



## STAFF REPORT

Agenda Item No. 7a	
<b>MEETING DATE</b>	May 4, 2026
<b>MEETING BODY</b>	Mendocino Local Agency Formation Commission
<b>FROM</b>	Uma Hinman, Executive Officer
<b>SUBJECT</b>	City of Ukiah – Corporation Yard Annexation (File No. A-2025-06) and Finding of Exemption Pursuant to the California Environmental Quality Act

### RECOMMENDED ACTION

The Commission:

- 1) Find the City of Ukiah – Corporation Yard Annexation is exempt from the California Environmental Quality Act under the Class 19 exemption pursuant to Title 14 of the California Code of Regulations Section 15319(a), and approve the Notice of Exemption for filing; and
- 2) Adopt LAFCo Resolution 2025-26-08, conditionally approving the City of Ukiah – Corporation Yard Annexation (File No. A-2025-06) for APN 167-280-15.

### BACKGROUND

This item is consideration of a proposed Change of Organization for the City of Ukiah – Corporation Yard Annexation (File No. A-2025-06). The proposal involves annexation of one City-owned property of 7.9-acres located at 1 Carousel Lane (APN 167-280-15) under GOV § 56742 for City annexations of noncontiguous territory. The property is improved with a 98,000-square-foot industrial/commercial building that will be used as the City’s municipal corporation yard. The application was submitted on November 18 and 21, 2025 under City of Ukiah (City or Ukiah) Resolution of Application No. 2025-54 (Attachment 2). The application submittal was accepted for filing and deemed ready for Commission consideration according to the Certificate of Filing issued on April 27, 2026.

#### Application Materials

The following application submittal materials are included for further information (Attachments 1 - 6): project location map, City Sphere of Influence (SOI) map, proposed annexation map (letter-size), APN list, City resolution of application, application forms, Plan for Services, City Rezoning, and various maps (GIS, aerial, topo, etc.).

#### Project Purpose

The purpose of the project is to align City land ownership with City jurisdiction; reduce the City’s property tax burden; ensure consistent governmental controls (land use authority, permitting, and risk management); strengthen eligibility and competitiveness for grant funding; and modernize municipal facilities and infrastructure, improve operational efficiency, and lower operating costs to enhance service delivery.

In June 2025, the City purchased the subject property to relocate the City’s Municipal Corporation Yard from the Ukiah Municipal Airport to better meet operational needs at a site that is not undersized or functionally

constrained to support the range of demands on the facility, and to free up space at the airport to support critical aviation business and emergency operations, improve connections to Airport Park Boulevard, and attract new tenants. The corporation yard is the central operations and maintenance hub for the City Public Works maintenance divisions, including Fleet and Plant Maintenance, Street Maintenance, and Water and Wastewater Maintenance. The City's Electric Utility has its own standalone facility.

The subject property has convenient and direct access to North State Street and nearby US Highway 101, supporting circulation objectives for safe and efficient access for City crews and equipment. The subject property is also centered within the service area of the Ukiah Valley Water Authority (UVWA), 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. The UVWA was formed to coordinate regional water system planning, infrastructure modernization, and long-term water supply reliability among its member agencies.

The corporation yard relocation (a) implements the City's 2040 General Plan direction to locate and maintain municipal facilities in appropriate urban locations, support reliable public services, and reinvest in existing developed areas; (b) is consistent with the City's Capital Improvement Program (CIP) directive to consolidate municipal and water authority maintenance functions at a modernized, centrally located facility; and (c) advances the City's plan to improve operational efficiency, service delivery and reliability, long-term asset management, and coordination with regional partners, including water and sanitation providers.

#### SOI Consistency

A Sphere of Influence (SOI or sphere) boundary indicates the probable physical boundary or service area for local government agencies under LAFCo purview. The proposed annexation area is located within the City's SOI boundary approved by the Commission on December 19, 2022 under [LAFCo Resolution No. 2022-23-06](#), and subsequently amended on November 4, 2024 under [LAFCo Resolution No. 2024-25-04](#) to add 40-acres of City-owned property (APN 003-190-11).

#### Noncontiguous Annexation

In order to annex territory to a city or town, the annexation area must be contiguous (share a common boundary) to the current city limits. However, LAFCo law allows for the annexation of noncontiguous areas to a city under the following conditions: the territory is owned by the city, located in the same county as the city, 300-acres or less in size, and is used for municipal purposes pursuant to Government Code (GOV) Section (§) 56742.

Further, LAFCo law allows the annexation of additional territory to the first noncontiguous annexed area if it meets the same criteria listed above. Finally, LAFCo law also provides that when any or all of the territory annexed to a city pursuant to GOV §56742 is sold by the city, all of the territory that is no longer owned by the city ceases to be part of the city and reverts back to unincorporated status.

In general, the purpose of city annexation of noncontiguous territory is for property owned by a city to be located within its own jurisdiction. This allows a city to provide city services to its own property, assert governmental controls and enforce violations of city laws and regulations (i.e., zoning and development standards), and receive property tax exemption status for city-owned land.

The proposed annexation area is noncontiguous and meets the specified criteria.

#### Determinations without Notice, Hearing, and Protest

LAFCo law normally requires the Commission to consider changes of organization or reorganizations at a properly noticed public hearing. However, LAFCo law allows for Commission determinations for limited proposals without notice, hearing, and protest proceedings pursuant to GOV § 56662(a). The following conditions are required for such an exception: the territory is uninhabited (contains less than 12 registered voters pursuant to GOV § 56046), an affected local agency has not submitted a written demand for notice and hearing, and all the owners of land within the affected territory have given their written consent to the proposal.

The proposal does not involve any residential uses, so there are no registered voters on the subject property. Therefore, the proposed annexation area is uninhabited territory.

The application was routed for agency comments and noticed for proposed determinations pursuant to GOV §56662 (a) and (c) on November 26, 2025. The notice was sent to potentially affected agencies that overlap the annexation area and no written demand for notice and hearing was received.

Finally, the proposal involves only City-owned land, therefore the resolution of application provides sufficient written proof of 100 percent landowner consent to the proposal. Additionally, there is an existing deed restriction from 1988 on the subject property in which the former landowner consented to future annexation and agreed to petition for annexation to the City upon the City's request.

The proposal meets the specified criteria and therefore no notice, hearing, or protest proceedings (GOV § 57000 et seq.) are required for Commission consideration of the annexation proposal.

#### Property Tax Exchange Agreement

Per Revenue and Taxation Code (RTC) § 99(b), upon the filing of a LAFCo application, but prior to the issuance of a certificate of filing (GOV § 56658), the Executive Officer shall give notice of the filing to the Assessor and Auditor.

Per RTC § 99(b)(6), an application for a change of organization or reorganization will not be deemed complete and scheduled for public hearing until proof (in the form of adopted resolutions from all applicable negotiating parties) of a property tax exchange agreement is provided by the local agencies whose service area or service responsibility will be altered by the proposed jurisdictional change.

The County and Cities in Mendocino County have negotiated a Master Tax Sharing Agreement (MTSA), as provided for in RTC § 99(d), which is intended to satisfy the requirements for future changes of organization. As of July 30, 2024, all four cities and the County approved the MTSA, making it legally in full force and effect. The Ukiah City Council adopted Resolution No. 2024-32 on June 19, 2024 approving participation in the MTSA.

The MTSA does not preclude one or more of the associated cities from entering into separate agreements regarding specific annexations, provided that nothing in any separate agreement shall affect the rights and obligations of the cities that are not a party to that separate agreement.

The County and City agreed to approve a stand-alone, annexation-specific agreement related to ad valorem property tax revenue sharing and expressly agreed that the MTSA will not apply to this annexation.

On April 7, 2026, the County Board of Supervisors adopted Resolution No. 26-065 approving a zero-tax sharing agreement specifically for the proposed annexation, which is substantially similar to Resolution No. 2026-13 adopted by the Ukiah City Council on March 25, 2026 approving a zero-tax sharing agreement for the annexation area (Attachment 7). Upon annexation completion, the following County-City key term agreements will apply:

- There will be no change to the City's or County's existing allocation shares of ad valorem property tax revenue within the annexation area, as determined under applicable law and applicable tax rate area(s).
- There will be no change to the allocation of ad valorem property tax revenue for any other taxing entity.
- No additional or adjusted apportionment factors will be applied between the County and the City for the annexation area solely as a result of the annexation.
- Any private occupancy or private use within the annexation area (including leased or licensed space) remains subject to possessory interest assessment and taxation under applicable law.
- There will be no exchange of Bradley-Burns local sales tax revenue in the annexation area.

#### Financial Information

In 2022, the City issued approximately \$15 million in Lease Revenue Bonds to fund the replacement of municipal facilities and associated city street improvements. The Lease Revenue Bonds, Series 2022 are lease-backed obligations of the City and not ad valorem tax levies on the territory. The subject property was acquired by the City of Ukiah for \$7.6 million. No new municipal taxes or special assessments are proposed as part of the annexation to cover the cost of acquisition, relocation, or upgrades to the facility.

Operating costs for the corporation yard facility will be funded through 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. Operating costs will also be offset by the closure of the airport corporation yard facility upon full relocation. While minor modifications to the existing facility are needed, there is no deferred maintenance or major capital improvement projects associated with the annexation.

Capital and tenant improvements will be funded from a combination of Lease Revenue Bonds, Series 2022 proceeds (up to \$6 million), the City’s Capital Improvement Program, and competitive grants as available. 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.

Water and sewer services will continue to be funded by user rates pursuant to Proposition 218. No additional service capacity is needed or proposed as part of annexation. 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 commercial operations may be subject to taxable possessory interest. No new taxes, assessments, or charges are proposed to be levied on the annexation area.

Plan for Services

A plan for providing services within the affected territory is required for changes of organization or reorganizations pursuant to GOV §56653 and includes the following information and any additional information required by LAFCo.

- (1) An enumeration and description of the services to be extended to the affected territory.
- (2) The level and range of those services.
- (3) An indication of when those services can feasibly be extended to the affected territory.
- (4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
- (5) Information with respect to how those services will be financed.

The Plan for Services for the proposed annexation demonstrates the ability to provide all necessary municipal and utility services to the annexation area (Attachment 4).

Public Services

The table below shows the agencies that presently provide public services to the subject territory, and the agencies that are proposed to provide services post-annexation.

<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 Sherrif’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>		

The change between existing and proposed service providers is limited to general government, law enforcement, and stormwater services. The following information is from the City's Plan for Services.

#### General Government

Upon annexation, planning, building, business licensing, and code enforcement services for the subject parcel will transition from Mendocino County to the City of Ukiah. Given the site's continued operation as a public facility, City involvement is anticipated to be limited in scope, primarily to the issuance of business licenses for occupants utilizing existing commercial warehouse or yard areas, and the review and permitting of tenant improvements as required by applicable building, fire, and municipal codes.

Certain countywide functions will remain under County jurisdiction and are unaffected by this action, including Environmental Health (Land Use), Public Health, Air Quality, and the Certified Unified Program Agency (CUPA).

#### Law Enforcement

Upon annexation, the Ukiah Police Department (UPD) will assume primary law enforcement jurisdiction over the subject territory. Existing mutual-aid agreements with surrounding agencies will remain in full force and effect. Based on current information, no material increase in service-call volume is anticipated.

#### Stormwater

Upon annexation, stormwater management responsibility will transition from the County of Mendocino's Municipal Separate Storm Sewer System (MS4) to the City of Ukiah's MS4 program. The City's existing stormwater regulations, which are similar in nature to those currently in effect, will apply going forward. No new impervious area is proposed in connection with annexation of the subject property.

#### Fire Protection and Emergency Medical Services

Fire protection and emergency medical services (EMS) will continue without change. The property is already served by the Ukiah Valley Fire Authority (UVFA), and service will continue pursuant to existing dispatch, automatic-aid, and mutual-aid protocols. No new stations, apparatus, or personnel are required, and no changes to response districts or standards of coverage are anticipated.

#### Transportation and Streets

Primary site access will continue via Carousel Lane, a 60-foot private road and public utility easement for which the City maintains partial responsibility for maintenance and repair. No new roads, signalization, parking facilities, or easements are required to support the site's continued use as a corporation yard.

#### Water

The subject property is currently served by existing water connections operated by the UVWA per the Millview County Water District, and this arrangement will remain unchanged following annexation. No new main extensions, service laterals, or capacity upgrades are required, and service is expected to continue without interruption.

#### Wastewater

While initially developed with a septic system, the subject property is now connected to public sewer. Wastewater service will remain with the Ukiah Valley Sanitation District (UVSD) with no change in provider or service-area boundaries. Existing sewer connections and conveyance and treatment capacity are sufficient to accommodate annexation. No new laterals, main extensions, upsizing, or additional capacity reservations are required.

#### Solid Waste

Solid waste collection, recycling, and disposal services will continue to be provided by C&S Waste Solutions under the County's existing franchise agreement with Redwood Waste Solutions. No change in provider, service levels, routes, or service-area boundaries is required. Regulated materials and recyclables will continue to be managed in accordance with existing permits, local agreements, and all applicable state and local regulations.

## Parks, Library, and Recreation

The annexation does not involve new employment generation or proposed residential uses. Accordingly, no new demand for parks, library, or recreational services is anticipated.

## Utility Services

Electric and gas service will continue to be provided by Pacific Gas and Electric Company (PG&E), and telecommunications service will remain with AT&T and Comcast. No change in providers, service-area boundaries, or facilities is proposed. Franchise utilities will continue operating under existing agreements, easements, and rights-of-way. No new connections, relocations, or capacity upgrades are anticipated. Given the site's operation as a corporation yard, no material increase in utility demand is expected, as the operational intensity is generally consistent with that of existing businesses in the surrounding area.

## Summary

The annexation area is fully developed and receives all the public and utility services needed. No expansion or intensification of use is proposed or anticipated for the existing structure or site. Therefore, there will be no substantial change in the existing level and range of services currently provided to the annexation area.

Many of the services already provided to the subject property, including sewer, water, fire, and drainage, are currently supported or operated by the City of Ukiah.

The annexation area would result in an overlap with the UVSD and Millview County Water District; however, both districts are already functionally consolidated with the City to improve service delivery.

## Existing Land Use

The subject property is located 2.3-miles north of the current City limits, in an area characterized by a mix of industrial, commercial, and residential uses. The property is bordered by North State Street to the west, York Creek and the Russian River to the north, and Carousel Lane and adjacent commercial and light industrial uses to the east and south. The property is within the Carousel Industrial Park, an established industrial complex that accommodates warehousing, materials storage, distribution, light manufacturing, and related service businesses.

The subject property is developed with a single commercial warehouse structure of 98,000-square-feet that is configured as three suites, one of which is occupied by a warehouse/distribution tenant that will remain long-term. The structure consists of a steel framed building with steel siding and roof and a concrete slab on grade floor and was built in phases over several decades starting in 1969. The remainder of the site is improved with paved yards, loading bays, employee and visitor parking, a fenced gravel parking area for trucks on the eastern side, on-site circulation designed for heavy vehicles, and lighting, security fencing, and landscaped buffers.

## Prezoning

GOV §65859 allows a City to adopt a zoning district for land outside the City limits, in anticipation of annexation, which does not become effective unless and until the land is annexed into the City. Ukiah City Code §9267 establishes the procedure for prezoning unincorporated territory which applies to such property in the event of subsequent annexation to the City.

On November 19, 2025, the Ukiah City Council adopted Ordinance No. 1263 to prezone the annexation area as Public Facilities (PF) pursuant to Ukiah City Code Division 9, Chapter 2 (Zoning), Article 15 (Regulations in Public Facilities (PF) Zoning District), and assigned the Public (P) General Plan land use designation from the Ukiah 2040 General Plan, so that City land use policies and regulations will apply upon annexation, consistent with GOV §56375(a)(7). (Attachment 5)

## Land Use Compatibility

The proposed annexation area currently has a Limited Industrial (I-1) County zoning designation with a corresponding Ukiah Valley Area Plan (UVAP) land use designation (Land Use Category) of Industrial (I).

The County's Limited Industrial zoning 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. (Mendocino County Zoning Code Sec. 20.096.005)

The County’s Industrial land use designation (Land Use Category) is intended to be applied to lands suited for major industrial uses, where necessary services such as transportation systems and utilities exist or can be efficiently provided, where disruption of proximate uses will be least, and where the potential for environmental disruption is minimal or can be adequately controlled. This classification is intended to protect these lands from the pressures of development and preserve them for future use as designated. Further, general uses in this classification include the following: processing and manufacturing, industrial public utilities, industrial public facilities, compatible commercial uses, utility installations.

The City Prezoned the annexation area with the Public Facilities (PF) zoning district under Ordinance No. 1263 and assigned the Public (P) General Plan land use designation from the City’s 2040 General Plan.

