The proposal follows the City's 2023 and 2024 annexations of other City-owned land for public services, continuing the practice of incorporating municipal facilities into City limits when serving a public purpose.
- **Immediate need:** The City now owns 1 Carousel Lane and seeks to use it for public works and utility operations. Annexation secures jurisdictional control, supports UVWA coordination, and reduces exposure to taxes and assessments that would not apply if the property were within City boundaries and subject to City jurisdiction.

Enclosed: Draft Plat; Draft Legal Description; Draft Prezone & Proposed Land Use Maps; Assessor Parcel Map

North State Street

Railroad

Railroad R/W

Annexation Area A

AP 167-280-05
Thompson

AP 168-201-34
Panofsky

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

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

L8
Annexation boundary

AP 167-280-14
Double M Properties

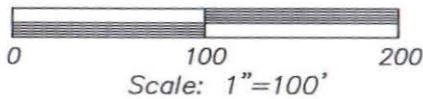
AP 167-280-12
Double M Properties

AP 167-280-13
Double M Properties

AP 167-280-11
Double M Properties

S04°59'34"E 14917.74'

3.25" aluminum
disk marked CA
DOT / 101 MEN
25.13



154-020
154-037

167-28

N
1"= 200'

Fr. Lot 140, Yokayo Rancho
Parcel Map C2 D29 P48

Bk
168
20

Bk
169

12-8-89
3-21-91

NOTE: This map was prepared for
assessment purposes only. No liability
is assumed for the data delineated
hereon.

Bk
169

Assessor's Map
County of Mendocino, Calif.
March 1967

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

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

AREA A:

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

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

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

Area = 7.90 acres

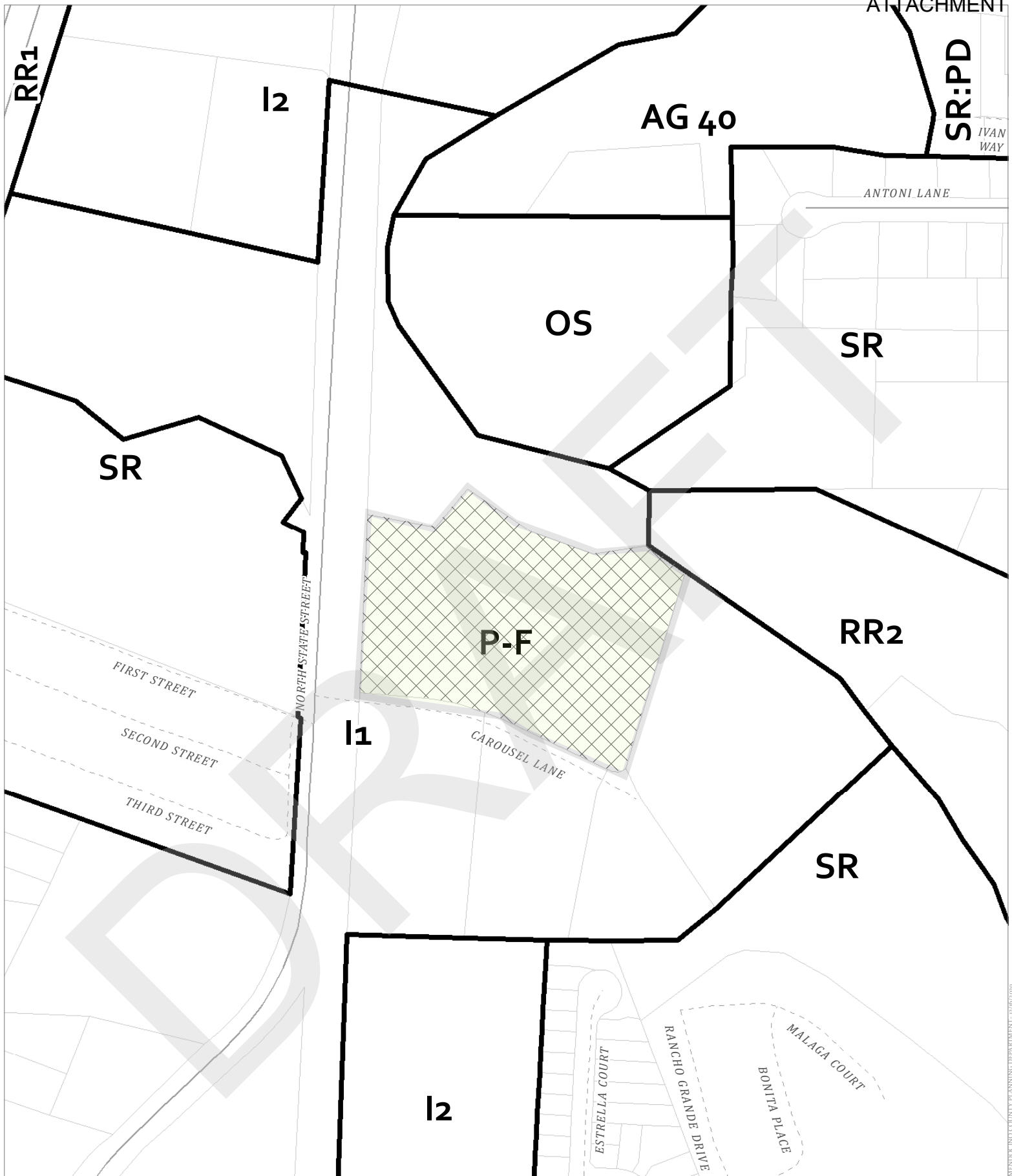
AP 167-280-15

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

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

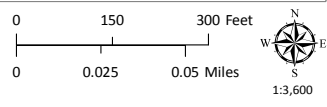
Ron W. Franz L.S. 7173

Dated

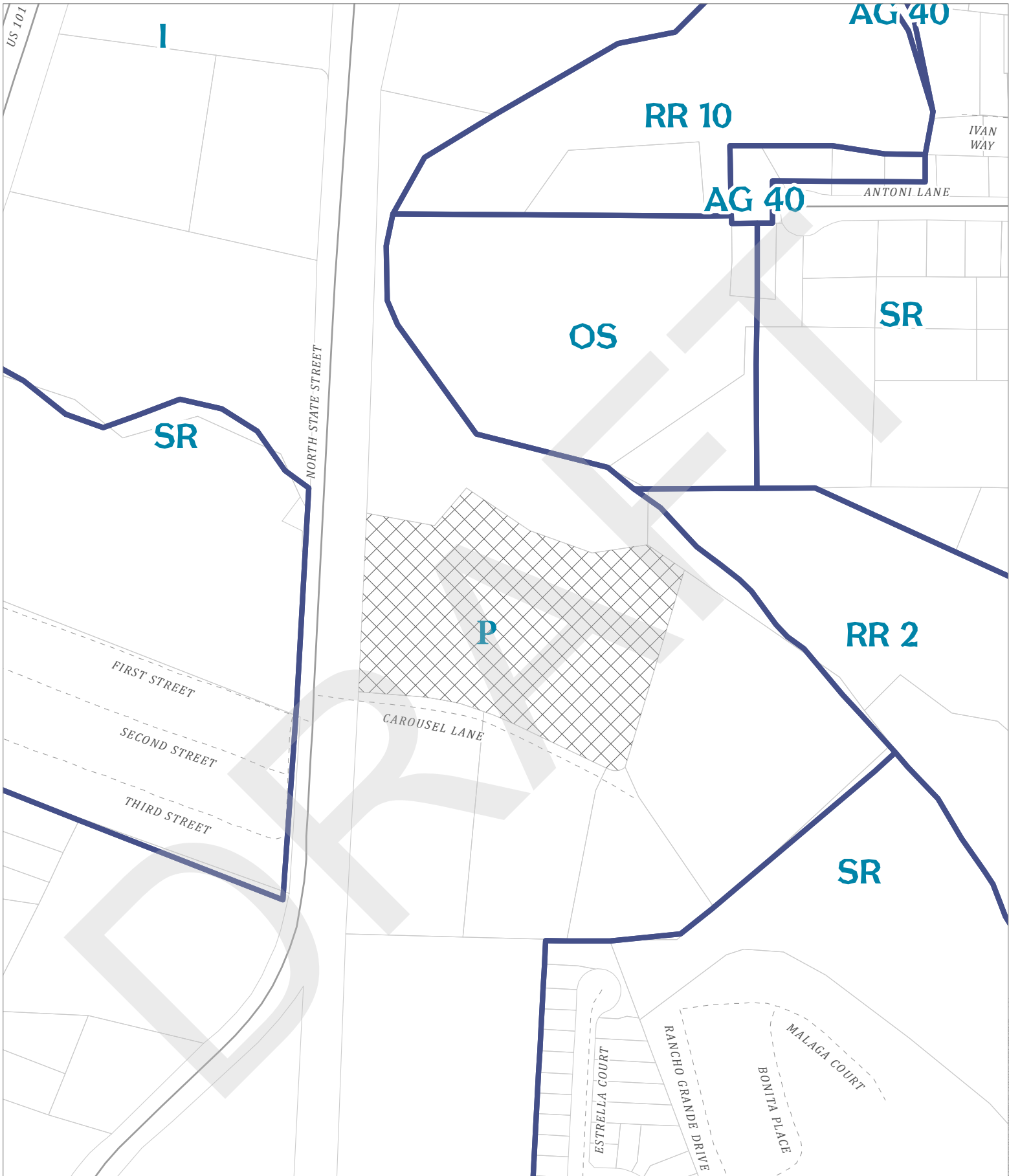


CASE: File No. 25-001107
 OWNER: City of Ukiah
 APN: 167-280-15
 APLCT: City of Ukiah
 AGENT: N/A
 ADDRESS: 1 Carousel Lane, Ukiah

