CONFORMED COPY
Copy of Document Recorded on 11/20/2025 01:46:09 PM as 2025-E0102 Mendocino County Clerk-Recorder

City of Uki....
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF CEQA EXEMPTION

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

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

FROM: **City of Ukiah**
300 Seminary Avenue
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: 11/19/2025

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

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

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

CEQA EXEMPTION STATUS:

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

PROJECT DESCRIPTION: Pursuant to California Government Code Sections 56742 and 65859, and Ukiah Municipal Code Section 9267, the City of Ukiah (Applicant and Property Owner) proposes to prezone one unincorporated parcel (Assessor's Parcel Number 167-280-15), addressed as 1 Carousel Lane, to the Public Facilities (PF) zoning district in accordance with Ukiah Municipal Code Chapter 2, Zoning, Article 15 (Public Facilities District). The parcel would also receive a Public (P) land use designation consistent with the City's 2040 General Plan. The prezoning 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

POSTED FROM 11/20/25 TO 12/21/25

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 prezoning 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 prezoning 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.

Signature (Public Agency)	11/20/2025 (Date)	Chief Planning Manager (Title)