The City’s Public Facilities zoning district is restrictive and 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. The Public Facilities zoning district is intended to provide business-type opportunities on large public-serving land uses such as the airport. The following uses are listed as allowed within this zoning district: airports and aviation-related functions and uses; public schools, civic centers and fairgrounds; conservation and natural resource conservation areas; historical sites and monuments; parks and recreation areas and facilities; public gardens; public utility facilities and uses (Ukiah City Code §9170).

The City’s Public land use designation is intended to identify lands owned by public agencies and is equivalent to the County’s Public Lands and Public Services land use classification. Typical uses within the City’s Public designation include government buildings; libraries; water, wastewater, and drainage facilities; transportation and utility facilities; compatible public buildings; and natural resource areas.

<b>Zoning Comparison Matrix</b>	
<b>Zoning District</b>	<b>Land Uses</b>
Current (County of Mendocino):  Zoning: Limited Industrial (I-1)	Existing Limited Industrial Land Uses:  <ul style="list-style-type: none"> <li>• Wholesaling, Storage and Distribution — Light</li> <li>• Agricultural Sales and Services</li> <li>• Minor Impact Utilities</li> </ul>
Proposed (City of Ukiah):  Zoning: Public Facilities (PF)	Proposed Public Facility Land Uses:  <ul style="list-style-type: none"> <li>• Corporation yards</li> <li>• Quasi-public land uses</li> <li>• Light manufacturing and industrial uses</li> </ul>

The subject property has supported industrial use patterns and warehouse-type activities for over 50-years. The municipal corporation yard use is generally compatible with the established industrial character and operations of the property and surrounding developments, both in function and intensity of use, and therefore is unlikely to create land use conflicts.

Development Potential

The annexation area is fully developed with an industrial/commercial building and associated site improvements and receives all needed utility services. No new development or expansion/intensification of use is proposed or anticipated for the existing structure or site. Therefore, the annexation proposal is not anticipated to facilitate growth, urban development, or sprawl.

Minor modifications to the existing structure are anticipated with standard building permits that can be completed concurrently with ongoing operations. Tenant improvements are 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 an intensification or alteration of land use.

According to the annexation-specific tax sharing agreement, the proposed annexation area contains no residential uses under its current use and is not being annexed for residential development. Therefore, no adjustment to the City or County's Regional Housing Needs Allocation (RHNA) is required for the annexation proposal.

#### Agriculture

The proposed annexation area does not involve land under a Williamson Act Contract or Farmland Security Zone or land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement. The State Farmland Mapping and Monitoring Program designation for the annexation and surrounding areas is Urban and Built-Up Land, and there is a narrow portion of Grazing Land along the river corridor to the north and east of the site.

The land located north of the subject property is zoned Limited Industrial, Open Space, and Agricultural (AG 40); to the west is zoned Suburban Residential and Agricultural; and to the south and east is zoned Limited Industrial, General Industrial, Suburban Residential, and Rural Residential, 2-acre minimum (RR 2).

The proposed annexation area would not convert farmland to non-agricultural uses because no farmland or active agricultural operations exist adjacent to the subject property. Further, there are physical buffers, such as North State Street, U.S. 101, York Creek and the Russian River corridor that separate the site from adjacent areas. There is land currently under a Type 1 Williamson Act contract that is located approximately 1,400-feet west of the site, across U.S. 101. There are no Type 2 Williamson Act contract lands in the vicinity.

The annexation proposal involves an already developed site without new construction or increased development intensity or any extension of utility capacity beyond serving existing facilities. No direct or indirect impacts to agricultural viability, Williamson Act contracts, or open space resources are anticipated post-annexation.

#### Disadvantaged Unincorporated Communities

A Disadvantaged Unincorporated Community (DUC) is an unincorporated geographic area with 12 or more registered voters and with a median household income (MHI) that is less than 80% of the State MHI.

Senate Bill 244, which became effective in January 2012, requires LAFCo to evaluate any DUCs, including the location and characteristics of any such communities, when preparing a Municipal Service Review (MSR) that addresses agencies that provide water, wastewater, or structural fire protection services. This State legislation is intended to ensure that the needs of these communities are met when considering service extensions and/or annexations in unincorporated areas.

The annexation area is less than 10-acres in size and therefore special consideration for any DUC affected by the annexation proposal is not subject to review for potential inclusion of the DUC pursuant to GOV § 56375(a)(8)(A).

For reference information, the 2022 MSR/SOI Update prepared for the City of Ukiah and the City's 2040 General Plan does not identify a DUC contiguous to the proposed annexation area. The Forks DUC is located south of the Carousel Industrial Park which is south of the annexation area. The 2022 MSR/SOI Update notes that The Forks DUC does not have any identified service deficiencies and is not considered underserved.

#### CEQA Compliance

The annexation proposal is exempt from the California Environmental Quality Act (CEQA) under the Class 19 exemption pursuant to Title 14 CCR § 15319(a), which provides a categorical exemption for annexations of existing facilities and lots for exempt facilities (see the language below).

Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.

The Class 19(a) exemption is applicable when an annexation involves existing structures developed to the allowed density and any extension of utilities serve only the existing facilities.

This categorical exemption applies to the annexation proposal because the annexation area is fully developed with an industrial/commercial building and proposed for continued use without expansion or intensification. The site is already served with public utilities, and no new connections, capacity upgrades, or material increases in service demand are proposed or anticipated for the existing facility post-annexation.

There is no evidence presented of unusual circumstances that might cause a significant effect on the environment (Title 14 CCR § 15300.2(c)).

A Notice of Exemption (NOE) has been prepared in accordance with CEQA Guidelines §15062 (Attachment 8).

Expiration Date

The time limit for completion of this annexation (filing a Certificate of Completion) is one year from adoption of the Commission’s approving resolution, unless an extension of time is approved by the Commission prior to the expiration date (May 4, 2027). All proceedings for this change of organization shall be deemed terminated on the one-year expiration date, or expiration of any extension of time, per GOV §57001.

Public Notice

A 21-day Notice for Public Hearing was not required to be published, posted, or distributed according to GOV §56662(a), as discussed above under the Determinations without Notice, Hearing, and Protest section.

Public Comments

No public comments have been received to date.

Policy Consistency

The annexation proposal is consistent with Commission’s local policies and procedures related to changes of organization or reorganizations.

Factors for Consideration

There are seventeen factors to be considered by the Commission in review of a change of organization or reorganization pursuant to GOV §56668, which are addressed in the following table. No single factor is determinative; each factor is to be evaluated within the context of the overall proposal.

<b>Factors for Consideration</b>	
<b>Factor</b>	<b>Evaluation</b>
(a) Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.	<ul style="list-style-type: none"> <li>-The proposal is annexation of City-owned property of 7.9-acres for municipal corporation yard use.</li> <li>-The property is located 2.3-miles north of the City, near The Forks community, in an area built with a mix of industrial, commercial, and residential uses.</li> <li>-The property is level and bordered by North State Street to the west, York Creek and the Russian River to the north, and Carousel Lane and adjacent commercial/light industrial uses to the east/south.</li> <li>-The property is within the Carousel Industrial Park, an established industrial complex.</li> <li>-The proposal does not contain residential uses or zoning; no population increase or growth will result.</li> <li>-The property is within a medium-priority GSA basin, the Ukiah Valley groundwater basin.</li> <li>-The total estimated property tax revenue for the property is \$66,540.20 based on the FY 2025-26 assessment rolls.</li> </ul>

<b>Factors for Consideration</b>	
<b>Factor</b>	<b>Evaluation</b>
<p>(b) Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.</p> <p>"Services," as used in this subdivision, refers to governmental services whether or not the services are services that would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.</p>	<ul style="list-style-type: none"> <li>-The property is fully developed and receives all the public and utility services needed.</li> <li>-No expansion or intensification of use is proposed or anticipated for the existing structure or site.</li> <li>-There will be no substantial change in the existing level and range of services post-annexation.</li> <li>-The City-owned property will continue to need the public and utility services it is currently receiving.</li> <li>-There is no material difference in the present and proposed cost and adequacy of governmental services and controls in and surrounding the area.</li> <li>-The primary purpose of the proposal is to align City land ownership with City jurisdiction and controls and reduce the City's property tax burden.</li> </ul>
<p>(c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.</p>	<ul style="list-style-type: none"> <li>-No negative effects of the proposed annexation are anticipated for adjacent areas or mutual social and economic interests.</li> <li>-The property has supported industrial use patterns and warehouse-type activities for over 50-years, the corporation yard use is generally compatible with this established character and operations, therefore annexation is unlikely to create conflicts.</li> <li>-The proposal will result in less property taxes for non-school local agencies since the annexation area will be exempt from ad valorem property taxes.</li> <li>-On-site commercial operations may be subject to taxable possessory interest.</li> </ul>
<p>(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377. (Note: Section 56377 encourages preservation of agricultural and open-space lands.)</p>	<ul style="list-style-type: none"> <li>-The property is fully developed and receives all the public and utility services needed.</li> <li>-No new development or expansion/intensification of use is proposed or anticipated for the property.</li> <li>-The annexation proposal is not anticipated to facilitate growth, urban development, or sprawl.</li> <li>-The proposal is consistent with the Commission's policies and procedures for boundary changes.</li> <li>-The property does not contain agricultural or open-space lands in order to address preservation.</li> </ul>
<p>(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.</p>	<ul style="list-style-type: none"> <li>-State Farmland Mapping and Monitoring Program designates the annexation and surrounding areas as Urban and Built-Up Land, and there is a narrow portion of Grazing Land along the river corridor.</li> <li>-Annexation would not convert farmland to non-agricultural uses because no farmland or active agricultural operations exist on-site or adjacent to the property.</li> </ul>

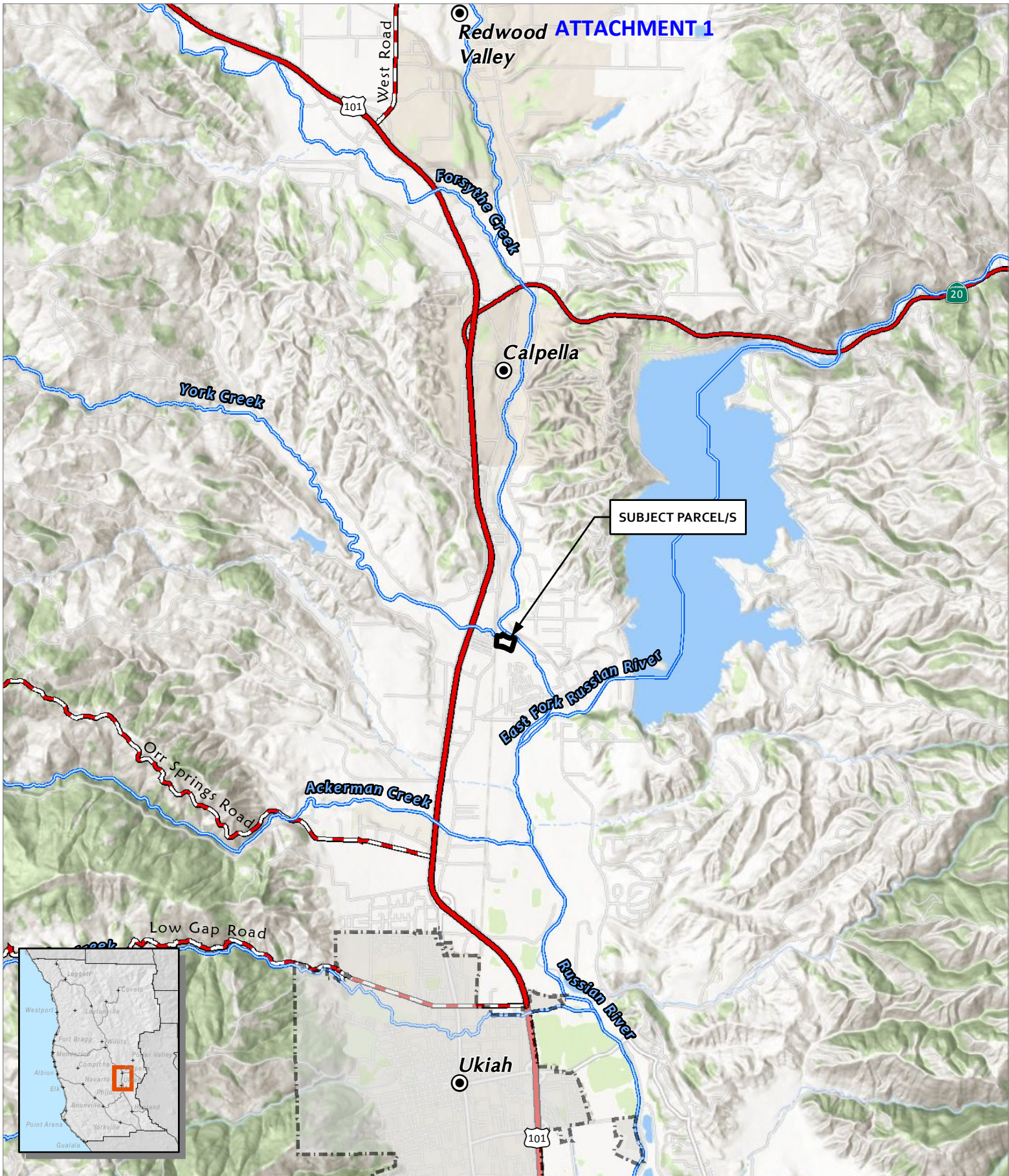
<b>Factors for Consideration</b>	
<b>Factor</b>	<b>Evaluation</b>
(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.	The proposal boundaries are definite, certain, and fully described, follow lines of assessment, and will not result in illogical shapes or the creation of islands of unincorporated territory.
(g) A regional transportation plan adopted pursuant to Section 65080.	Mendocino Council of Governments (MCOG) is the Regional Transportation Planning Agency (RTPA) for Mendocino County and is in the process of updating the Regional Transportation/Active Transportation Plan as of April 2026. The annexation area is within the Redwood Valley and Potter Valley Area Local Public Transportation System map.
(h) The proposal's consistency with city or county general plans.	The proposal is consistent with the City of Ukiah 2040 General Plan. The City assigned a Public General Plan land use designation to the annexation area and Prezoned the property as Public Facilities (PF) demonstrating that the land will be utilized for specified utility purposes and public benefit.
(i) The sphere of influence of any local agency that may be applicable to the proposal being reviewed.	The proposed annexation area is within the sphere of influence boundary adopted for the City of Ukiah in 2022 and subsequently amended in 2024.
(j) The comments of any affected local agency or other public agency.	The annexation was routed for agency comments on November 26, 2025 and no comments have been received to date.
(k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.	<ul style="list-style-type: none"> <li>-The property is fully developed and receives all the public and utility services needed.</li> <li>-No new development or expansion/intensification of use is proposed or anticipated for the property.</li> <li>-There will be no substantial change in the existing level and range of services post-annexation.</li> <li>-The change between existing and proposed service providers is limited to general government, law enforcement, and stormwater services.</li> <li>-The City is fully able to provide these three services to the property without additional revenues for those services, due to the limited scope of service needs and the cost savings from reduced property taxes from City annexation of City-owned land.</li> </ul>
(l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.	There will be no substantial change in the existing level and range of services currently provided to the annexation area.

<b>Factors for Consideration</b>	
<b>Factor</b>	<b>Evaluation</b>
(m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.	-According to the annexation-specific tax sharing agreement, the proposed annexation area contains no residential uses under its current use and is not being annexed for residential development. -Therefore, no adjustment to the City or County's Regional Housing Needs Allocation (RHNA) is required for the annexation proposal.
(n) Any information or comments from the landowner or landowners, voters, or residents of the affected territory.	No public comments have been received from landowners, voters, or residents to date.
(o) Any information relating to existing land use designations.	-The annexation area has a Limited Industrial (I-1) County zoning designation with a corresponding Ukiah Valley Area Plan (UVAP) land use designation (Land Use Category) of Industrial (I). -The existing Limited Industrial land uses include: Wholesaling, Storage and Distribution - Light; Agricultural Sales and Services; and Minor Impact Utilities.
(p) The extent to which the proposal will promote environmental justice. As used in the law, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.	The proposed change of organization makes no representations or exclusions of people of any race, culture or income with respect to the location of public facilities and public services.
(q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 21178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.	-The State Fire Marshal has identified the property as having no Fire Hazard Severity Zone and being in Local Responsibility Area, per GOV § 51178. -The property is located within the Maacama Earthquake Fault Zone. -The useable area of the property is located within the 0.2 percent Annual Chance Flood Hazard Area Zone X. -The northern unused portion of the property along York Creek and the Russian River corridor is located within both the 1 percent Annual Chance Flood Hazard Zone AE and the Regulatory Floodway.