-  County Zoning Districts
-  Public Roads
-  City Prezone Designation

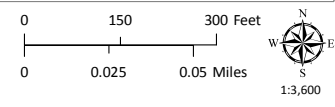


PREZONE DISPLAY MAP

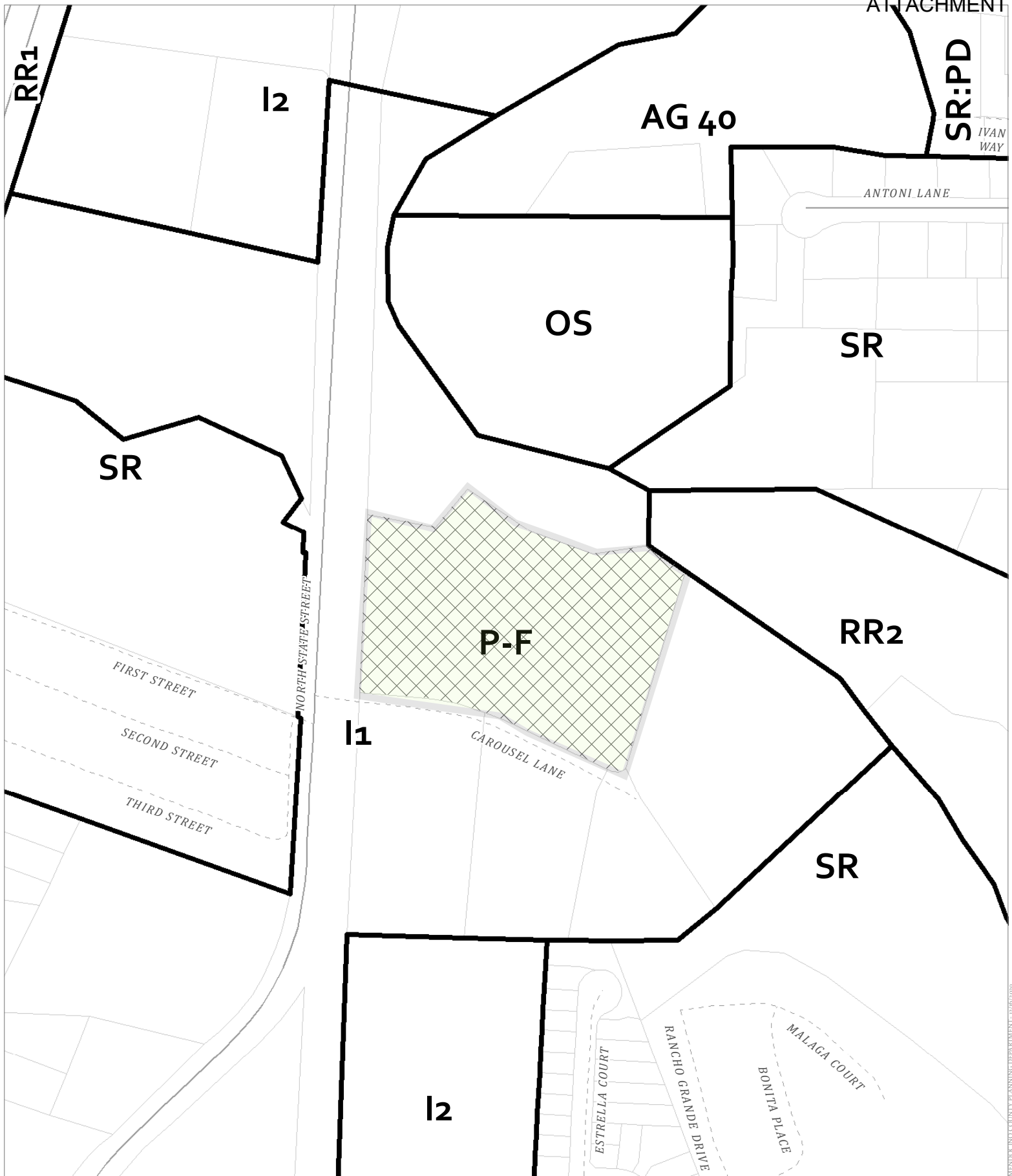


CASE: File No. 25-001107
 OWNER: City of Ukiah
 APN: 167-280-15
 APLCT: City of Ukiah
 AGENT: N/A
 ADDRESS: 1 Carousel Lane, Ukiah

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

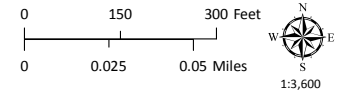


MENDOCINO COUNTY PLANNING DEPARTMENT - 12/06/2020



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

-  County Zoning Districts
-  Public Roads
-  City Prezone Designation



PREZONE DISPLAY MAP

ARTICLE 15. REGULATIONS IN PUBLIC FACILITIES (PF) ZONING DISTRICT¹

SECTION:

§9170 Purpose And Intent**§9170.1 Allowed Uses****§9170.2 Permitted Uses****§9170.3 Building Height Limits****§9170.4 Required Site Area****§9170.5 Required Yard Setbacks****§9170.6 Required Parking****§9170.7 Additional Requirements****§9170.8 Determination Of Appropriate Use****§9170 PURPOSE AND INTENT**

This district classification 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 purpose of the Public Facilities Zoning District is to provide business opportunities on large public-serving land uses such as the airport. Finally, the Public Facilities Zone is consistent with the Public ("P") land use designation of the General Plan. (Ord. 1009, §1, adopted 1998)

§9170.1 ALLOWED USES

The following uses are allowed in the Public Facilities (PF) Zoning District:

Airports and aviation-related functions and uses.

Civic centers and similar sites and uses.

Conservation and natural resource conservation areas.

Fairgrounds.

Historical sites and monuments.

Parks and recreation areas and facilities.

Public gardens.

Public schools.

Public utility facilities and uses.

Uses and structures which are incidental or accessory to allowed uses. (Ord. 1009, §1, adopted 1998)

§9170.2 PERMITTED USES

The following uses are permitted in the Public Facilities (PF) Zoning District subject to first securing a use permit:

Cannabis cultivation – Large indoor.

Cannabis cultivation – Large mixed light.

Cannabis cultivation – Medium indoor.

Cannabis cultivation – Medium mixed light.

Cannabis cultivation – Processor.

Cannabis cultivation – Small indoor.

Cannabis cultivation – Small mixed light.

Cannabis cultivation – Specialty cottage.

Cannabis cultivation – Specialty indoor.

Cannabis cultivation – Specialty mixed light.

Cannabis distribution.

Cannabis manufacturer – Packaging.

Cannabis manufacturer – Shared use.

Cannabis manufacturing – Level 1.

Cannabis microbusiness.

Cannabis nursery.

Cannabis retailer.

Cannabis testing laboratory.

Community concerts, farmers markets, craft bazaars, and flea markets.

Corporation yards.

Establishment, maintenance, operation and removal of circuses, carnivals, amusement parks, open-air theaters, or other similar temporary establishments involving large assemblages of people.

Light manufacturing and industrial uses.

Minor food services unrelated to the primary use.

Public cemeteries and similar uses.

Public transportation facilities.

Quasi-public land uses.

Refuse disposal/recycling areas, and refuse transfer stations and similar uses.

Storage facilities and bulk fuel storage.

Uses and structures which are incidental or accessory to permitted uses. (Ord. 1009, §1, adopted 1998; Ord. 1186, §4, adopted 2018; Ord. 1226, §6, adopted 2022)

§9170.3 BUILDING HEIGHT LIMITS

The maximum height limits for buildings in a Public Facilities (PF) Zoning District are as follows:

- A. Airport Buildings: The height limit for buildings on the City airport grounds varies depending upon exact location. The maximum height shall be pursuant to the provisions of Division 3, Chapter 9, Article 2 of this Code.
- B. City Park Buildings: Thirty feet (30').
- C. City Utility Facilities And Public Safety Structures: Forty feet (40'), except for electrical transmission towers, which are not limited in height.
- D. School Buildings: Thirty feet (30').

E. Fairground Buildings: Thirty feet (30'). (Ord. 1009, §1, adopted 1998)

§9170.4 REQUIRED SITE AREA

There is no required site area for the Public Facilities (PF) Zoning District. (Ord. 1009, §1, adopted 1998)

§9170.5 REQUIRED YARD SETBACKS

While no specific yard setbacks are established for the PF Zoning District, it is intended that the yard setbacks shall be equal to or greater than those for adjacent districts. The exact yard setbacks for development projects in the PF Zoning District shall be established and set forth as conditions of approval in the discretionary review process. (Ord. 1009, §1, adopted 1998)

§9170.6 REQUIRED PARKING

The minimum parking area required in the Public Facilities (PF) Zoning District shall be as follows:

- A. Public Utility Facilities: One parking space for each employee on duty at any one time, and one space for each vehicle used in connection with the facility with a minimum of three (3) spaces. One additional space for every two hundred fifty (250) square feet of office space.
- B. Elementary And Junior High Schools: Three (3) spaces for each classroom. A minimum of one designated bus zone for loading and unloading students. One space per office, and a minimum of three (3) on-site designated drop-off/pick-up spaces.
- C. Senior High School: One space for each member of the faculty and each employee, plus one space for each six (6) students. A minimum of three (3) on-site designated drop-off/pick-up spaces.
- D. Airport: The number of required parking spaces at the airport shall depend on the individually proposed uses. The number of spaces shall be determined by the provisions contained in Article 17 of this Chapter.
- E. Stadiums And Ball Fields: The number of spaces shall be equal in number to thirty three percent (33%) of the capacity of the facility.
- F. Golf Driving Range: One parking space per tee, plus the spaces required for additional uses on the site.
- G. Golf Course: Six (6) spaces per hole, plus the spaces required for accessory uses on the site.
- H. Miniature Golf Course: Three (3) spaces per hole, plus the spaces required for accessory uses on the site.
- I. Commercial Swimming Pool: One space for each one hundred (100) square feet of water surface.
- J. Tennis Courts: Three (3) spaces for each court, plus the spaces required for accessory uses on the site.
- K. Other Uses: All other uses are subject to the provisions contained in Article 17 of this Chapter. (Ord. 1009,

§1, adopted 1998)

§9170.7 ADDITIONAL REQUIREMENTS

The following additional requirements are applicable in the Public Facilities (PF) Zoning District:

- A. Existing development as of the date hereof inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation, and shall be subject to the nonconforming provisions contained in this Chapter.
- B. A site development permit shall be required for development projects in the Public Facilities (PF) Zoning District, pursuant to the requirements of subsection 9261B of this Chapter.
- C. All development projects in the PF Zoning District requiring discretionary review shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.
- D. Landscaping plans submitted for projects on the Ukiah Municipal Airport property shall not include trees, except in areas deemed acceptable in the airport master plan. Landscaping plans submitted for public utility projects shall only include trees if they will not conflict with utility operations.
- E. All proposed landscaping plans, except as noted in subsection D of this Section shall comply with the following standards:
 - 1. Landscaping shall be proportional to the building elevations.
 - 2. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.
 - 3. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.
 - 4. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.
 - 5. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.

6. Parking lots shall have a perimeter planting strip with both trees and shrubs.
7. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.
8. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.
9. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless because of the small size of a parcel, such coverage would be unreasonable. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.
10. Landscaping plans shall include an automatic irrigation system, signs, lighting plan, and any other design amenities.
11. All required landscaping for public facility development projects shall be adequately maintained in a viable condition.
12. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project. (Ord. 1009, §1, adopted 1998; Ord. 1168, §3, adopted 2016)

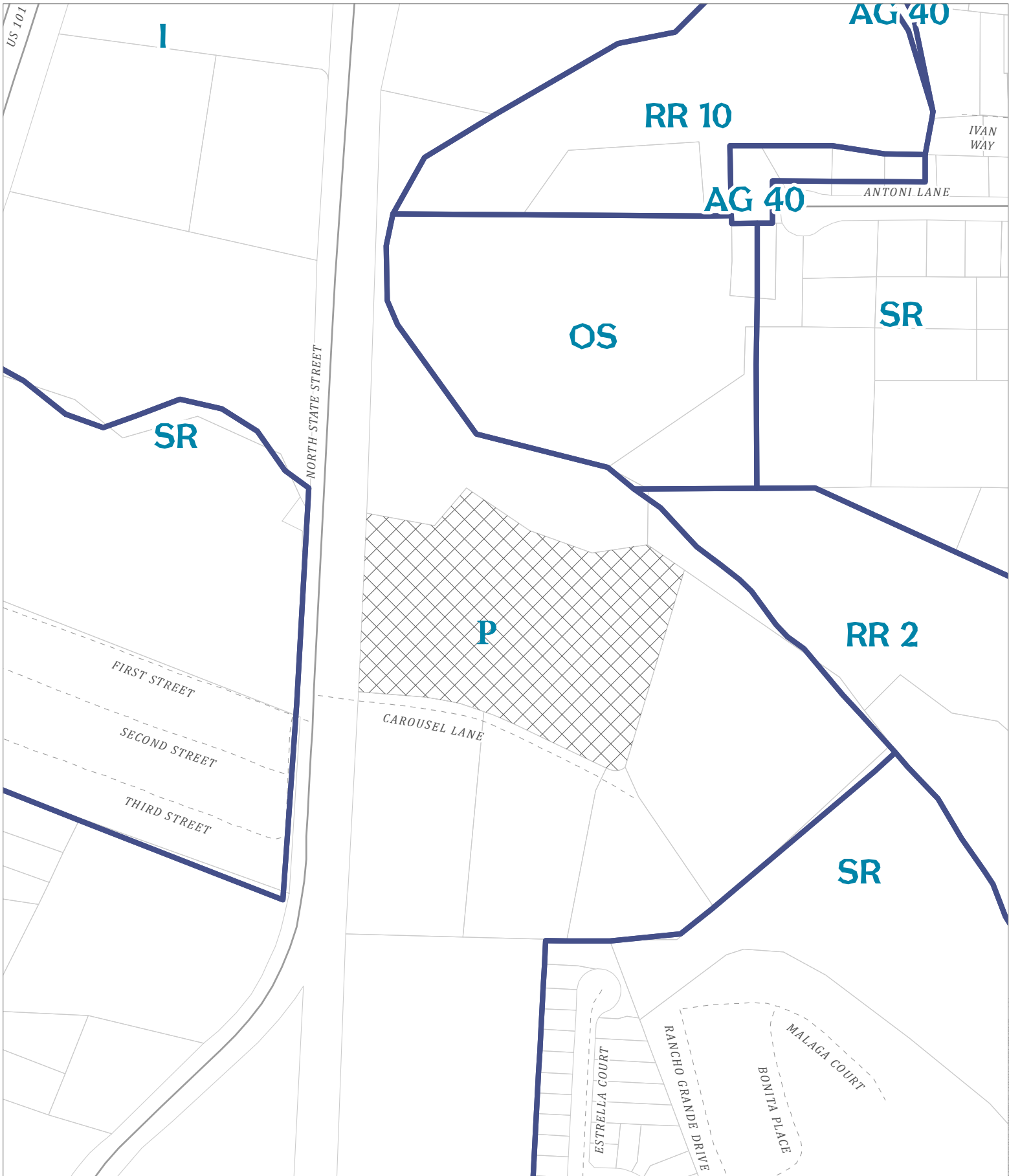
§9170.8 DETERMINATION OF APPROPRIATE USE

Whenever a use is not listed in this Article as a use permitted by right or a use subject to a use permit in the PF Zoning District, the Planning Director shall determine whether the use is appropriate for the Zoning District, either as a right or subject to a use permit. In making this determination, the Planning Director shall find as follows:

- A. That the use would not be incompatible with other existing or allowed uses in the PF Zoning District.
- B. That the use would not be detrimental to the continuing development of the area in which the use would be located.
- C. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the Planning Director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses. All determinations of the Planning Director regarding whether a use can be allowed or permitted in the Public Facilities (PF) Zoning District shall be final unless a written appeal to the City Council, stating the reasons for the appeal, and the appeal fee, if any, established from time to time

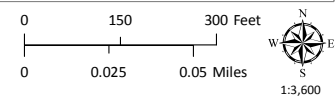
by City Council resolution, is filed with the City Clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. The City Council shall conduct a duly noticed public hearing on the appeal in accordance to the applicable procedures as set forth in this Chapter. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Planning Director. All City Council decisions on appeals of the Planning Director's actions are final for the City. (Ord. 1009, §1, adopted 1998)

¹ Ord. 793, §2, adopted 1982; rep. by Ord. 1009, §1, adopted 1998.



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

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



Public / Quasi-Public			
Public P		Purpose and Application: This 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: ▪ Government buildings ▪ Libraries ▪ Water, wastewater, and drainage facilities ▪ Transportation and utility facilities ▪ Compatible public buildings ▪ Natural resource areas	Minimum /Maximum Density: n/a Floor Area Ratio: 1.0
Recreational REC		Purpose and Application: This designation is intended to identify recreation facilities with generally unrestricted access. REC lands apply to public parks and recreation facilities, quasi-public recreation facilities within residential development, and private parks or recreation facilities such as campgrounds or private golf courses. Typical Uses: ▪ Campgrounds, trails, parks, baseball fields, soccer fields, BMX tracks, RV parks, golf courses, country club facilities.	Minimum /Maximum Density: n/a Floor Area Ratio: n/a
Open Space OS		Purpose and Application: This designation is intended to identify lands not suited for development or to land most valuable in its undeveloped state. Factors limiting the development of land would include such constraints as unstable soils, high fire hazard, remote location, poor access, or susceptibility to flooding. Valuable natural areas could include rare and endangered species and habitat, wildlife corridors, riparian vegetation zones, areas with creeks or water features, or designated scenic resources. The OS classification is the equivalent of the County's Open Space classification. Typical Uses: • Agriculture, conservation and development of natural resources • Mineral extraction • Recreation • Essential utility installations	Minimum /Maximum Density: n/a Floor Area Ratio: n/a

Carousel Lane Property

1 Carousel Lane

Ukiah, CA 95482

Inquiry Number: 7951457.8

April 09, 2025

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

04/09/25

Site Name:

Carousel Lane Property
1 Carousel Lane
Ukiah, CA 95482
EDR Inquiry # 7951457.8

Client Name:

EBA Engineering
825 Sonoma Avenue
Santa Rosa, CA 95404
Contact: Kevin Coker



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1993	1"=500'	Acquisition Date: July 11, 1993	USGS/DOQQ
1983	1"=500'	Flight Date: September 09, 1983	USDA
1976	1"=500'	Flight Date: July 22, 1976	USGS
1963	1"=500'	Flight Date: August 04, 1963	USGS
1952	1"=500'	Flight Date: July 15, 1952	USDA
1941	1"=500'	Flight Date: October 09, 1941	USDA

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INQUIRY #: 7951457.8

YEAR: 2020

1" = 500'





INQUIRY #: 7951457.8

YEAR: 2016

— = 500'





INQUIRY #: 7951457.8

YEAR: 2012

1" = 500'





INQUIRY #: 7951457.8

YEAR: 2009

— = 500'





INQUIRY #: 7951457.8

YEAR: 2006

1" = 500'





INQUIRY #: 7951457.8

YEAR: 1993

— = 500'





INQUIRY #: 7951457.8

YEAR: 1983

1" = 500'





INQUIRY #: 7951457.8

YEAR: 1976

— = 500'





INQUIRY #: 7951457.8

YEAR: 1963

— = 500'



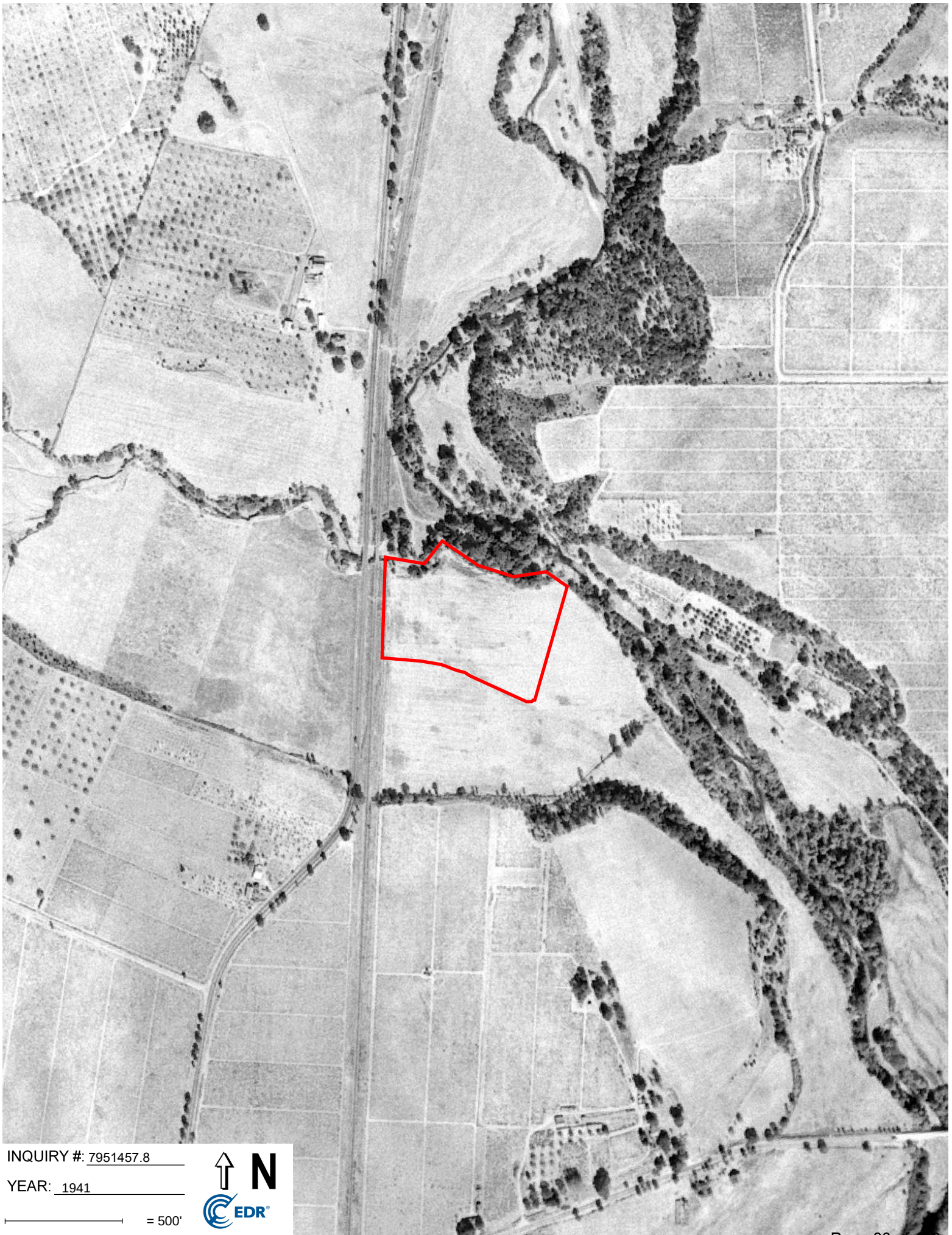


INQUIRY #: 7951457.8

YEAR: 1952

1" = 500'





INQUIRY #: 7951457.8

YEAR: 1941

— = 500'



Carousel Lane Property

1 Carousel Lane

Ukiah, CA 95482

Inquiry Number: 7951457.4

April 08, 2025

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

04/08/25

Site Name:

Carousel Lane Property
1 Carousel Lane
Ukiah, CA 95482
EDR Inquiry # 7951457.4

Client Name:

EBA Engineering
825 Sonoma Avenue
Santa Rosa, CA 95404
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EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by EBA Engineering were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	25-3730	Latitude:	39.201723 39° 12' 6" North
Project:	Carousel Lane Property	Longitude:	-123.20218 -123° 12' 8" West
		UTM Zone:	Zone 10 North
		UTM X Meters:	482542.69
		UTM Y Meters:	4339181.86
		Elevation:	628.33' above sea level

Maps Provided:

2022
2018
2015
2012
1975
1958
1947

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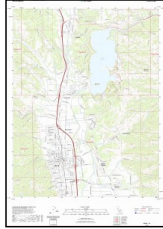
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Topo Sheet Key

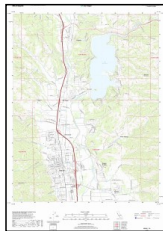
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2022 Source Sheets