**ATTACHMENT**

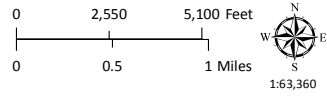
- (1) Location, SOI, and Annexation Maps, and APN list
- (2) Resolution of Application
- (3) Application Materials
- (4) Plan for Services
- (5) Rezoning Information
- (6) Various Maps of Proposed Annexation Area
- (7) County-City Annexation-Specific Tax Sharing Agreement
- (8) LAFCo Notice of Exemption
- (9) LAFCo Resolution No. 2025-26-08

**Redwood Valley ATTACHMENT 1**

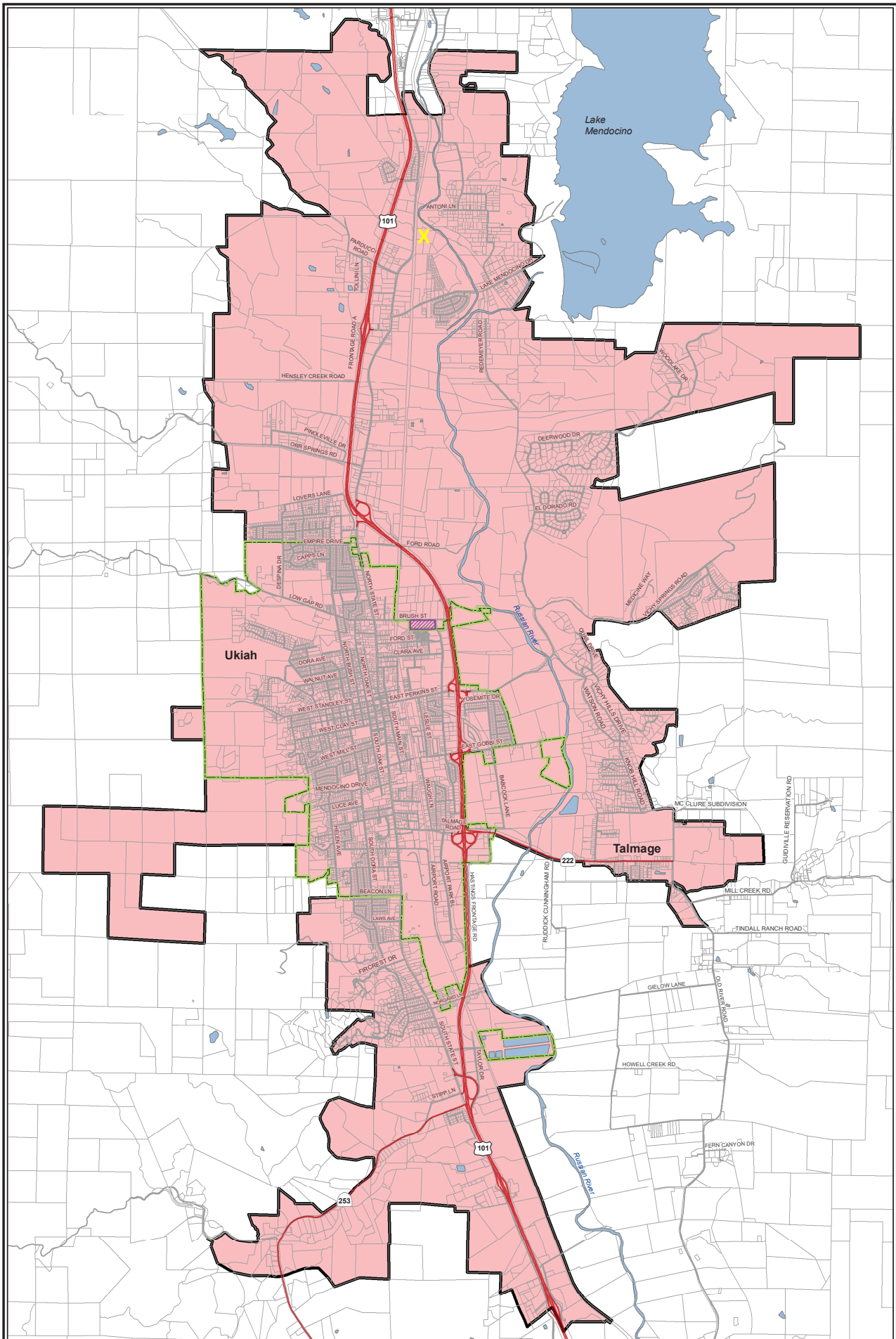


CASE: File No. 25-001107  
 OWNER: City of Ukiah  
 APN: 167-280-15  
 APLCT: City of Ukiah  
 AGENT: N/A  
 ADDRESS: 1 Carousel Lane, Ukiah

- Major Towns & Places
- City Limits
- Highways
- Major Roads



**LOCATION MAP**



### City of Ukiah Sphere of Influence

- City of Ukiah
- Sphere of Influence
- Out of Agency Service Agreement
- Parcels
- Highways
- Roads

Source: This map was created by the Mendocino County Information Services GIS Program, November 29, 2022.  
 Note: This map is not a survey product and should not be used to determine legal boundaries.

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

Point of Beginning

L10

C2

L9

C1

Tan S66°29'06"W

AP 167-280-11  
Double M Properties

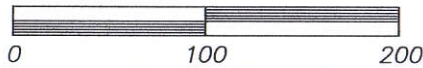
AP 167-280-12  
Double M Properties

AP 167-280-14  
Double M Properties

AP 167-280-13  
Double M Properties

S04°59'34"E 14917.74'

3.25" aluminum  
disk marked CA  
DOT / 101 MEN  
25.13



Scale: 1"=100'

**Property Matrix - List of Parcels**  
**'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

## ATTACHMENT 2

### RESOLUTION NO. 2025-54

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

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

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

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

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

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

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

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

**WHEREAS**, the City has rezoned the subject property to the Public Facilities (PF) zoning district and has applied the Public (P) General Plan land use designation pursuant to Ukiah Municipal Code Chapter 2 (Zoning), Article 15, so that City land use policies and regulations will apply upon annexation, consistent with Government Code § 56375(a)(7). Rezoning shall be adopted by ordinance prior to LAFCo consideration of this application; and

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

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

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

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

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

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

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

**WHEREAS**, on June 19, 2024, the City Council adopted Resolution No. 2024-32, approving participation in the Mendocino County Master Tax Sharing Agreement (MTSA). The MTSA does not preclude one or more of the associated cities from entering separate agreements regarding particular Annexations; provided, however, that nothing in any separate agreement shall affect the rights and obligations of Cities not party to that separate agreement; and

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

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

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

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


**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Ukiah on this 5<sup>th</sup> day of November, 2025, by the following roll call vote:

AYES: Councilmembers Rodin, Criss, Orozco, Sher, and Mayor Crane.

NOES: None.

ABSENT: None.

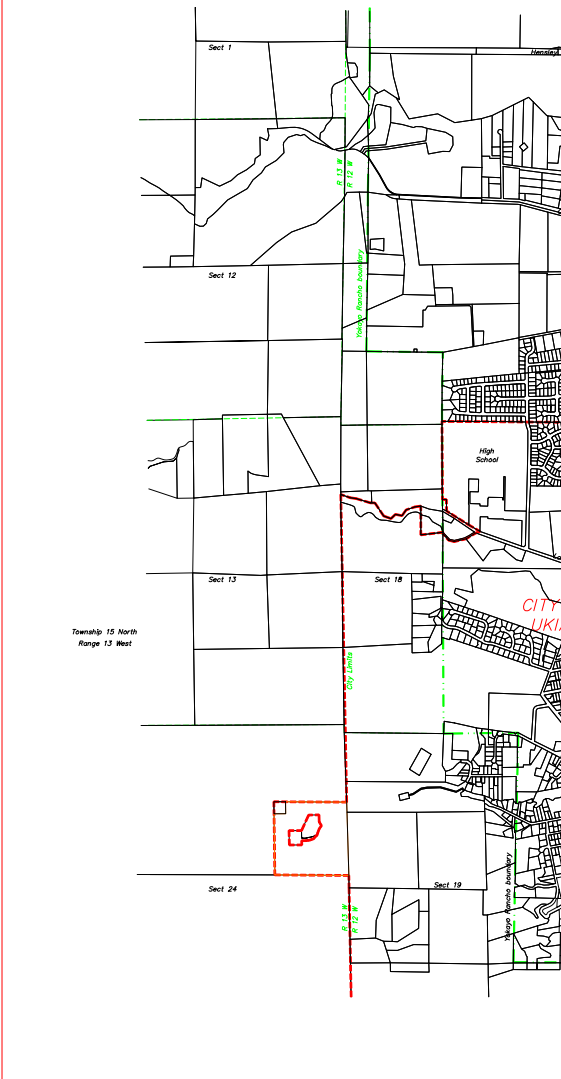
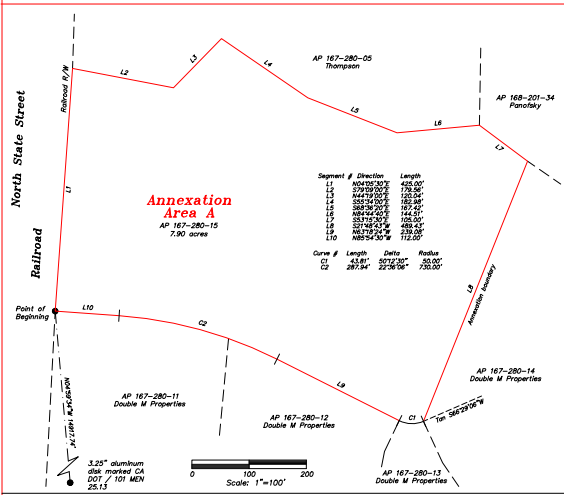
ABSTAIN: None.

  
\_\_\_\_\_  
Douglas F. Crane, Mayor

ATTEST:

  
\_\_\_\_\_  
Araceli Sandoval, Deputy City Clerk

**EXHIBIT "A"**  
**City of Ukiah -- Corporation Yard Annexation**  
 LAFCo File No. A-2025-06  
 Portion of Lot 140 of the Yakaya Rancho  
 Mendocino County, California  
 November 7, 2025



**LEGEND**

APN Assessor Parcel Number

PGB Point of Beginning

--- Current City of Ukiah Boundary

--- Proposed new annexation boundary

--- Yakaya Rancho Boundary

**NOTES:**

- All dimensions shown are in feet and decimals thereof.
- The Basis of Bearings for this description and map is based on NAD 83 California Coordinate System (CCS83), Zone 2 (2010.00 South State) using the four-faced National Geodetic Survey monuments designated "101 MEN 25.13 and 101SN D CA 01 CC". All distances cited herein are grid values which are the basis for the areas shown herein. To obtain ground values divide the distances by 0.999892795 to obtain ground distances.
- The purpose of this exhibit is to accompany the legal description "B" for City of Ukiah -- Corporation Yard Annexation and to comply with State Board of Equalization's "Utilities legal (geodesic) description requirements". The legal description and this exhibit are to be used to establish geodesic position only and is not intended to establish property boundary or ownership.
- This metes and bounds description is compiled entirely from a combination of Mendocino County record maps and United States General Land Office survey plats and is not based upon any field surveys.

**AUTHORIZATION CERTIFICATION**

I, \_\_\_\_\_, Chair of the Local Agency Formation Commission of the County of Mendocino, State of California, hereby certify that said Local Agency Formation Commission by Resolution No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, approved within map \_\_\_\_\_.

Chair, Local Agency Formation Commission

**CERTIFICATION OF COMPLETION**

Recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, as Instrument Number \_\_\_\_\_ Mendocino County Records.

**DISCLAIMER**  
 For assessment purposes only. This description of land is not a legal property description as defined in the subdivision map act and may not be used as a basis for an offer for sale of the land described.

Scale: 1"=100'

**EXHIBIT "B"**  
**Legal Description**  
**City of Ukiah -- Corporation Yard Annexation**  
(LAFCo File No. A-2025-06)

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

NOV 7, 2025  
Dated



## ATTACHMENT 3



### Mendocino LAFCo

200 South School Street  
 Ukiah, CA 95482  
 (707) 463-4470  
 Website: [www.mendolafco.org](http://www.mendolafco.org)  
 Email: [eo@mendolafco.org](mailto: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*):

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Annexation  | <input type="checkbox"/> Sphere of Influence Amendment | <input type="checkbox"/> City Incorporation      |
| <input type="checkbox"/> Detachment   | <input type="checkbox"/> Sphere of Influence Update    | <input type="checkbox"/> District Formation      |
| <input type="checkbox"/> Reorganization<br>(involving both annexation and detachment) | <input type="checkbox"/> Outside Agency Services       | <input type="checkbox"/> District Dissolution    |
|   | <input type="checkbox"/> Activation of Latent Power(s) | <input type="checkbox"/> 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	<i>Jesse Lee Davis A A A</i>

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	<a href="mailto:jdavis@cityofukiah.com">jdavis@cityofukiah.com</a>
Signature	<i>Jesse Lee Davis A A A</i>

## 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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Do the proposed boundaries create an island of non-agency territory?</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Do the proposed boundaries split lines of assessment or ownership?</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Do the proposed boundaries overlap with another agency providing similar services?</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Does the proposal involve public rights-of-way or easements?</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Does the proposal involve public land or land assessed by the State?</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Does any part of the proposal involve land under a Williamson Act Contract or Farmland Security Zone?</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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 Sherrif’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	<a href="mailto:jdavis@cityofukiah.com">jdavis@cityofukiah.com</a>

## 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	
Print Name/Title	Jesse Davis, AICP
Date	09/19/2025
Telephone	707-463-6207
Email	<a href="mailto:jdavis@cityofukiah.com">jdavis@cityofukiah.com</a>

## 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 party<sup>1</sup> or agent<sup>2</sup> 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](mailto:eo@mendolafco.org).

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

<sup>2</sup> “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.

<i>Signature</i>	<i>Jesse Lee Davis AICP</i>
<i>Print Name/Title</i>	Jesse Davis, AICP; Chief Planning Manager
<i>Date</i>	09/29/2025
<i>Telephone</i>	707-463-6207
<i>Email</i>	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](http://www.mendolafco.org)  
 Email: [eo@mendolafco.org](mailto:eo@mendolafco.org)

<i>LAFCo Office Use Only</i>
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.

	<i>Boundary (acres)</i>	<i>Boundary Reduction (acres)</i>
1.	7.9 acres	
2.		
3.		
4.		

**2. Person completing this form:**

<i>Name</i>	Jesse Davis, AICP
<i>Street Address</i>	300 Seminary Avenue
<i>City/State/Zip</i>	Ukiah, CA, 95482
<i>Telephone</i>	707-463-6207
<i>Email</i>	<a href="mailto:jdavis@Cityofukiah.com">jdavis@Cityofukiah.com</a>
<i>Signature</i>	<i>Jesse Lee Davis AICP</i>

**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	<a href="mailto:jdavis@cityofukiah.com">jdavis@cityofukiah.com</a>

**DO NOT WRITE BELOW THIS LINE**

<i>LAFCo File No</i>	LAFCo File No. A-2025-06
<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> _____.	
<b>APPLICANT</b> (Agency Name if Agency Submitted Resolution of Application)	<b>REAL PARTY IN INTEREST</b> (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](http://www.mendolafco.org)  
 Email: [eo@mendolafco.org](mailto:eo@mendolafco.org)

<i>LAFCo Office Use Only</i>
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.

<i>Name of Proposal</i>	<i>'City of Ukiah – Corporation Yard Annexation'</i>
<i>Annex (add) to</i>	City of Ukiah
<i>Detach (remove) from</i>	County of Mendocino

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

<i>Property Address</i>	1 Carousel Lane, Ukiah, CA, 95482
<i>Assessor's Parcel No.</i>	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
<i>Print Name</i>	Jesse Davis, AICP (Chief Planning Manager)	
<i>Signature</i>	<i>Jesse Lee Davis AICP</i>	
<i>Date</i>	11/17/2025	
<i>Contact Info.</i>	Phone: 707-463-6207; Email: <a href="mailto:jdavis@cityofukiah.com">jdavis@cityofukiah.com</a>	

*\*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]*

*Bob Red  
file  
D. J. Miller  
3/11/88*

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*

RECORDING REQUESTED BY

City Clerk

AND WHEN RECORDED MAIL TO

City of Ukiah  
300 Seminary Ave.  
Ukiah, CA 95482

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 17<sup>th</sup> 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



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.



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 Email: [eo@mendolafco.org](mailto:eo@mendolafco.org)

<i>LAFCo Office Use Only</i>
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. The notice shall describe the proposal and the affected territory. Applicants are encouraged to use this form.