Ukiah
2022
7.5-minute, 24000

2018 Source Sheets



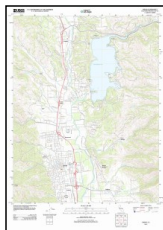
Ukiah
2018
7.5-minute, 24000

2015 Source Sheets



Ukiah
2015
7.5-minute, 24000

2012 Source Sheets

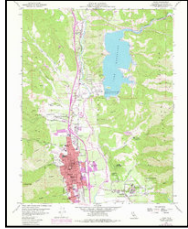


Ukiah
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1975 Source Sheets



Ukiah
1975
7.5-minute, 24000
Aerial Photo Revised 1975

1958 Source Sheets

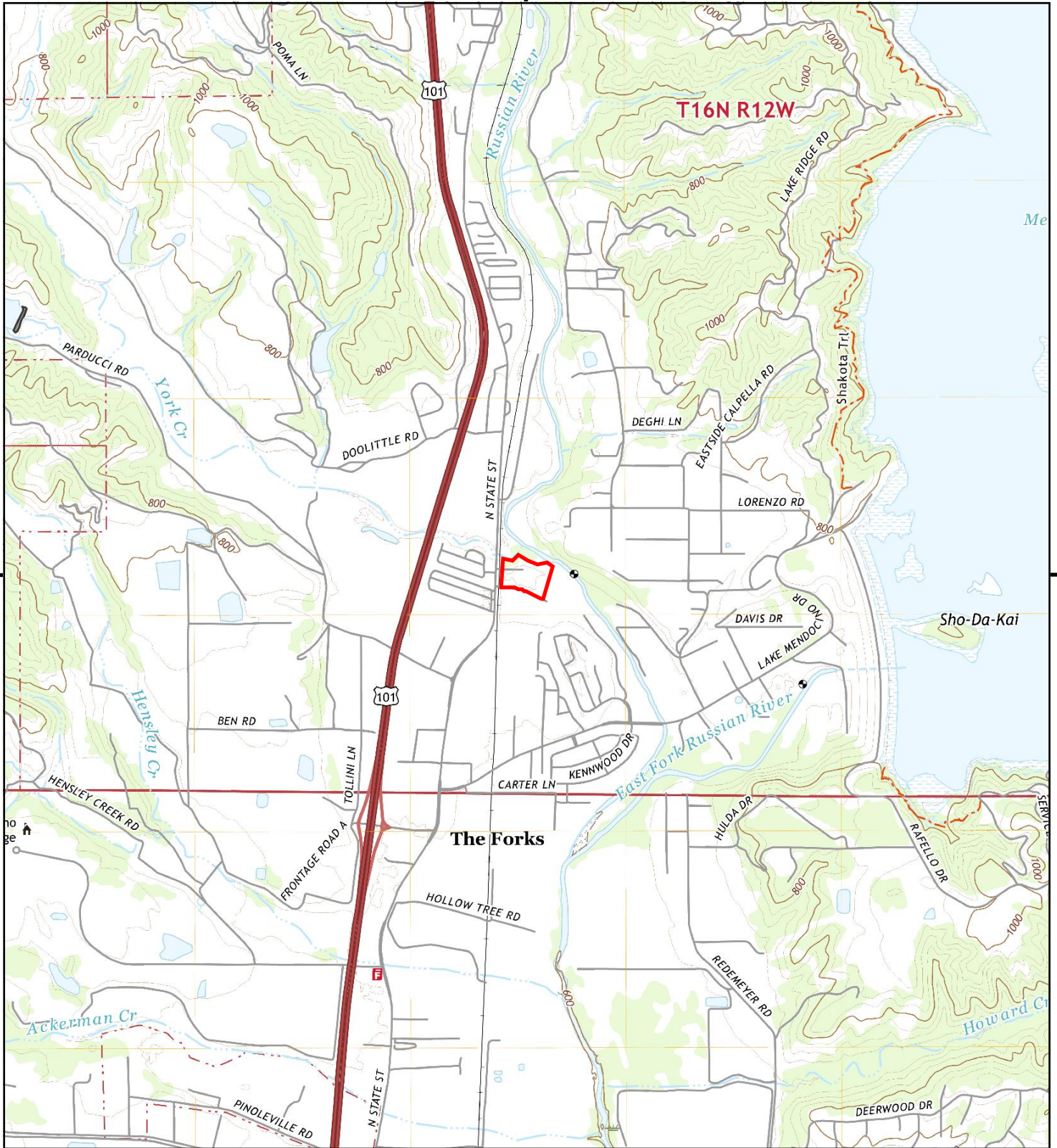


Ukiah
1958
7.5-minute, 24000
Aerial Photo Revised 1957

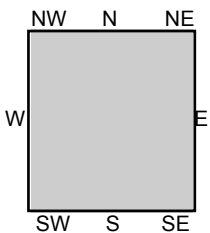
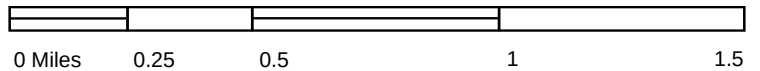
1947 Source Sheets



UKIAH
1947
15-minute, 50000



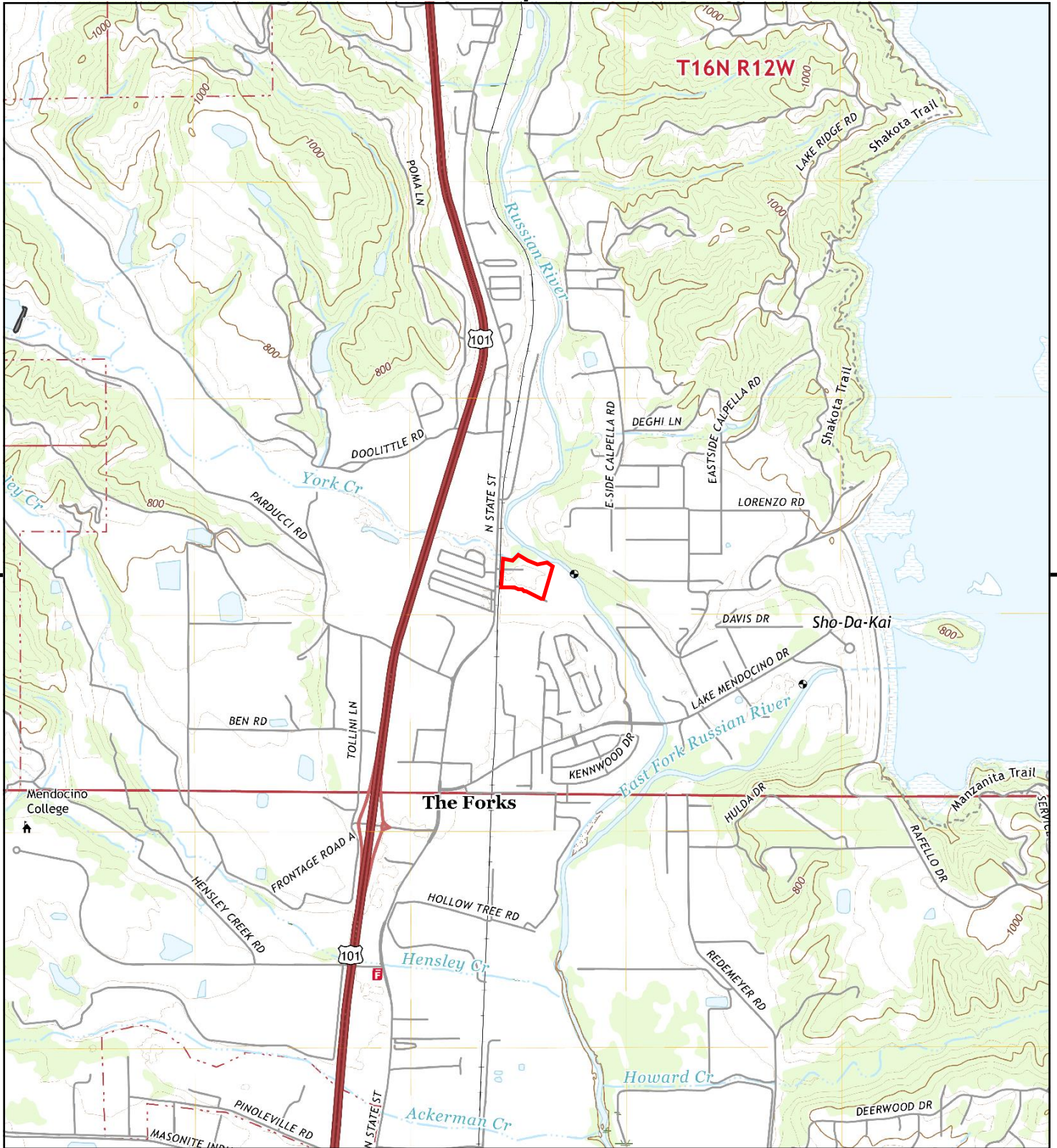
This report includes information from the following map sheet(s).



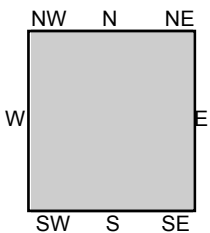
TP, Ukiah, 2022, 7.5-minute

SITE NAME: Carousel Lane Property
 ADDRESS: 1 Carousel Lane
 Ukiah, CA 95482
 CLIENT: EBA Engineering





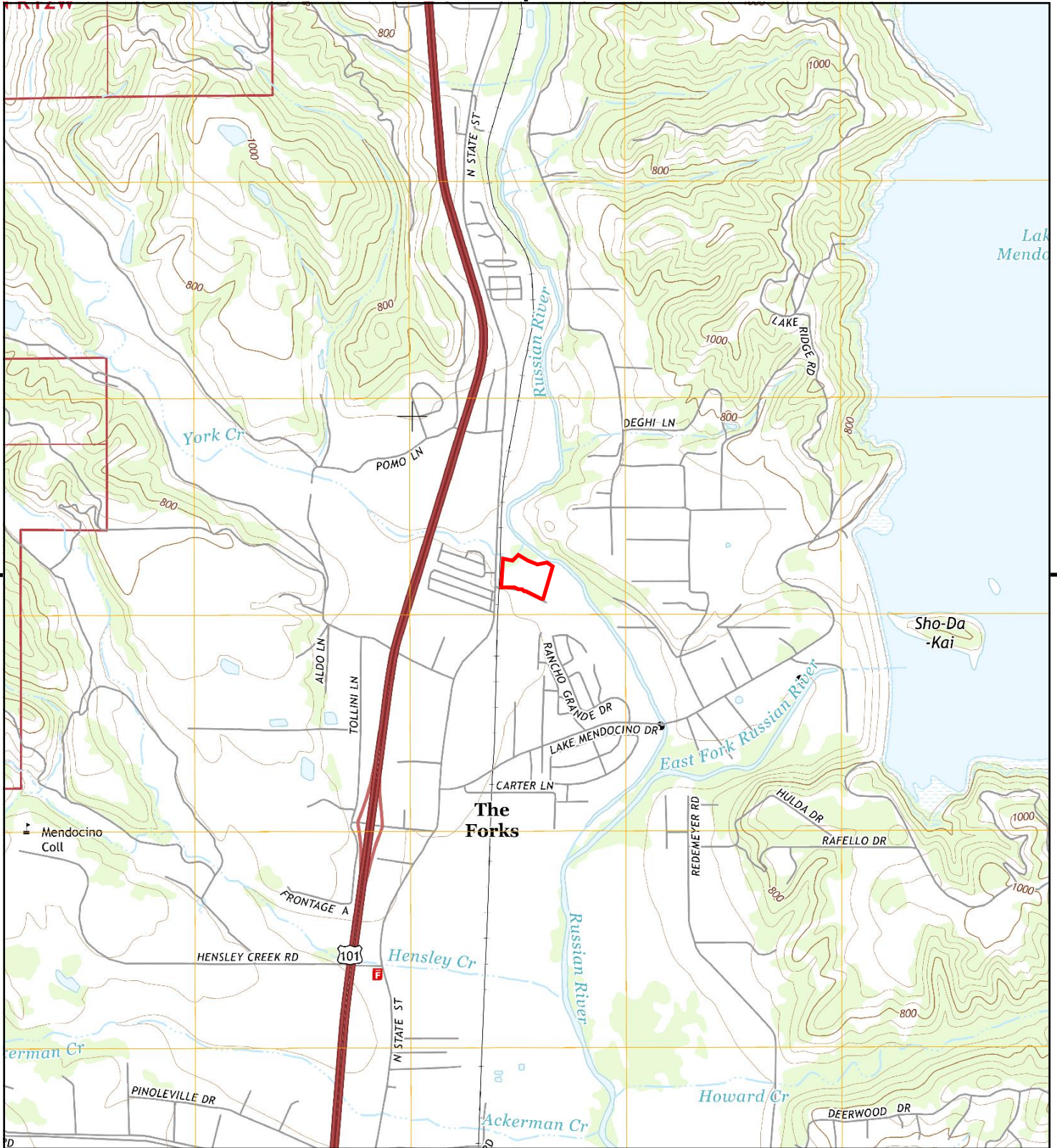
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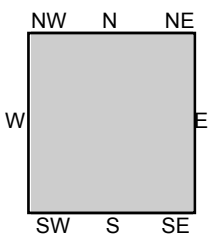
TP, Ukiah, 2018, 7.5-minute

SITE NAME: Carousel Lane Property
ADDRESS: 1 Carousel Lane
Ukiah, CA 95482
CLIENT: EBA Engineering





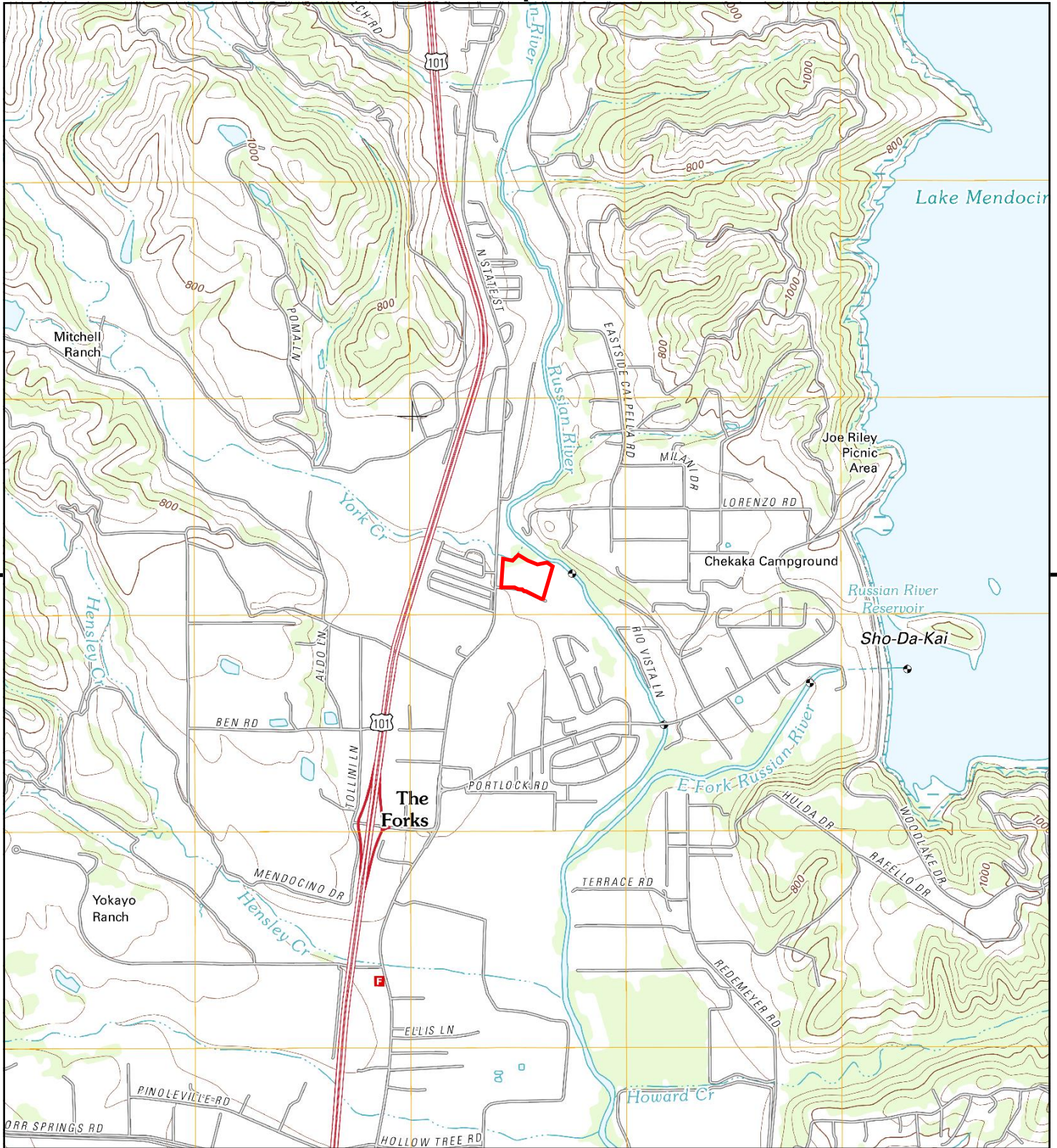
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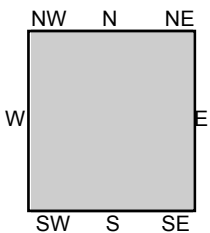
TP, Ukiah, 2015, 7.5-minute

SITE NAME: Carousel Lane Property
 ADDRESS: 1 Carousel Lane
 Ukiah, CA 95482
 CLIENT: EBA Engineering





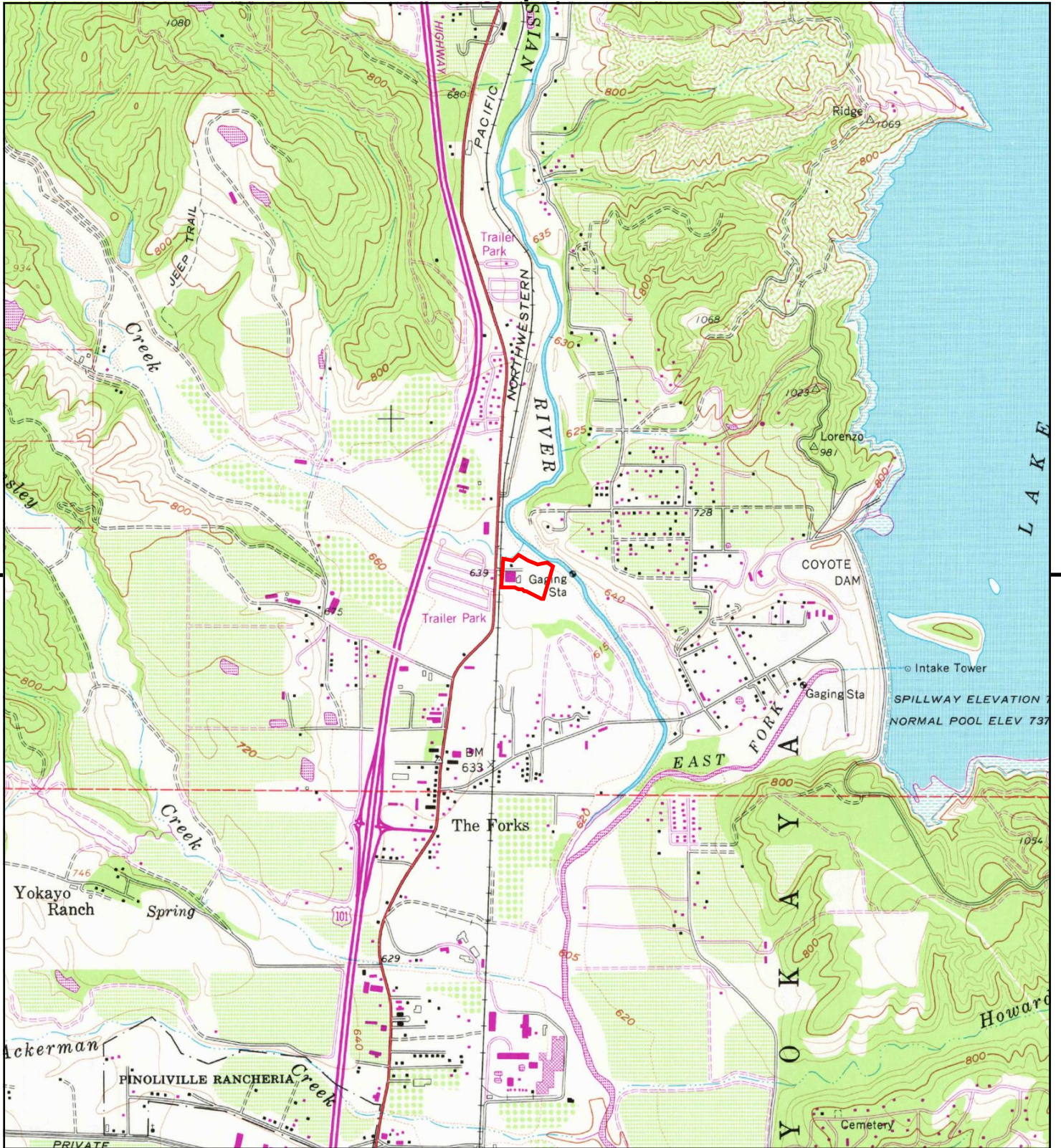
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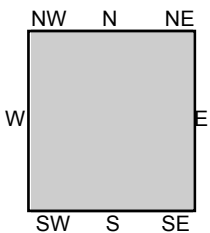
TP, Ukiah, 2012, 7.5-minute

SITE NAME: Carousel Lane Property
 ADDRESS: 1 Carousel Lane
 Ukiah, CA 95482
 CLIENT: EBA Engineering