**Agency Information**

<i>Agency Name</i>	City of Ukiah
<i>Contact</i>	Jesse Davis, AICP
<i>Mailing Address</i>	300 Seminary Avenue, Ukiah, CA, 95482
<i>Telephone</i>	707-463-6207
<i>Email</i>	<a href="mailto:jdavis@cityofukiah.com">jdavis@cityofukiah.com</a>

**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:

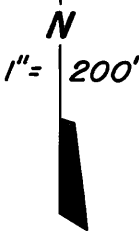
On May 7, 2025, the City Council approved the purchase of 1 Carousel Lane (APN 167-280-15). The sale closed on June 30, 2025. While already used in a limited capacity, the City intends to relocate the Corporation Yard from the Ukiah Municipal Airport to this site once the City completes its evaluation 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.
- **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.
- **Permit authority and schedule certainty:** Improvements at 1 Carousel Lane require timely, streamlined permitting. Annexation removes any dual City–County management and operation considerations.
- **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 capital improvement projects.
- **Plan alignment:** Prezoning 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 (SoI). Planned uses are consistent with historic activities on the site, which have included warehouse functions, agricultural sales and services, and materials storage. The action supports orderly growth and reliable service delivery, particularly water service delivery. It is also consistent with the City’s Annexation Policy (Resolution No. 2020-06), which directs pursuit of annexations to efficient municipal services without undue financial burden on the City or residents.
- **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 service delivery, and reduces exposure to taxes and assessments that would not apply if the property were within City boundaries and subject to City jurisdiction.
- **Tax Share Considerations:** On June 19, 2024, the Ukiah City Council adopted Resolution No. 2024-32 approving the Mendocino County Master Tax Sharing Agreement. The City anticipates coordinating a separate tax-sharing agreement with the County that will not alter rights or obligations of non-party agencies and not invoke or apply the Mendocino County Master Tax Sharing Agreement for this annexation.

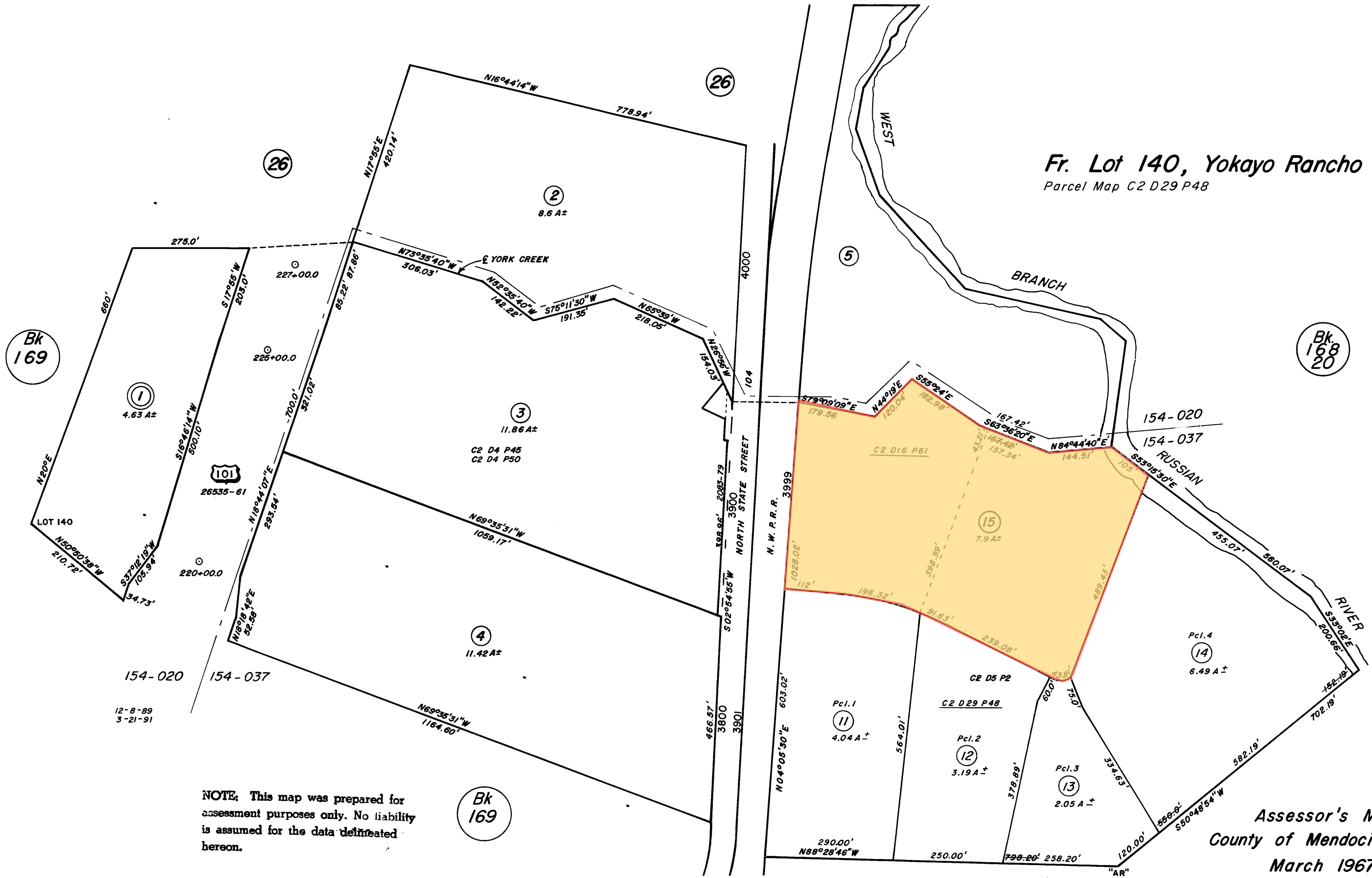
154-020  
154-037

167-28



### Fr. Lot 140, Yokayo Rancho

Parcel Map C2 D29 P48



12-8-89  
3-21-91

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

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

**EXHIBIT "B"**  
**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



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

Point of Beginning

L10

C2

L9

C1

Tan 566°29'06"W

AP 167-280-11  
Double M Properties

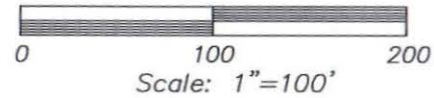
AP 167-280-12  
Double M Properties

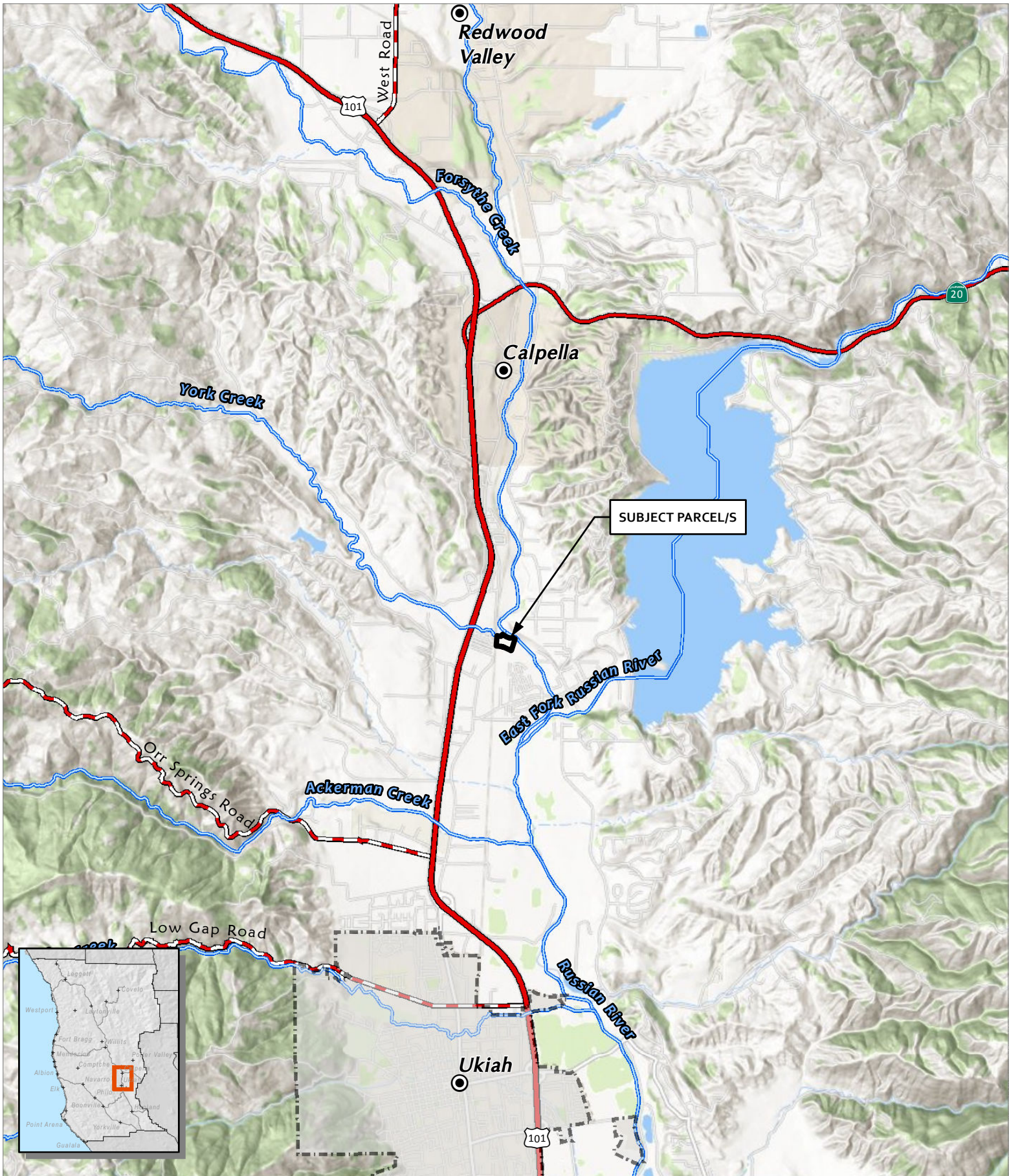
AP 167-280-14  
Double M Properties

AP 167-280-13  
Double M Properties

S04°59'34"E 14917.74'

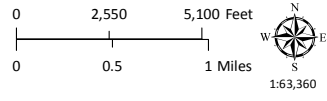
3.25" aluminum  
disk marked CA  
DOT / 101 MEN  
25.13



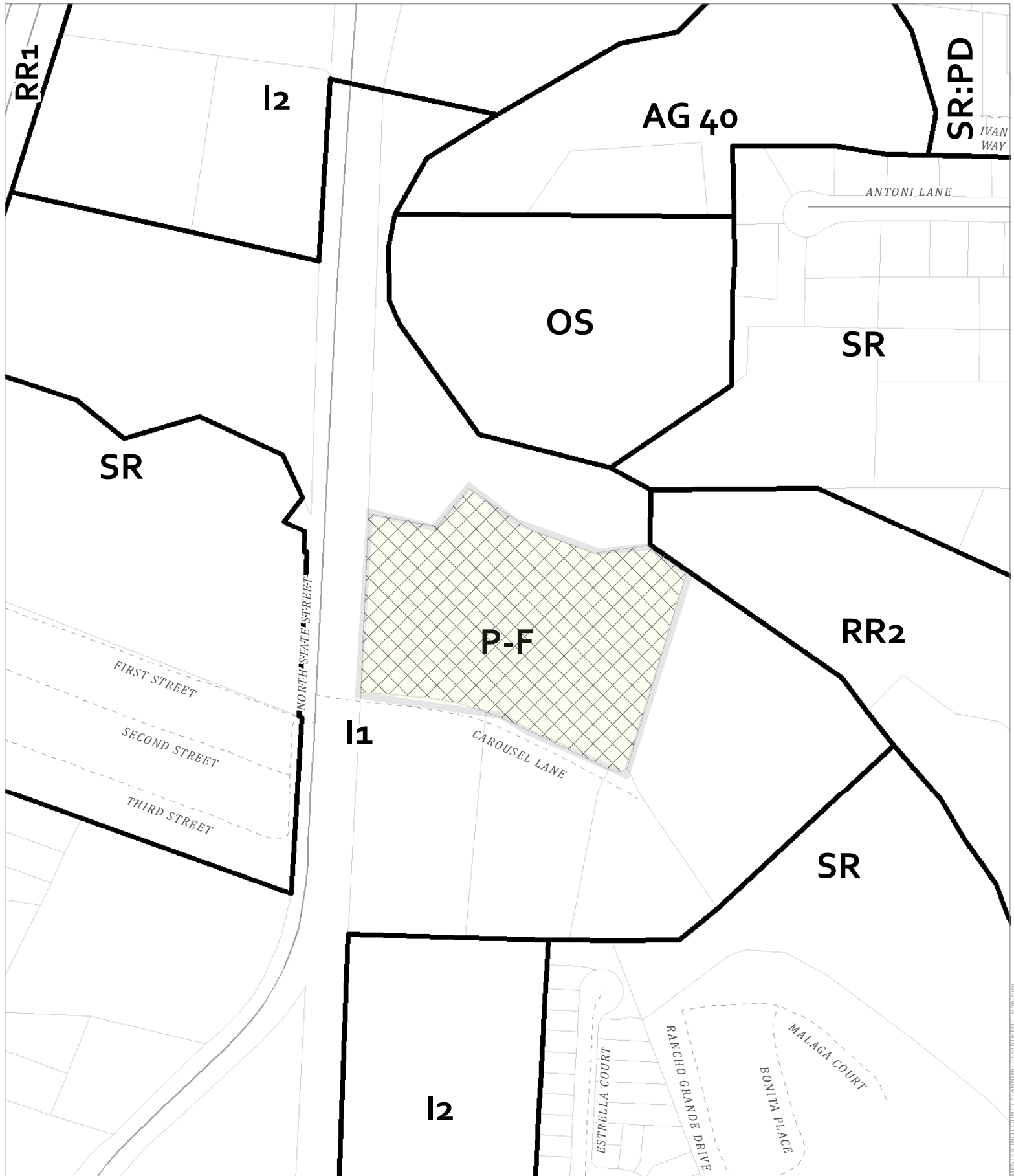


CASE: File No. 25-001107  
 OWNER: City of Ukiah  
 APN: 167-280-15  
 APLCT: City of Ukiah  
 AGENT: N/A  
 ADDRESS: 1 Carousel Lane, Ukiah




- Major Towns & Places
- City Limits
- Highways
- Major Roads

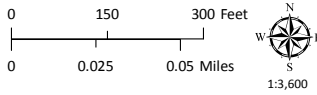


VICINITY MAP



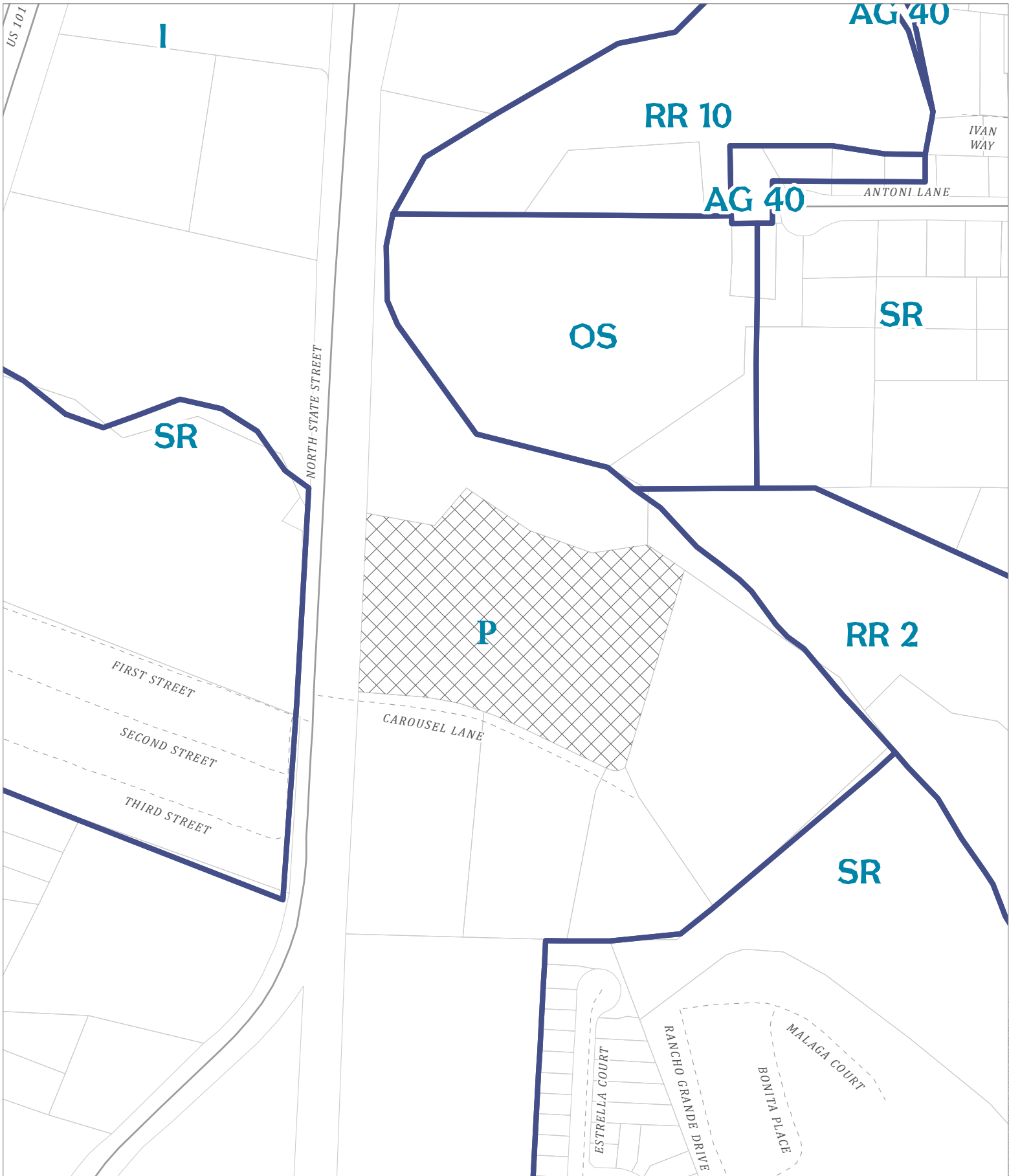
CASE: File No. 25-001107  
 OWNER: City of Ukiah  
 APN: 167-280-15  
 APLCT: City of Ukiah  
 AGENT: N/A  
 ADDRESS: 1 Carousel Lane, Ukiah

-  County Zoning Districts
-  Public Roads
-  City Prezone Designation






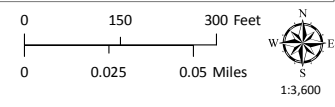
**PREZONE DISPLAY MAP**

MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020



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 - 12/07/2025



CITY OF UKIAH · MENDOCINO COUNTY · CALIFORNIA

COMMUNITY DEVELOPMENT  
DEPARTMENT

300 SEMINARY AVENUE  
UKIAH, CA 95482

# PLAN FOR SERVICES

## Corporation Yard Annexation

LAFCo File No. A-2025-06



### PROJECT DETAILS

**PROJECT NAME**

City of Ukiah – Corporation Yard Annexation

**APPLICANT**

City of Ukiah

**SITE ADDRESS**

1 Carousel Lane, Ukiah, CA 95482

**ACREAGE**

±7.9 Acres

**APN**

167-280-15

**EXISTING FACILITY**

98,000 SF Industrial Warehouse

**PROPOSED USE**

Corporation Yard

**PREZONING**

Public Facilities (PF) / Public (P)

## PLAN FOR SERVICES CITY OF UKIAH CORPORATION YARD ANNEXATION

**Project Name:** City of Ukiah – Corporation Yard Annexation

**Applicant(s):** City of Ukiah

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

**Acreage:** ±7.9 acres

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

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

### **PURPOSE AND SUMMARY OF SERVICES - BACKGROUND**

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

In accordance with California law:

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

### **EXISTING SITE**

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

*The project site contains a single commercial structure that is approximately 98,000 square feet in size and generally segregated into three units, herein described as Suites 1A, 1B, and 1C. The structure was reportedly built in three phases over several*

*decades starting in 1969. The structure consists of a steel framed building with steel siding and roof and there is no wall separating Suites A and 1B. A concrete slab on grade floor extends throughout the structure. Most of the structure is open warehouse...Areas of the subject property not covered with the site buildings consist primarily of asphalt surfaces used for employee and customer parking and [Distribution Center] shipping and receiving trucks. A fenced gravel parking area is present on the eastern side of the subject property that is used for parking trucks by the [Distribution Center].*

### **EXISTING AND PROPOSED SERVICE PROVIDERS (1 CAROUSEL LANE)**

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

#### **General Government**

Upon annexation, planning, building, business licensing, and code enforcement services for the subject parcel will transition from Mendocino County to the City of Ukiah. Given the site's continued operation as a public facility, City involvement is anticipated to be limited in scope, primarily the issuance of business licenses for occupants utilizing existing commercial warehouse or yard areas, and the review and permitting of tenant improvements as required by applicable building, fire, and municipal codes.

Certain countywide functions will remain under County jurisdiction and are unaffected by this action, including Environmental Health (Land Use), Public Health, Air Quality, and the Certified Unified Program Agency (CUPA).

#### **Law Enforcement**

The Ukiah Police Department (UPD) will assume primary law enforcement jurisdiction over the subject territory following annexation. Existing mutual-aid agreements with surrounding agencies will remain in full force and effect. Based on current information, no material increase in service-call volume is anticipated as a result of this action.

#### **Fire Protection and Emergency Medical Services**

Fire protection and emergency medical services (EMS) will continue without change. The property is already served by the Ukiah Valley Fire Authority (UVFA), and service will continue pursuant to existing dispatch, automatic-aid, and mutual-aid protocols. No new stations, apparatus, or personnel are required, and no changes to response districts or standards of coverage are anticipated.

### **Water**

The subject property is currently served by existing water connections operated by the Ukiah Valley Water Authority (UVWA) per the Millview County Water District, and this arrangement will remain unchanged following annexation. No new main extensions, service laterals, or capacity upgrades are required, and service is expected to continue without interruption.

### **Wastewater**

Wastewater service will remain with the Ukiah Valley Sanitation District (UVSD) with no change in provider or service-area boundaries. Existing sewer connections and conveyance and treatment capacity are sufficient to accommodate this action. No new laterals, main extensions, upsizing, or additional capacity reservations are required. Consistent with previous City-owned annexation proposals, detachment from the UVSD is neither necessary nor requested.

### **Stormwater**

Stormwater management responsibility will transition from the County of Mendocino's Municipal Separate Storm Sewer System (MS4) to the City of Ukiah's MS4 program. The City's existing stormwater regulations, which are similar in nature to those currently in effect, will apply going forward. No new impervious area is proposed in connection with this action.

### **Solid Waste**

Solid waste collection, recycling, and disposal services will continue to be provided by C&S Waste Solutions under the County's existing franchise agreement with Redwood Waste Solutions. No change in provider, service levels, routes, or service-area boundaries is required. Regulated materials and recyclables will continue to be managed in accordance with existing permits, local agreements, and all applicable state and local regulations.

### **Transportation and Streets**

Primary site access will continue via Carousel Lane, a 60-foot private road and public utility easement for which the City maintains partial responsibility for maintenance and repair. No new roads, signalization, parking facilities, or easements are required to support the site's continued use as a corporation yard.

### **Parks, Library, and Recreation**

This annexation does not involve new employment generation or proposed residential uses. The action concerns the transfer of existing employees assigned to the current corporation yard adjacent to the Ukiah Municipal Airport. Accordingly, no new demand for parks, library, or recreational services is anticipated.

### **Public Utilities**

Electric and gas service will continue to be provided by Pacific Gas and Electric Company (PG&E), and telecommunications service will remain with AT&T and Comcast. No change in providers, service-area boundaries, or facilities is proposed. Franchise utilities will continue operating under existing agreements, easements, and rights-of-way. No new connections, relocations, or capacity upgrades are anticipated. Given the site's operation as a corporation yard, no material increase in utility demand is expected, as the operational intensity is generally consistent with that of existing businesses in the surrounding area.

### **INFRASTRUCTURE & SITE STATUS**

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

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

### **FISCAL EFFECTS & IMPACTS**

Operating costs for the Corporation Yard and Water Authority activities will be funded through existing City budgets, departmental funds, and the UVWA, consistent with the City's adopted cost allocation plan as part of the JPA. Operating costs will also be offset by the closure of the existing Corporation Yard facility at 1320 Airport Rd. and transfer of services to 1 Carousel Lane. Further considerations are detailed below:

Land Acquisition, Capital and Tenant Improvements: Financed through a combination of City bond proceeds, Capital Improvement Program (CIP) funds, and competitive grants, the property was acquired by the City of Ukiah for \$7.6 million. The City has allocated up to \$6 million for tenant improvements to City facilities as part of the bond proceeds.

- **Taxes and Assessments:**
  - The property is City-owned and therefore exempt from ad valorem property tax. Commercial or joint-use operations remain subject to possessory interest tax that will be addressed as a separate tax share agreement with the County of Mendocino.
  - On June 19, 2024, the City Council adopted Resolution No. 2024-32, approving participation in the Mendocino County Master Tax Sharing

Agreement (MTSA). The MTSA does not preclude one or more of the associated cities from entering separate agreements regarding particular Annexations; provided, however, that nothing in any separate agreement shall affect the rights and obligations of those Parties not party to that separate agreement.

- Given the municipal function of this parcel and the limited number of parcels identified for this annexation, the City will request a separate tax share agreement to more appropriately evaluate the site-specific considerations of this request, and the applicability of the previously adopted MTSA to a single parcel.
- After additional conference, the City of Ukiah progress a Zero Tax Share agreement with the County of Mendocino, specific to this application. The City of Ukiah adopted Resolution 2026-13 on March 25, 2026 at a Special Meeting.
- **Permits and Fees:** Building and encroachment permits will be processed internally; related costs are budgeted within the project. Existing permits and records will be transferred to the City of Ukiah and integrated into the City’s permit system.
- **Utility Rates:** Water and sewer services funded by user fees per Proposition 218 cover the cost associated with operation and maintenance of the facility. If necessary, future rate changes will follow statutory noticing and hearing procedures.
- No new municipal taxes or special assessments are proposed as part of this annexation to cover the cost of acquisition, relocation or upgrades to the facility.

### **LAND USE CONSISTENCY**

The City adopted Ordinance No. 1263 on November 19, 2025, rezoning the property to Public Facilities (PF) with a Public (P) General Plan land use designation, to take effect upon annexation pursuant to Government Code §65859. The project site consisted of a large commercial building of approximately 98,000 square feet, divided into three main suites. As described by the Phase 1 Evaluation, the structure functioned primarily as a warehouse facility with supporting office and utility spaces. The western portions were used for office operations, employee amenities, package storage, and limited light industrial activity such as packaging and distribution. The eastern portion operated as a distribution hub, where goods were transferred directly between transport vehicles with minimal long-term storage. The surrounding development along Carousel Lane followed a similar industrial and commercial pattern, characterized by storage, distribution, and light manufacturing uses.

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

**Current (County of Mendocino):**

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

**Proposed (City of Ukiah):**

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

**CONCLUSION**

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

## ATTACHMENT 5

### ORDINANCE NO. 1263

#### ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH PREZONING 1 CAROUSEL LANE (APN 167-280-15) TO PUBLIC FACILITIES (PF) WITH A GENERAL PLAN DESIGNATION OF PUBLIC (P) IN ANTICIPATION OF THE "CITY OF UKIAH – CORPORATION YARD ANNEXATION"

The City Council of the City of Ukiah hereby ordains as follows:

#### SECTION ONE – FINDINGS

1. On December 7, 2022, the City Council adopted the Ukiah 2040 General Plan and certified the related Program Environmental Impact Report (SCH # 2022050556). On December 19, 2022, the Council adopted the Municipal Service Review and Sphere of Influence Update.
2. On June 19, 2024, the City Council adopted Resolution No. 2024-32, approving participation in the Mendocino County Master Tax Sharing Agreement (MTSA). The MTSA does not preclude one or more of the Parties from entering separate agreements regarding particular Annexations; provided, however, that nothing in any separate agreement shall affect the rights and obligations of cities not party to that separate agreement.
3. California Government Code §§ 65859 and 56742, and Ukiah City Code § 9267, authorize the City to prezone unincorporated territory so that City zoning will apply upon annexation.
4. The subject property at 1 Carousel Lane, Ukiah (APN 167-280-15), comprises approximately 7.87 acres and is developed with a 98,000-square-foot industrial/commercial building configured as three suites. Suites 1A and 1B are intended for Corporation Yard functions, while Suite 1C is currently occupied by an existing warehouse/distribution tenant.
5. On May 7, 2025, the City Council approved purchase of the subject property, with the sale closing on June 30, 2025.
6. The City proposes to prezone the property to Public Facilities (PF) and assign the Public (P) General Plan land use designation. The Planning Commission held a duly noticed public hearing on October 8, 2025, considered staff reports and public testimony, and adopted Planning Commission Resolution No. 2025-04 recommending adoption of this Ordinance.

#### SECTION TWO – PURPOSE AND INTENT.

The property at 1 Carousel Lane (APN 167-280-15), as depicted in Exhibit A, is prezoned to Public Facilities (PF) and assigned the Public (P) General Plan designation. This prezoning shall become operative only upon annexation, in accordance with Government Code § 65859 and Ukiah City Code § 9267. The purpose of this Ordinance is to prezone the subject parcel for municipal use, ensuring that the proposed zoning designation is consistent with the City's General Plan and the property's intended municipal use as a Corporation Yard.

#### SECTION THREE - CEQA FINDINGS

The City Council, acting as the Lead Agency under the California Environmental Quality Act ("CEQA") (Pub. Res. Code § 21000 et seq.; 14 Cal. Code Regs. § 15000 et seq.), hereby finds and determines, based on the whole of the administrative record, that the rezoning is categorically exempt from CEQA pursuant to CEQA Guidelines § 15319(a) (Class 19: Annexations of Existing Facilities and Lots for Exempt Facilities). The subject property is fully developed, and the action entails no new development. A Notice of Exemption has been prepared in accordance with CEQA Guidelines § 15062 and is attached hereto as Exhibit B.

**SECTION FOUR. PUBLICATION AND EFFECTIVE DATE**

**Publication.** Within thirty (30) days after its adoption, the City Clerk shall cause this Ordinance to be published in accordance with Government Code § 36933.

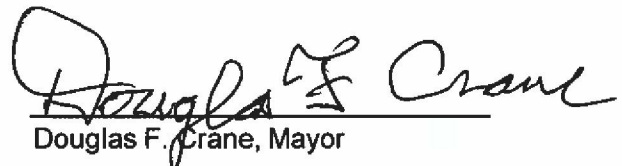
**Effective and Operative Dates.** This Ordinance shall take effect thirty (30) days after its adoption but shall become operative only upon the date that the Mendocino LAFCo Executive Officer issues a Certificate of Completion for the "City of Ukiah – Corporation Yard Annexation."

**INTRODUCED** by title only at a regular meeting of the City Council of the City of Ukiah on November 5, 2025, by the following roll call vote:

AYES: Councilmembers Rodin, Criss, Orozco, Sher, and Mayor Crane.  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Ukiah on November 19, 2025, by the following roll call vote:

AYES: Councilmembers Rodin, Criss, Orozco, Sher, and Mayor Crane.  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

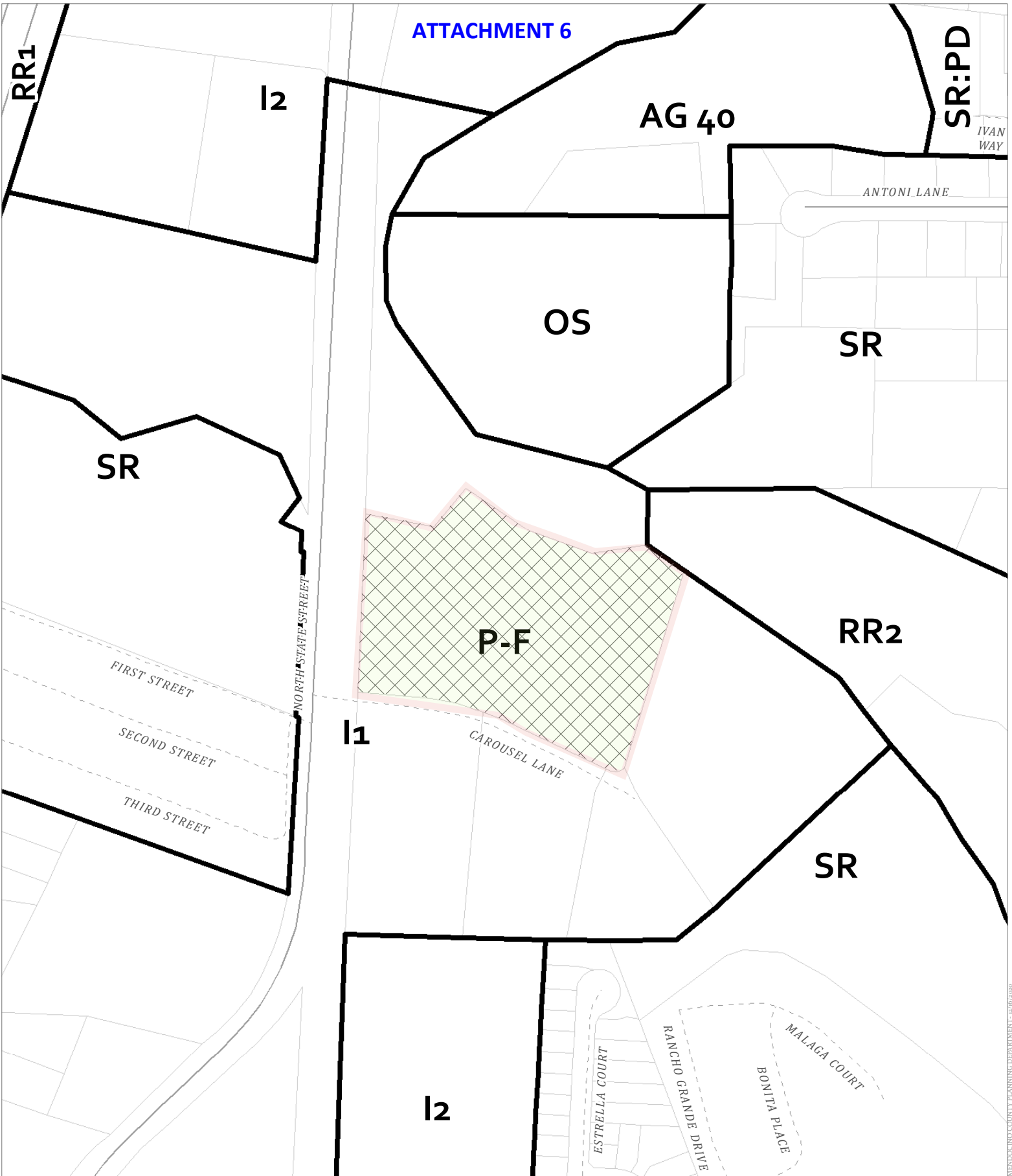
  
Douglas F. Crane, Mayor

ATTEST:




  
Kristine Lawler, CMC/City Clerk

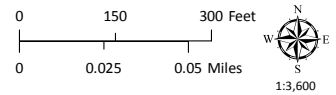
Exhibit A – Proposed Prezone & Land Use Designation Exhibits  
Exhibit B - Notice of Exemption (CEQA Guidelines §15319(a))

ATTACHMENT 6



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

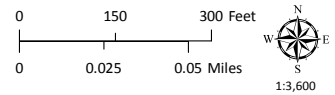


PREZONE DISPLAY MAP



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  
 Public Roads



PROPOSED GENERAL PLAN CLASSIFICATIONS



### 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:** 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

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
- 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 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](mailto: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.