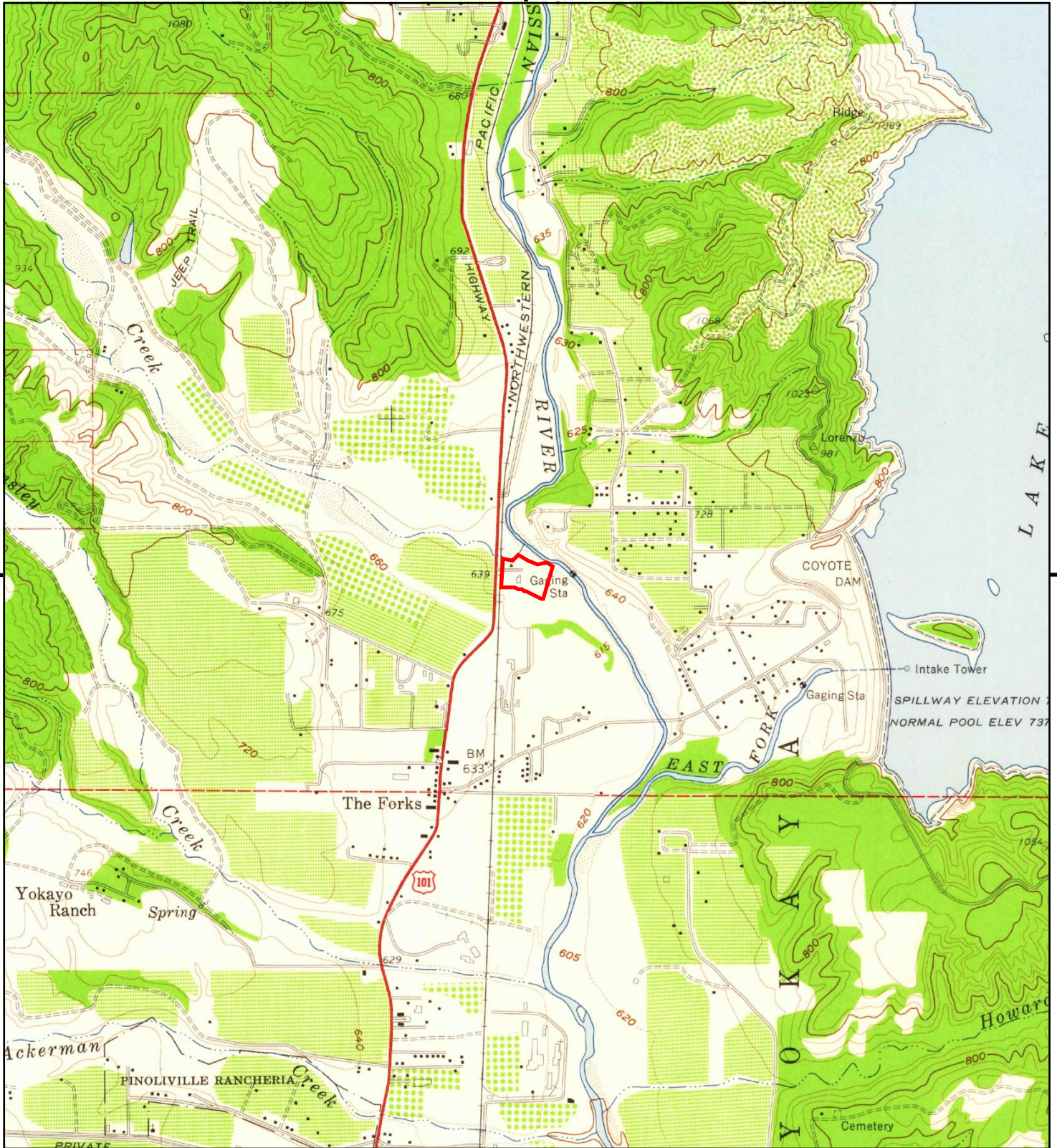
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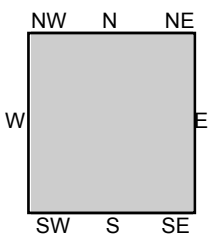
TP, Ukiah, 1975, 7.5-minute

SITE NAME: Carousel Lane Property
 ADDRESS: 1 Carousel Lane
 Ukiah, CA 95482
 CLIENT: EBA Engineering





This report includes information from the following map sheet(s).



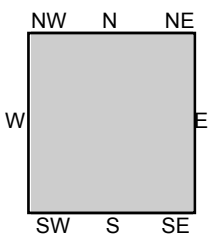
TP, Ukiah, 1958, 7.5-minute

SITE NAME: Carousel Lane Property
 ADDRESS: 1 Carousel Lane
 Ukiah, CA 95482
 CLIENT: EBA Engineering





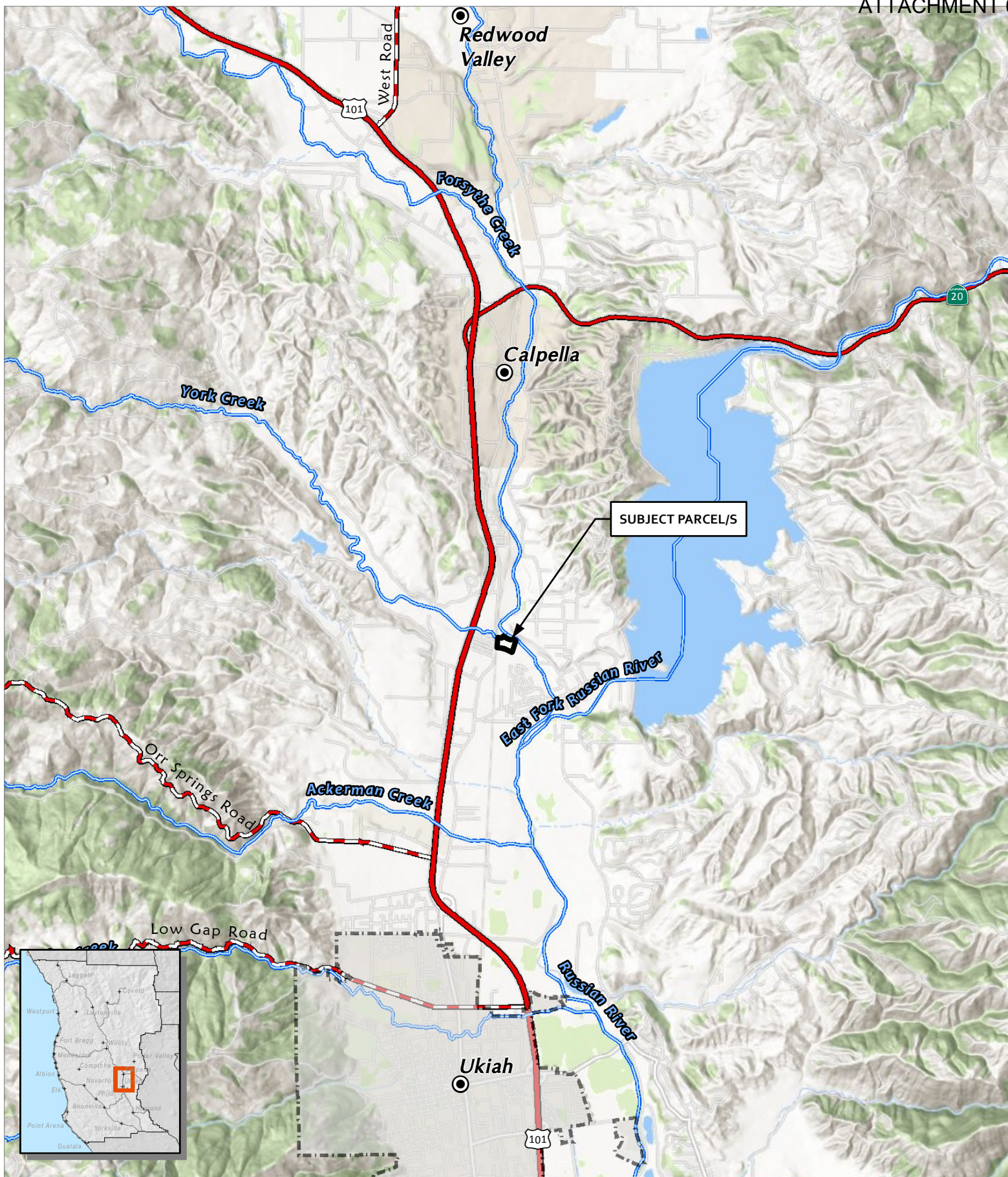
This report includes information from the following map sheet(s).



TP, UKIAH, 1947, 15-minute

SITE NAME: Carousel Lane Property
 ADDRESS: 1 Carousel Lane
 Ukiah, CA 95482
 CLIENT: EBA Engineering





CASE: File No. 25-001107

OWNER: City of Ukiah

APN: 167-280-15

APLCT: City of Ukiah

AGENT: N/A

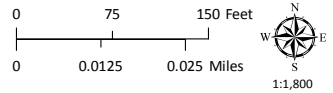
ADDRESS: 1 Carousel Lane, Ukiah

LOCATION MAP

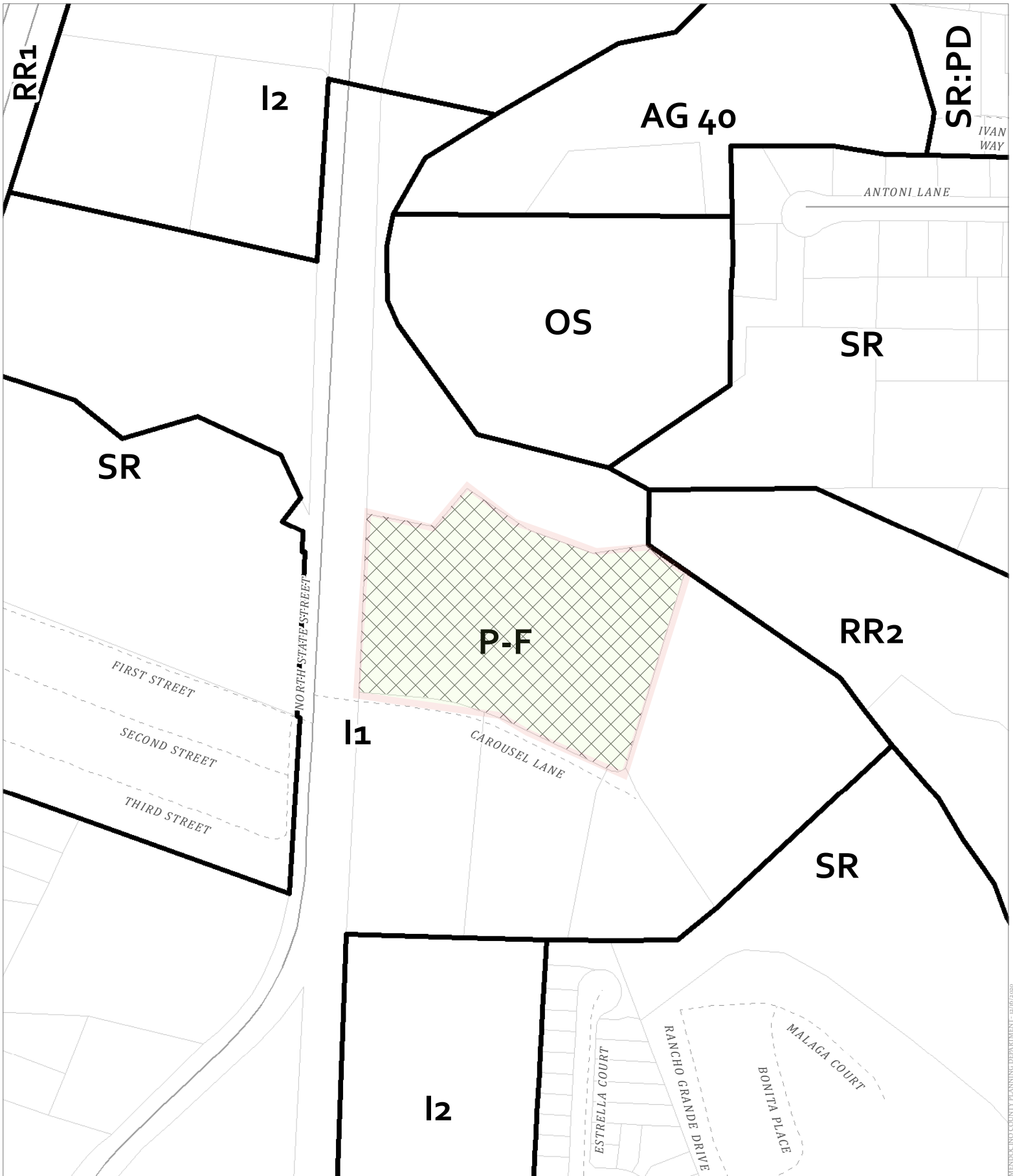


CASE: File No. 25-001107
OWNER: City of Ukiah
APN: 167-280-15
APLCT: City of Ukiah
AGENT: N/A
ADDRESS: 1 Carousel Lane, Ukiah

Named Rivers
Public Roads

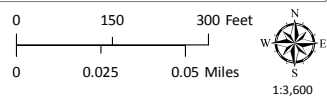


AERIAL IMAGERY

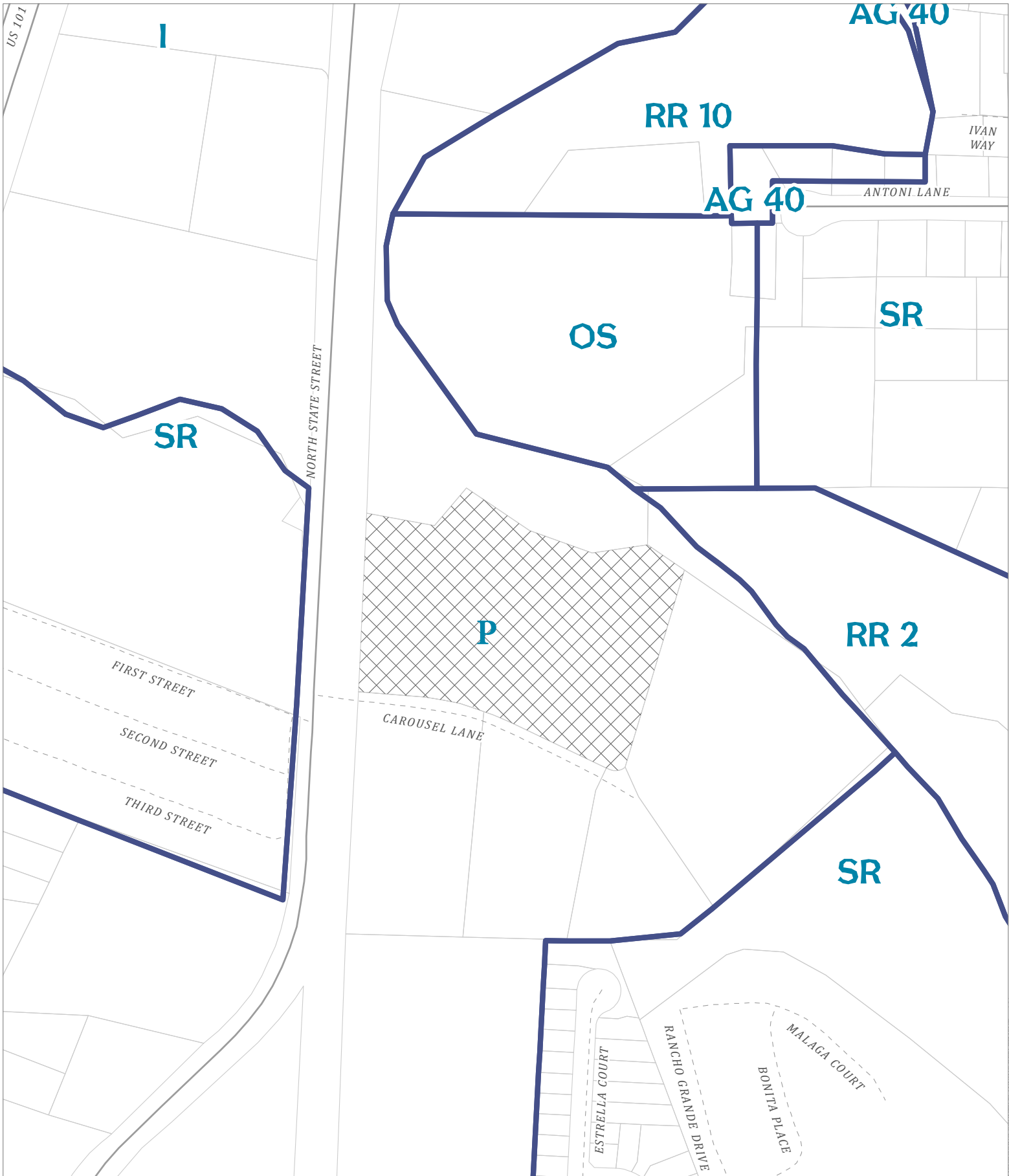


CASE: File No. 25-001107
 OWNER: City of Ukiah
 APN: 167-280-15
 APLCT: City of Ukiah
 AGENT: N/A
 ADDRESS: 1 Carolus Lane, Ukiah

-  County Zoning Districts
-  Public Roads
-  City Prezone Designation

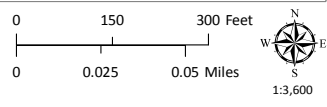


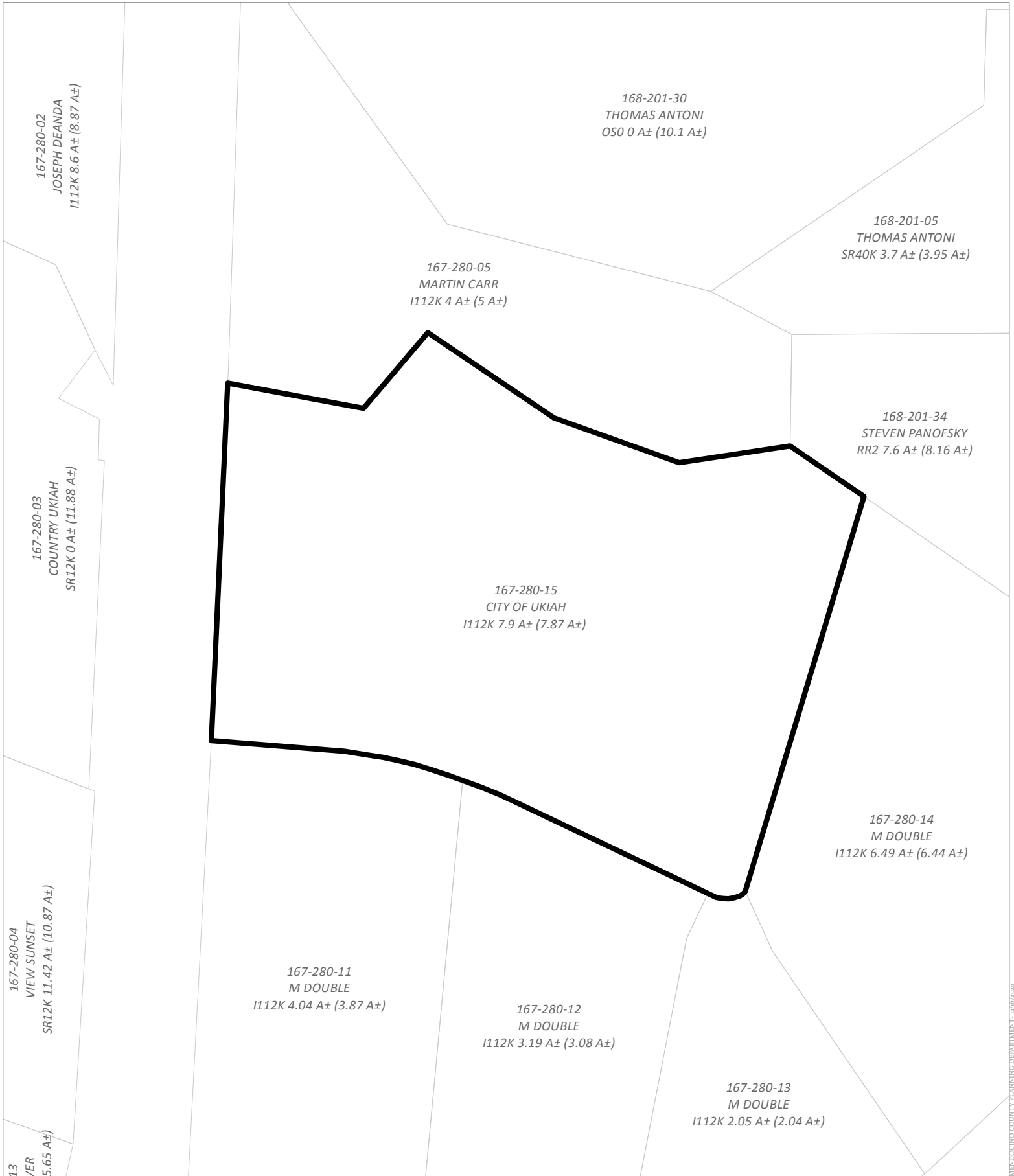
PREZONE DISPLAY MAP



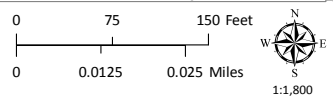
CASE: File No. 25-001107
 OWNER: City of Ukiah
 APN: 167-280-15
 APLCT: City of Ukiah
 AGENT: N/A
 ADDRESS: 1 Carousel Lane, Ukiah