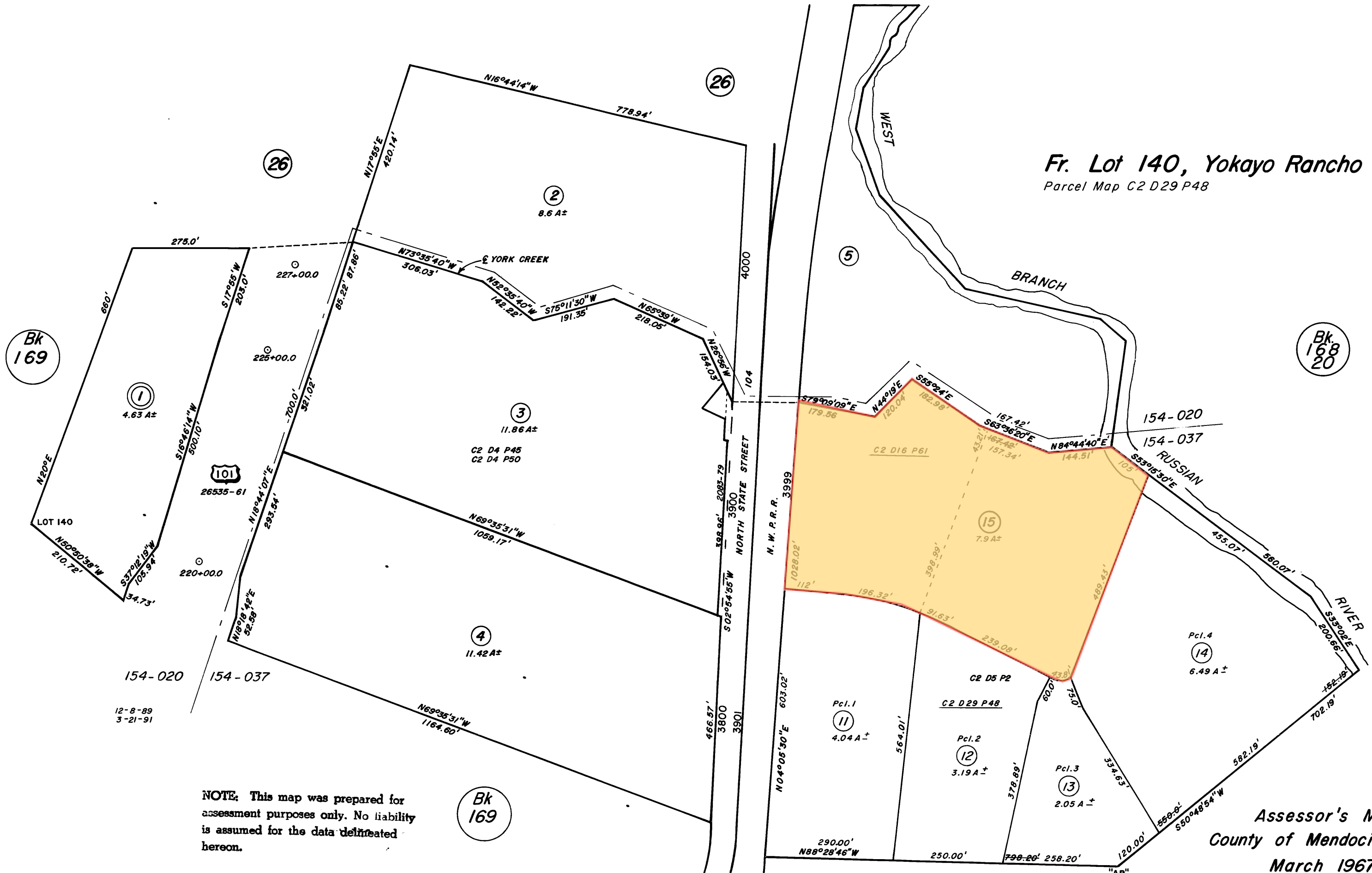
	11/20/2025	Chief Planning Manager
Signature (Public Agency)	(Date)	(Title)

154-020  
154-037

167-28

N  
1" = 200'

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



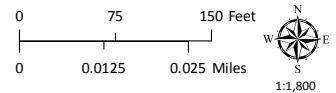
154-020  
154-037  
12-8-89  
3-21-91

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

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



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

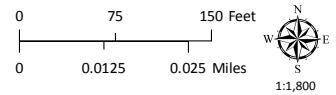


ADJACENT PARCELS

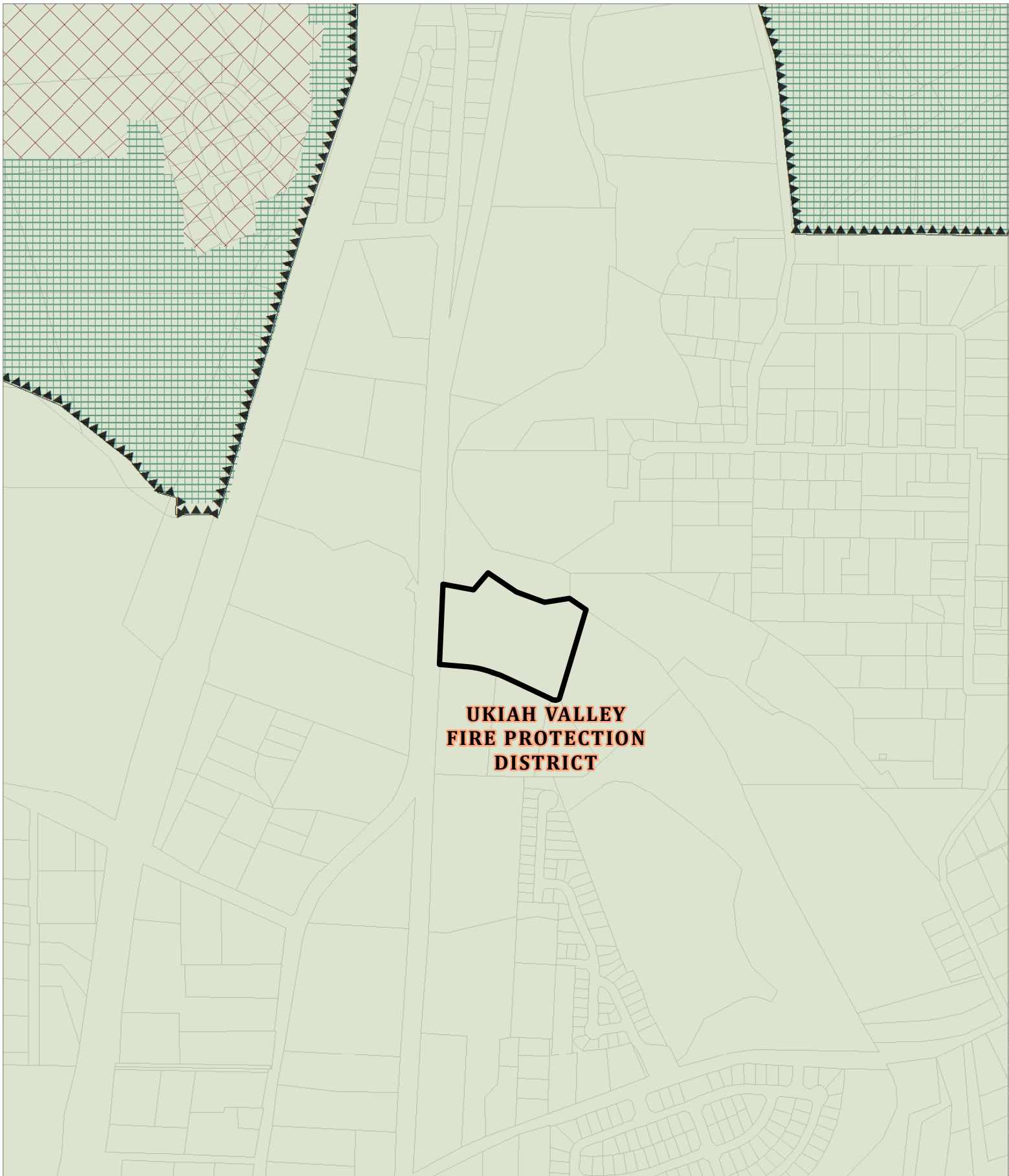


CASE: File No. 25-001107  
 OWNER: City of Ukiah  
 APN: 167-280-15  
 APLCT: City of Ukiah  
 AGENT: N/A  
 ADDRESS: 1 Carousel Lane, Ukiah

- Named Rivers
- - - Public Roads







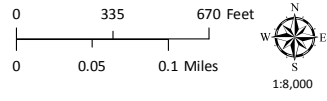
AERIAL IMAGERY



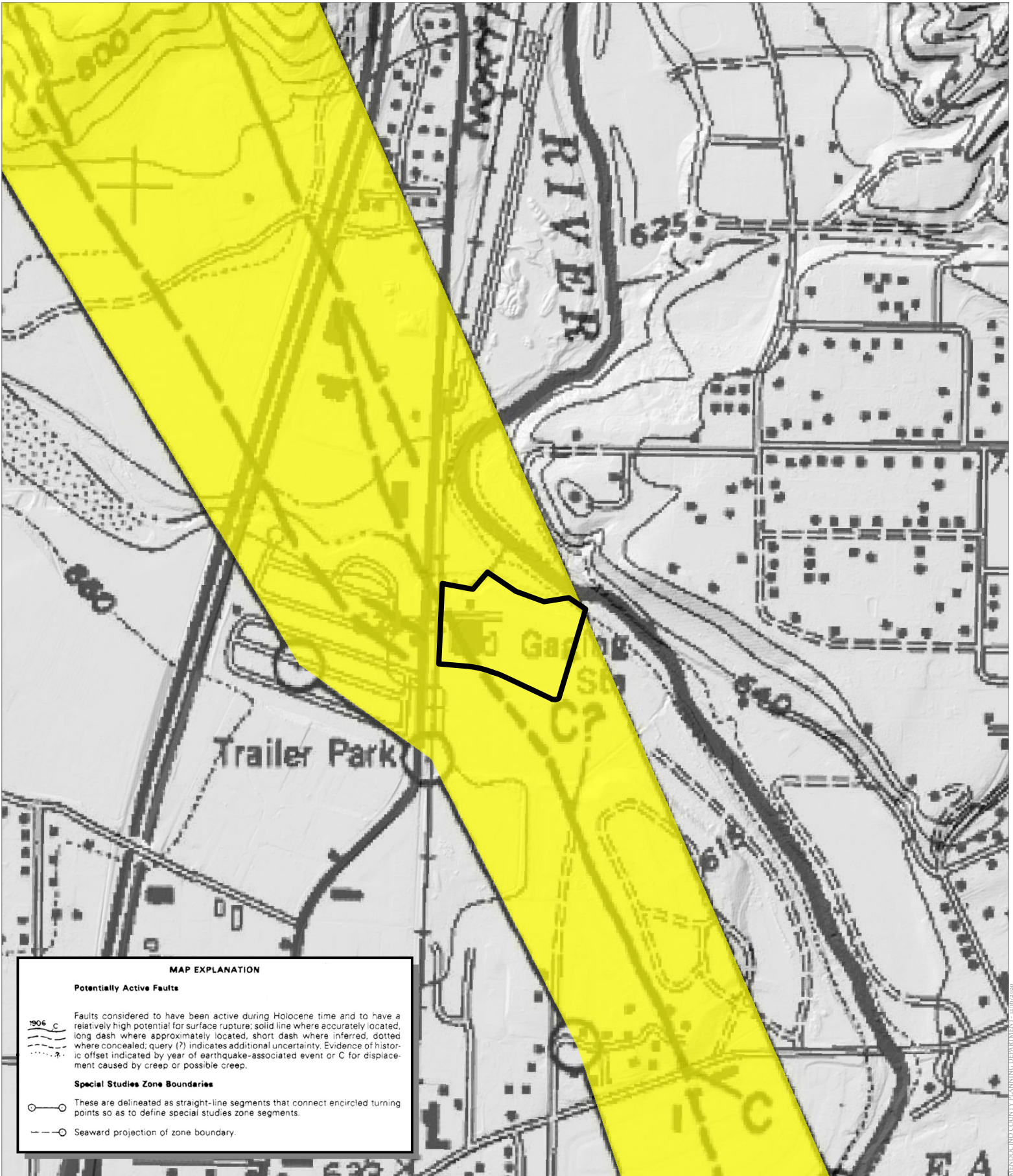
**UKIAH VALLEY  
FIRE PROTECTION  
DISTRICT**

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

 High Fire Hazard  
 Moderate Fire Hazard  
 County Fire Districts  
 LRA



MENDOCINO COUNTY PLANNING DEPARTMENT - 12/07/2020



**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.

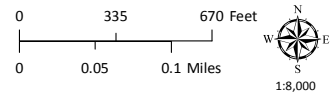
**Special Studies Zone Boundaries**

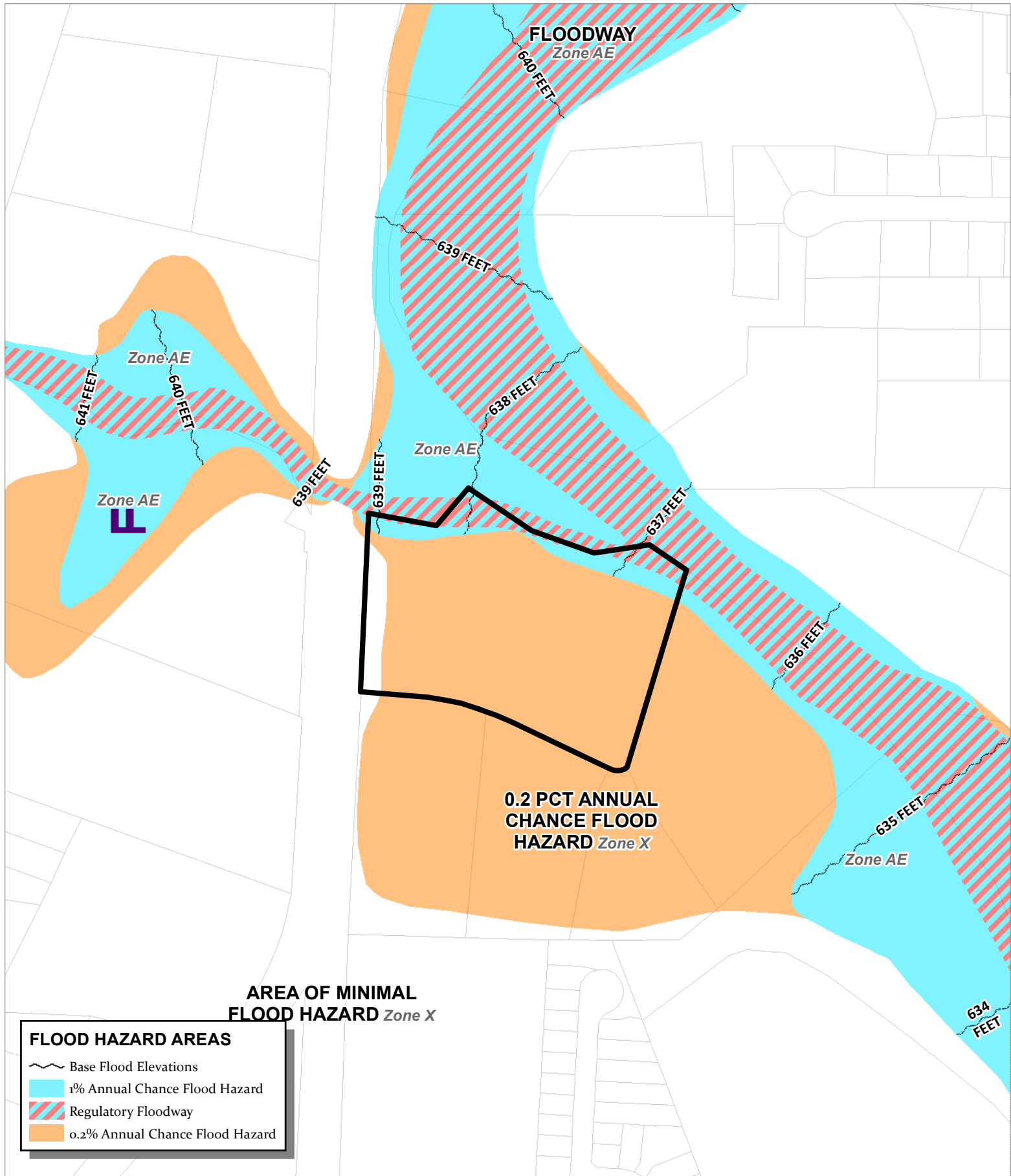
These are delineated as straight-line segments that connect encircled turning points so as to define special studies zone segments.

Seaward projection of zone boundary.

CASE: File No. 25-001107  
 OWNER: City of Ukiah  
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 AGENT: N/A  
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Maacama Fault Zone





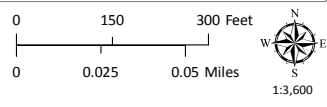
**AREA OF MINIMAL FLOOD HAZARD Zone X**

**FLOOD HAZARD AREAS**

- ~ Base Flood Elevations
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

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



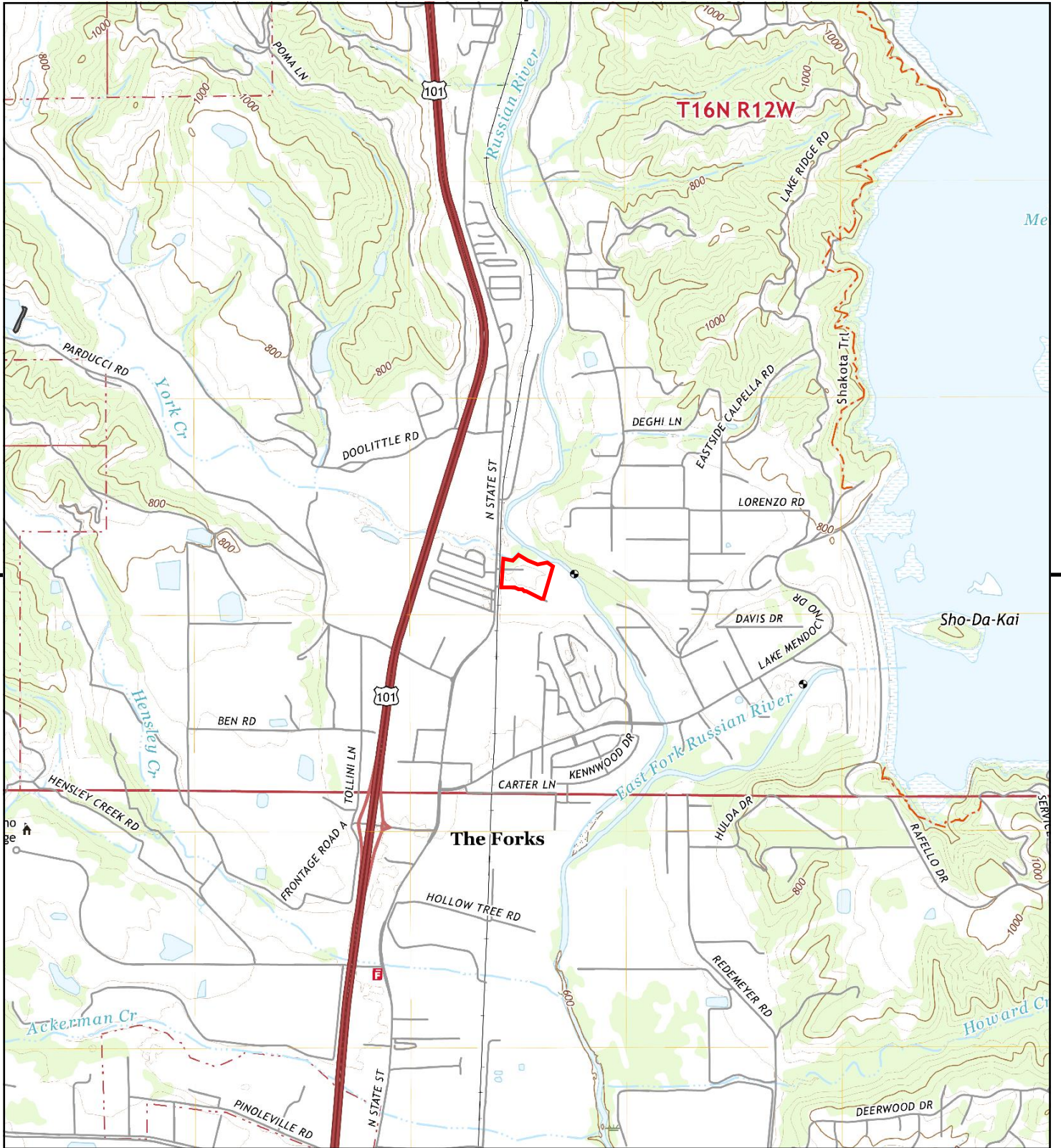


INQUIRY #: 7951457.8

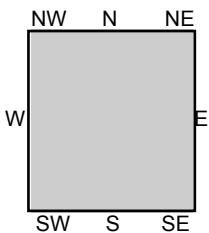
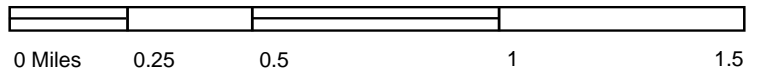
YEAR: 2020

— = 500'





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



## ATTACHMENT 7

### RESOLUTION NO. 2026-13

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING A ZERO TAX SHARING AGREEMENT WITH THE COUNTY OF MENDOCINO IN SUPPORT OF THE UKIAH CORPORATION YARD ANNEXATION (1 CAROUSEL LANE), LAFCO FILE NO. A-2025-06**

**WHEREAS:**

1. The City Council of the City of Ukiah ("City") desires to annex certain real property located at 1 Carousel Lane, Ukiah, California, identified as Assessor's Parcel Number 167-280-15 (the "Annexation Area"); and
2. The proposed annexation has been submitted to the Mendocino County Local Agency Formation Commission ("LAFCo") and has been assigned LAFCo File No. A-2025-06; and
3. California Revenue and Taxation Code § 99 requires the City and the County of Mendocino ("County") to enter into an agreement providing for an exchange of property tax revenues in connection with the annexation; and
4. The City proposes a Tax Sharing Agreement providing for a zero percent (0%) exchange of property tax revenues for the Annexation Area, consistent with applicable law; and
5. The proposed Tax Sharing Agreement applies solely to the City and County shares of property tax revenue generated within the Annexation Area and does not affect the allocation of property tax revenues for any other taxing entity; and
6. The proposed Tax Sharing Agreement is annexation-specific and is not intended to amend, supersede, waive, or otherwise alter any rights or obligations of the City or the County under the Mendocino County Master Tax Sharing Agreement or any other agreement applicable to separate annexations or changes of organization; and
7. The City Council has reviewed the Tax Sharing Agreement entitled "Mendocino County – Ukiah Corporation Yard Tax Sharing Agreement (1 Carousel Lane Annexation – APN 167-280-15; LAFCo File No. A-2025-06)", attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED that:**

1. **Approval.** The City Council hereby approves the Tax Sharing Agreement between the City of Ukiah and the County of Mendocino for LAFCo File No. A-2025-06, in substantially the form presented to the City Council and attached as Exhibit A.
2. **Execution Authority.** The Mayor and the City Manager, or either of them, are hereby authorized and directed to execute the Tax Sharing Agreement on behalf of the City, subject to approval as to form by the City Attorney.
3. **Implementation.** City staff are authorized and directed to transmit this Resolution and the executed Tax Sharing Agreement to LAFCo and to take all actions necessary to carry out and implement the Agreement.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of March, 2026, by the following roll call vote:

AYES: Councilmembers Crane, Rodin, Criss, Orozco, and Mayor Sher.  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

  
Susan Sher (Mar 26, 2026 14:40 22 PDT)

Susan Sher, Mayor

ATTEST:

  
Araceli Sandoval, Deputy City Clerk

Exhibit A: Mendocino County- Ukiah Corporation Yard - Tax Sharing Agreement

**RESOLUTION NO. 26-065**

**RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS APPROVING A ZERO TAX SHARING AGREEMENT WITH THE CITY OF UKIAH IN SUPPORT OF THE UKIAH CORPORATION YARD ANNEXATION (1 CAROUSEL LANE), LAFCO FILE NO. A-2025-06**

WHEREAS, the City Council of the City of Ukiah ("City") desires to annex certain real property located at 1 Carousel Lane, Ukiah, California, identified as Assessor's Parcel Number 167-280-15 (the "Annexation Area"); and

WHEREAS, the proposed annexation has been submitted to the Mendocino County Local Agency Formation Commission ("LAFCo") and has been assigned LAFCo File No. A-2025-06; and

WHEREAS, California Revenue and Taxation Code section 99 requires the County of Mendocino ("County") and City to enter into an agreement providing for an exchange of property tax revenues in connection with the annexation; and

WHEREAS, the City proposed a tax sharing agreement providing for a zero percent (0%) exchange of property tax revenues for the Annexation Area, consistent with applicable law; and

WHEREAS, the proposed tax sharing agreement applies solely to the County and City shares of property tax revenue generated within the Annexation Area and does not affect the allocation of property tax revenues for any other taxing entity; and

WHEREAS, the proposed tax sharing agreement is annexation-specific and is not intended to amend, supersede, waive, or otherwise alter any rights or obligations of the City or the County under the Mendocino County Master Tax Sharing Agreement or any other agreement applicable to separate annexations or changes of organization; and

WHEREAS, the Mendocino County Board of Supervisors has reviewed the tax sharing agreement entitled "Mendocino County - Ukiah Corporation Yard Tax Sharing Agreement (1 Carousel Lane Annexation - APN 167-280-15; LAFCo File No. A-2025-06)", attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED that:

1. The Mendocino County Board of Supervisors hereby approves the tax sharing agreement between the County of Mendocino and the City of Ukiah, entitled "Mendocino County, Ukiah Corporation Yard-Tax Sharing Agreement (1 Carousel Lane Annexation - APN 167-280-15; LAFCo File No. A-2025-06)", attached hereto as Exhibit A; and

2. The Chair of the Board of Supervisors is hereby authorized to execute the attached tax sharing agreement on behalf of the County of Mendocino.

The foregoing Resolution introduced by Supervisor Haschak, seconded by Supervisor Williams, and carried this 7<sup>th</sup> day of April, 2026, by the following vote:

AYES: Supervisors Cline, Mulheren, Haschak, Norvell, and Williams  
NOES: None  
ABSENT: None

WHEREUPON, the Chair declared said Resolution adopted and SO ORDERED.

ATTEST: DARCIE ANTLE  
Clerk of the Board

  
\_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
KATHARINE L. ELLIOTT  
Interim County Counsel

  
\_\_\_\_\_

  
\_\_\_\_\_  
BERNIE NORVELL, Chair  
Mendocino County Board of Supervisors

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

BY: DARCIE ANTLE  
Clerk of the Board

  
\_\_\_\_\_  
Deputy

**MENDOCINO COUNTY**  
**UKIAH CORPORATION YARD - TAX SHARING AGREEMENT**  
*(1 Carousel Lane Annexation – APN 167-280-15; LAFCo File No. A-2025-06)*

**THIS TAX SHARING AGREEMENT (this “Agreement”)** is entered into by and between the **County of Mendocino**, a subdivision of the State of California (the “County”), and the **City of Ukiah**, a California municipal corporation (the “City”). The County and the City are sometimes referred to herein individually as a “Party” and collectively as the “Parties.” This Agreement is effective as of the date it is executed on behalf of the last Party to do so (the “Effective Date”).

**RECITALS**

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the “CKH Act”) governs changes in organization, including annexations such as those contemplated in this Agreement, and which changes in organization must be approved by the Mendocino County Local Agency Formation Commission LAFCo (“Mendocino LAFCo” or “LAFCo”), and other local agencies; and

WHEREAS, the City has submitted an application to the Mendocino LAFCo to annex territory located at 1 Carousel Lane, Ukiah, California, Assessor’s Parcel Number 167-280-15, consisting of approximately 7.87 acres and improved with an approximately 98,000-square-foot industrial/commercial building (the “Annexation Area”); and

WHEREAS, for certain changes of organization, including annexations, Revenue and Taxation Code § 99 requires the City and the County to enter into an agreement providing for a property tax revenue exchange and to submit resolutions approving the agreement to LAFCo prior to consideration of the change of organization; and

WHEREAS, the Annexation Area is City-owned and used primarily for municipal/corporation yard functions, and any private possessory interest within the Annexation Area remains taxable and subject to assessment and allocation as provided by law; and

WHEREAS, on October 8, 2025, the City of Ukiah Planning Commission approved rezoning the Annexation Area as Public Facilities (PF) (PC Resolution No. 2025-04); and

WHEREAS, on November 5, 2025, the Ukiah City Council introduced the annexation proposal, authorized submission of the annexation application to LAFCo, and adopted a Resolution of Application for the Corporation Yard Annexation; and

WHEREAS, on November 19, 2025, the Ukiah City Council adopted Ordinance No. 1263 which rezones the Annexation Area as Public Facilities (PF); and

WHEREAS, on November 20, 2025, LAFCo received the annexation proposal and assigned it LAFCo File No. A-2025-06; and

WHEREAS, the Parties desire to approve a stand-alone, annexation-specific tax sharing agreement providing for a zero (0) property tax exchange for the Annexation Area in order to satisfy the requirements of Revenue and Taxation Code § 99; and

WHEREAS, the Parties acknowledge that the County and the City have previously adopted a Mendocino County Master Tax Sharing Agreement but expressly agree that the Master Tax Sharing Agreement does not apply to this annexation.

AGREEMENT - LAFCO FILE NO. A-2025-06.

**NOW, THEREFORE**, the Parties agree as follows:

1. Incorporation of Recitals

The above Recitals are true and correct and are hereby incorporated into this Agreement.

2. Definitions

The following terms, as used in this Agreement, shall have the meanings set forth below:

**“Annexation”** shall have the meaning set out in Government Code § 56017, or its successor, and shall include any reorganization that includes an annexation.

**“Annexation Area”** shall mean the single parcel located at 1 Carousel Lane, Ukiah, California, Assessor’s Parcel Number 167-280-15, as more particularly described in Exhibit A.

**“Annexation Effective Date”** shall mean the effective date of the annexation, as specified in LAFCo’s terms and conditions or by Government Code § 57202; provided, however, that such date occurs after the Effective Date of this Agreement.

**“Annexor City”** shall mean a City Party that is planning, pursuing, or has completed an Annexation.

**“Annexed Tax Rate Area” (“ATRA” or “ATRA’s”)** shall mean any separate Tax Rate Area created for territory annexed after the Effective Date.

**“Distribution”** shall mean the allocation and provision of property tax revenue between the Parties as provided for in this Agreement in order to satisfy the requirements of Revenue and Taxation Code § 99.

**“Property Tax Revenue”** shall mean revenues derived from ad valorem taxes on real property and from other categories of secured and unsecured property taxes including and not necessarily limited to those described in the County’s annual distribution as Current Secured General, Current Unsecured General, Prior Secured General, Prior Unsecured General, SB 813 Supplemental General, Highway Property Rental, and HOPTR General.

**“RTC 99 Exchange”** means the negotiated exchange (if any) of ad valorem property tax revenues between the County and the City required by Revenue and Taxation Code § 99 in connection with the Annexation, as approved by the Parties and submitted to LAFCo.