 General Plan Classes
 Public Roads

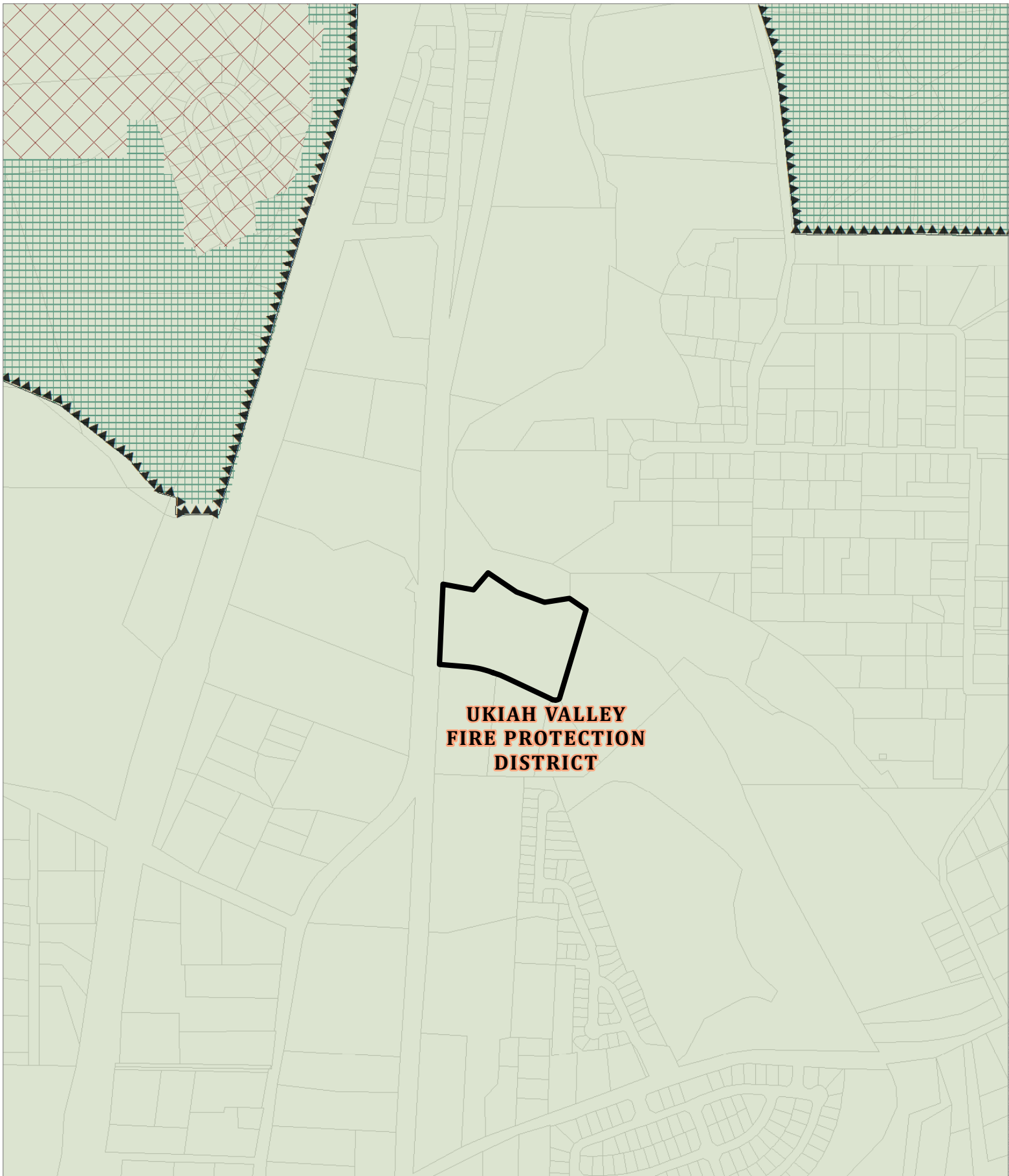




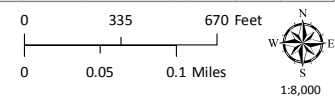
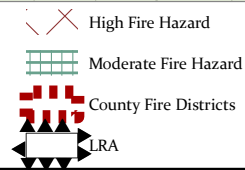
CASE: File No. 25-001107
OWNER: City of Ukiah
APN: 167-280-15
APLCT: City of Ukiah
AGENT: N/A
ADDRESS: 1 Carousel Lane, Ukiah



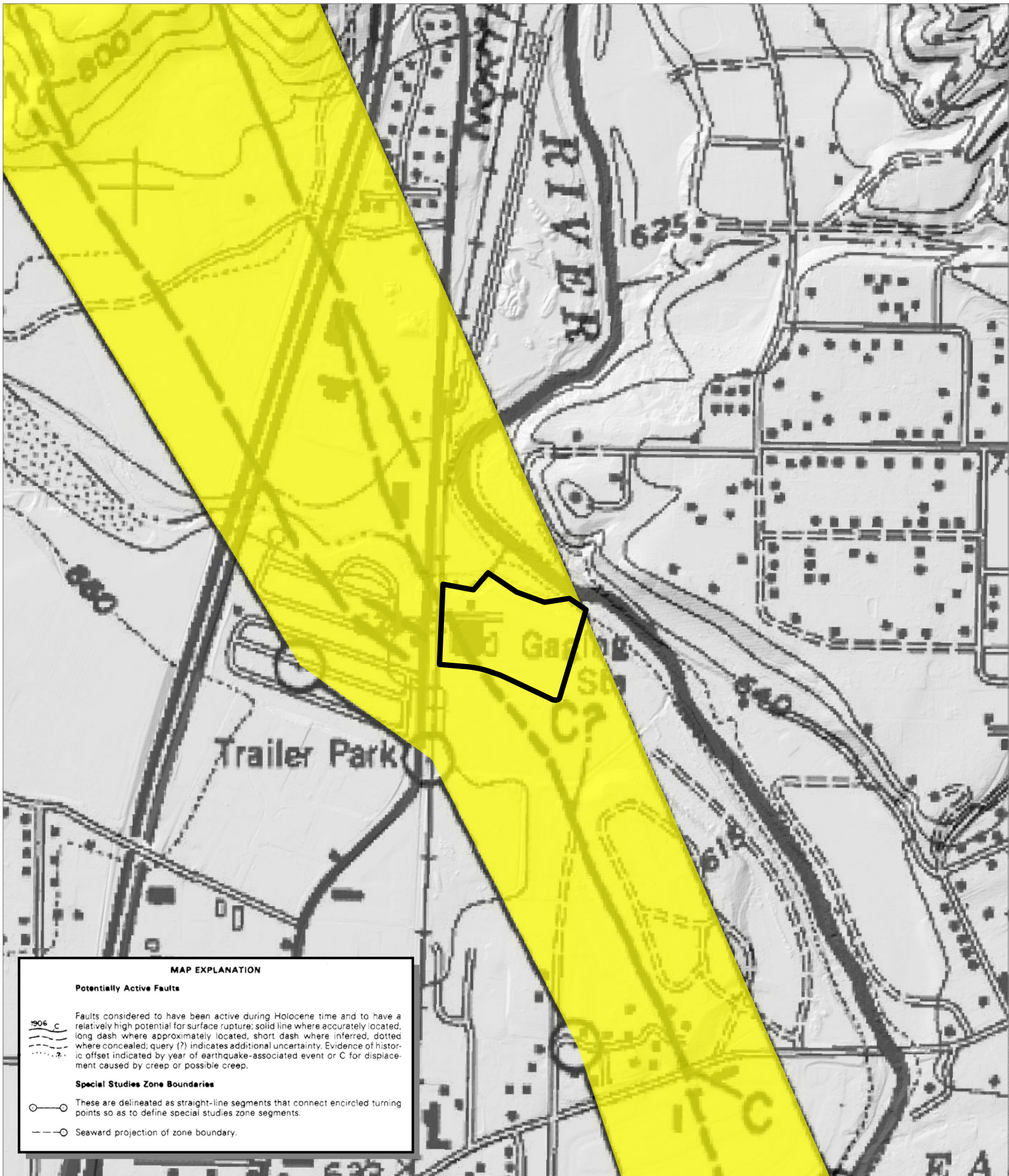
ADJACENT PARCELS



CASE: DR 2020-0001
OWNER: AE Carousel LP
APN: 167-280-15
APLCT: Vital Garden Supply
AGENT: Kent Borowick
ADDRESS: 1 Carousel Lane, Ukiah



FIRE RESPONSIBILITY AREAS
LOCAL RESPONSIBILITY AREA



MAP EXPLANATION

Potentially Active Faults

Faults considered to have been active during Holocene time and to have a relatively high potential for surface rupture; solid line where accurately located, long dash where approximately located, short dash where inferred, dotted where concealed; query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by creep or possible creep.

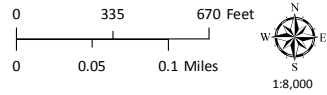
Special Studies Zone Boundaries

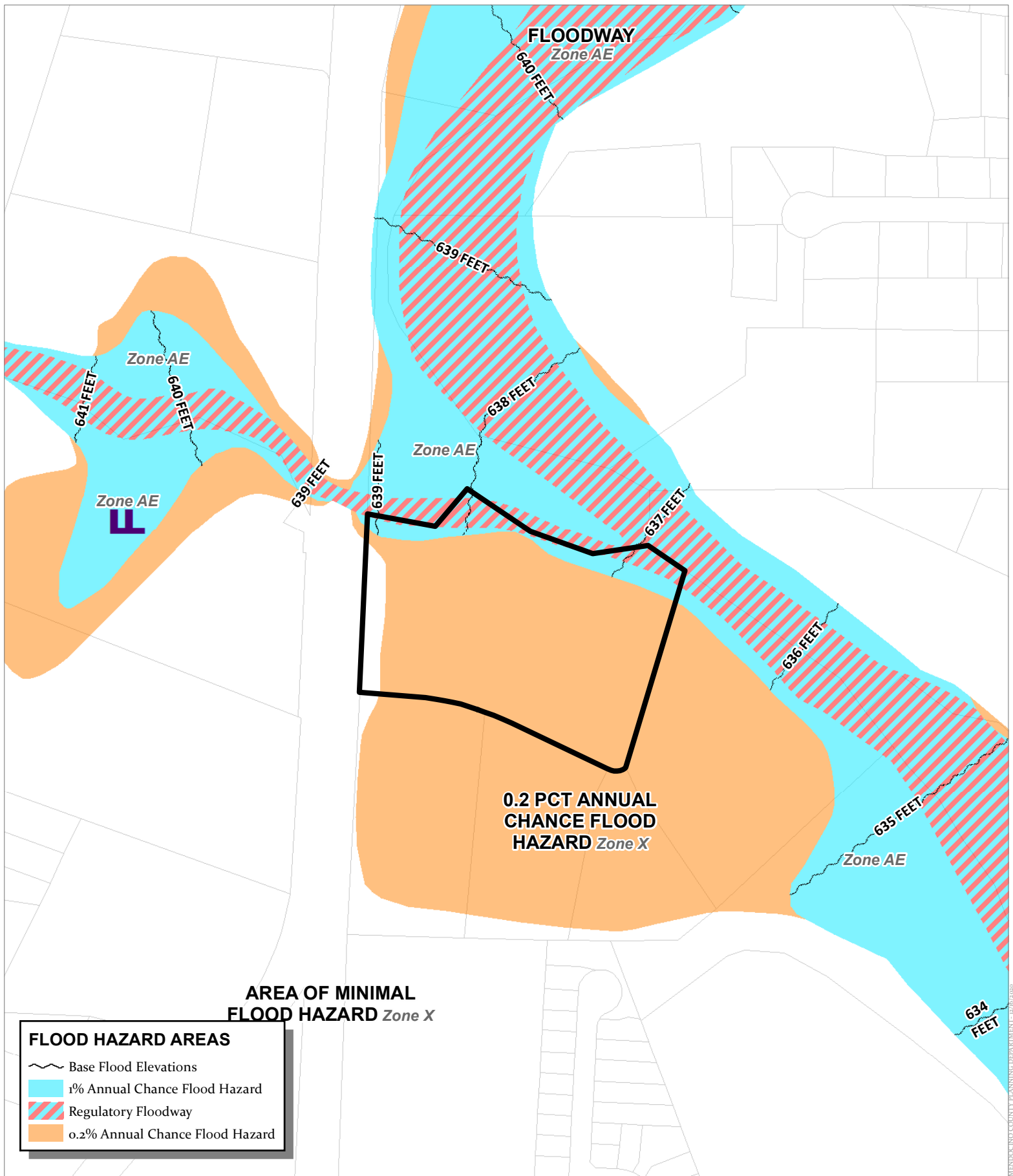
These are delineated as straight-line segments that connect encircled turning points so as to define special studies zone segments.

Seaward projection of zone boundary.

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

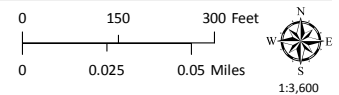
Maacama Fault Zone





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

L LOMA Letters



SPECIAL FLOOD HAZARD AREAS

154-020
154-037

167-28

N
1"= 200'

Fr. Lot 140, Yokayo Rancho

Parcel Map C2 D29 P48

Bk
168
20

Bk
169

12-8-89
3-21-91

NOTE: This map was prepared for
assessment purposes only. No liability
is assumed for the data delineated
hereon.

Bk
169

Assessor's Map
County of Mendocino, Calif.
March 1967