**“Sales Tax Revenue”** shall only mean those taxes collected in accordance with the Bradley-Burns Uniform Local Sales and Use Tax Law (“Bradley-Burns”).

**“State Action”** shall mean any legislative, judicial, and/or voter-approved initiative action that limits a City’s ability to apply a City-approved transaction and use tax to an Annexed Area.

**“Tax Rate Area” (“TRA” or “TRA’s”)** shall mean those base tax revenue and/or incremental tax revenues available from an identified area.

3. Tax Distribution LAFCO FILE NO. A-2025-06

- 3.1. Limited Scope. This Agreement applies only to the City and County shares of Property Tax Revenue within the Annexation Area for LAFCo File No. A-2025-06. This Agreement does not affect the allocation of property tax revenue for any other taxing entity.

3.2. No Master Agreement Application. This Agreement is separate and annexation specific. It does not amend, supersede, waive, or otherwise alter any rights or obligations under the Mendocino County Master Tax Sharing Agreement for any other annexation or change of organization.

#### 4. Tax Revenue Collection and Distribution.

4.1 Zero Exchange. Effective as of the Annexation Effective Date, the Parties agree that the exchange of ad valorem Property Tax Revenue between the City and the County pursuant to Revenue and Taxation Code § 99 for the Annexation Area shall be zero (0).

4.2 No Change to Existing Allocation Shares. The Parties intend that this Agreement does not change the City's or County's existing shares of Property Tax Revenue within the Annexation Area as determined under applicable law and the applicable tax rate area(s).

4.3 Implementation Direction. The Parties will implement this Agreement by ensuring that no additional or adjusted apportionment factors are applied between the County and the City for the Annexation Area solely as a result of LAFCo File No. A-2025-06.

#### 5. Sales Tax and Housing Allocation

5.1 No Sales Tax Exchange. The Parties acknowledge that the Annexation Area is City-owned and used for public facilities/municipal purposes and does not generate Bradley-Burns local sales tax revenue under its current use. Accordingly, no sales tax exchange is required or created by this Agreement.

5.2 No RHNA/RHNP Adjustment Required. The Parties acknowledge the Annexation Area contains no residential uses under its current use and is not being annexed for residential development. Accordingly, no RHNA/RHNP adjustment is required as part of this Agreement.

#### 6. Possessory Interests; Private Use

6.1 Taxability Preserved. Any private occupancy or private use within the Annexation Area (including leased or licensed space) remains subject to possessory interest assessment and taxation under applicable law.

6.2 No Special Exchange of Possessory Interest Revenues. Revenues derived from possessory interest assessments shall be levied, collected, and distributed in the ordinary course pursuant to law. This Agreement creates no additional exchange of such revenues.

6.3 No Amendment Needed for Routine Changes. The expansion, reduction, assignment, or termination of private occupancy shall adjust assessments and revenues pursuant to law and does not, by itself, require amendment of this Agreement.

#### 7. Contingency; Change in Use

7.1 Contingency. This Agreement is contingent upon the Annexation becoming effective. If the Annexation does not become effective, this Agreement is void and of no further force.

7.2 Change in Use Trigger. If the City ceases to use the Annexation Area primarily for public facilities/municipal purposes, the Parties will meet and confer in good faith to determine whether a new agreement under Revenue and Taxation Code § 99 is required for any subsequent change of organization or continued City jurisdiction involving revenue-generating private use.

North State Street

Railroad

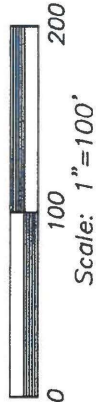
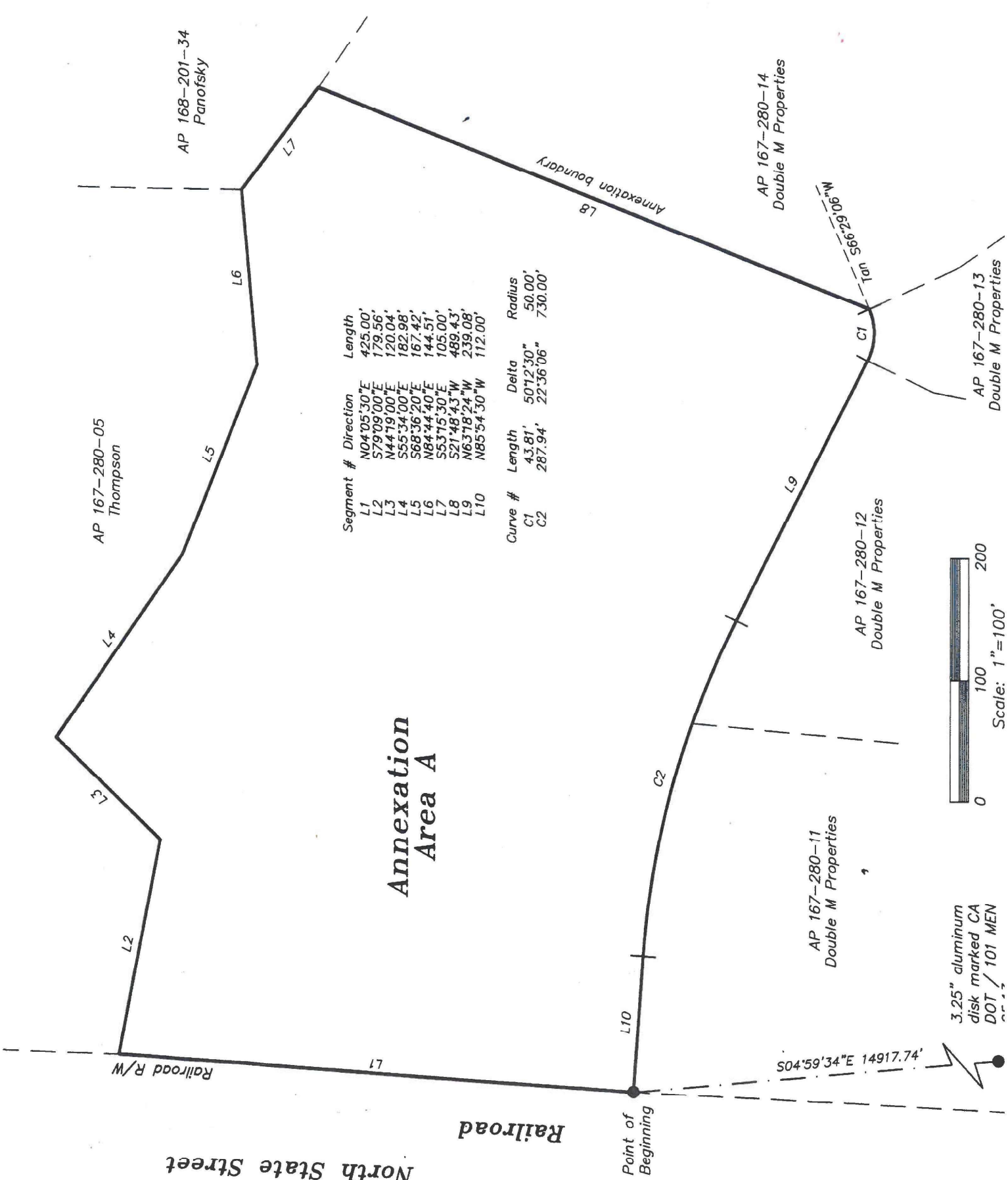
Railroad R/W

# Annexation Area A

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

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



3.25" aluminum disk marked CA DOT / 101 MEN

8. Implementation; Transmittals

8.1 Administrative Coordination. The City Manager (or designee) and the County Chief Executive Officer (or designee) are authorized to coordinate with the County Auditor-Controller, Assessor, and LAFCo to implement this Agreement.

8.2 Delivery to LAFCo. The Parties will provide their respective approving resolutions for this Agreement to LAFCo as required for LAFCo File No. A-2025-06.

9. Notices

To County:  
County of Mendocino  
Attn: Board Chair and Chief Executive Officer  
501 Low Gap Road  
Ukiah, CA 95482  
Email: [ceo@mendocinocounty.gov](mailto:ceo@mendocinocounty.gov)

To City:  
City of Ukiah  
Attn: Mayor and City Manager  
300 Seminary Avenue  
Ukiah, CA 95482  
Email: [cmoffice@cityofukiah.com](mailto:cmoffice@cityofukiah.com)

To LAFCO:

Mendocino LAFCo  
ATTN: Executive Officer  
200 S School St # 2, Ukiah, CA 95482  
Email: [eo@mendocinolafco.org](mailto:eo@mendocinolafco.org)

10. No Third-Party Beneficiaries

This Agreement is for the benefit of the Parties only and does not create any rights in any third party.

11. Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions will remain in effect unless doing so would defeat the basic purpose of this Agreement.


12. Authority

Each Party represents that its legislative body has authorized execution of this Agreement and that the undersigned have authority to bind the Party on whose behalf they sign.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

**COUNTY OF MENDOCINO**


Date: 04/07/2026

By:   
Bernie Norvell, Chair of the Board  
of Supervisors

Approved as to Form:


  
\_\_\_\_\_  
County Counsel

Attest:

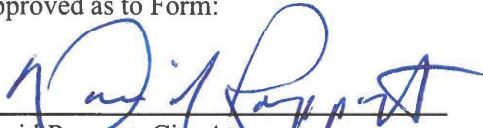
  
\_\_\_\_\_  
Darcie Antle Deputy  
, County Clerk

**CITY OF UKIAH**

Date: 9/1/26

By:   
Susan Sher, Mayor

Approved as to Form:

  
David Rapport, City Attorney

Attest:

  
Araceli Sandoval, Deputy City Clerk

Exhibit A: Draft Annexation Area Plat & Legal Description

**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

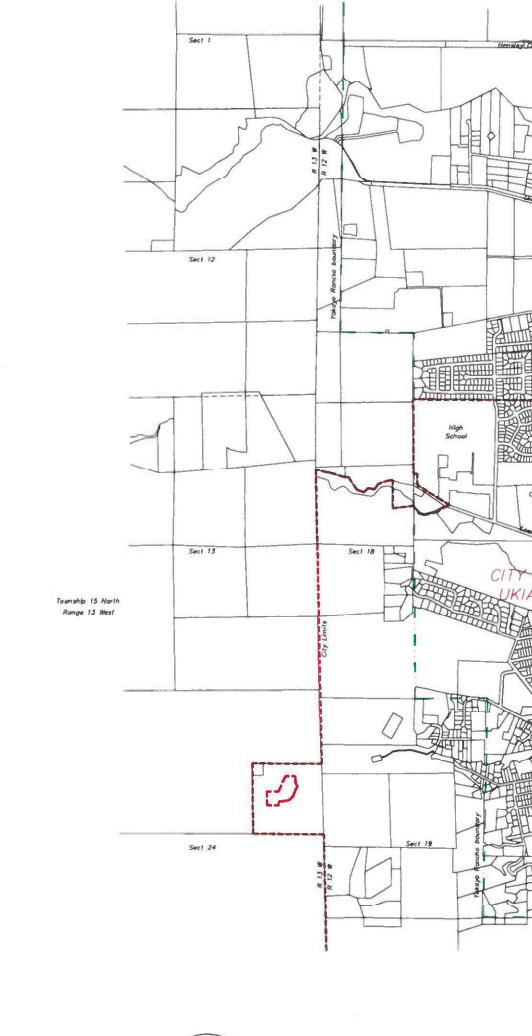
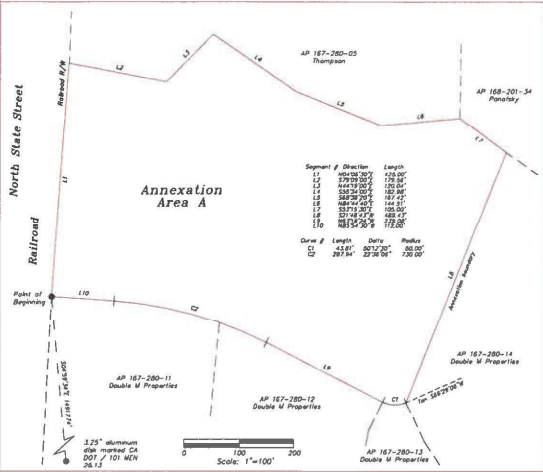
The basis of bearings for this description is based on NAD83, California Coordinate System (CCS83), Zone 2 (2010.00 epoch date) using the two found National Geodetic Survey monuments designated "101 MEN 25.13" and "HPGN D CA 01 CG" said bearing South 05°01'58" East, shown on Exhibit "A", attached hereto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

**EXHIBIT "A"**  
**City of Ukiah Carousel Annexation**  
 LAFCo File No. \_\_\_\_\_  
 Portion of Lot 140 of the Yokayo Rancho  
 Mendocino County, California  
 September 22, 2025



**LEGEND**

- APN Assessor Parcel Number
- POB Point of Beginning
- Current City of Ukiah Boundary
- Proposed new annexation boundary
- Yokayo Rancho Boundary

**NOTES:**

- All dimensions shown are in feet and decimals thereof.
- The Basis of Bearings for this description and map is based on NAD 83 California Coordinate System (CCS83), Zone 2 (2011.00 Epoch) using the New National Geodetic Survey monuments designated "101 MEN 25.12 and HPOW D CA 01 CC". All distances are in feet and decimals thereof. The distance between the monuments is 10.000 ground miles divide the distances by 0.99980955 to obtain ground distances.
- The purpose of this exhibit is to accompany the legal description "B" for City of Ukiah annexation of \_\_\_\_\_ and to comply with State Board of Equalization's "Written legal (specifice) description requirements". This legal description and this exhibit are to be used to establish specific location only and is not intended to establish property boundary or ownership.
- This map and its boundary description is compiled entirely from a combination of Mendocino County record maps and United States General Land Office survey plots and is not based upon any field surveys.

**AUTHORIZATION CERTIFICATION**

I, \_\_\_\_\_, Chair of the Local Agency Formation Commission of the County of Mendocino, State of California, hereby certify that the Local Agency Formation Commission by Resolution No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 approved within map \_\_\_\_\_.

Dated: \_\_\_\_\_

Chair Local Agency Formation Commission

**CERTIFICATION OF COMPLETION**

Recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 as Instrument Number \_\_\_\_\_ Mendocino County Records.

**DISCLAIMER**

This description of land is not a legal priority description as defined in the subdivision map act and may not be used as a basis for an offer for sale of the land described.



**ATTACHMENT 8**

**Notice of Exemption**

*(Exempt from fees per GOV Section 27383)*

**Appendix E**

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk  
County of: Mendocino

**From:** (Public Agency): Mendocino LAFCo  
200 South School Street  
Ukiah, California 95482

(Address)

Project Title: City of Ukiah – Corporation Yard Annexation (File No. A-2025-06)

Project Applicant: City of Ukiah

Project Location - Specific:

An unincorporated area of the Ukiah Valley located north of the Ukiah City limits.

Project Location - City: City of Ukiah Project Location - County: Mendocino

Description of Nature, Purpose and Beneficiaries of Project:

A change of organization involving annexation of one City-owned property of 7.9-acres located at 1 Carousel Lane (APN 167-280-15) that is improved with a 98,000-square-foot industrial/commercial building for use as a municipal corporation yard under GOV § 56742 for City annexations of noncontiguous territory.

Name of Public Agency Approving Project: Mendocino Local Agency Formation Commission

Name of Person or Agency Carrying Out Project: Mendocino Local Agency Formation Commission

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: §15319(a) (Class 19 Exemption)
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The annexation area is fully developed with an industrial/commercial building and proposed for continued use without expansion or intensification. The site is already served with public utilities, and no new connections, capacity upgrades, or material increases in service demand are proposed or anticipated for the existing facility post-annexation. There is no evidence of unusual circumstances causing a significant environmental effect.

Lead Agency  
Contact Person: Uma Hinman, Executive Officer Area Code/Telephone/Extension: (707) 463-4470

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_ Date: 5/4/2026 Title: Executive Officer

Signed by Lead Agency  Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

## ATTACHMENT 9

### MENDOCINO LOCAL AGENCY FORMATION COMMISSION

#### RESOLUTION NO. 2025-26-08

#### CONDITIONALLY APPROVING THE CITY OF UKIAH – CORPORATION YARD ANNEXATION (FILE NO. A-2025-06) AND FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**WHEREAS**, the Mendocino Local Agency Formation Commission (LAFCo), hereinafter referred to as the “Commission”, administers California Government Code (GOV) Section (§) 56000 et. seq., known as the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

**WHEREAS**, on October 15, 2025, the City of Ukiah (Ukiah or City) distributed a Notice of Intention to adopt a resolution of application to each affected local agency as required by GOV § 56654; and

**WHEREAS**, on November 5, 2025, the Ukiah City Council adopted Resolution No. 2025-54 to initiate a change of organization involving annexation of one City-owned property of 7.9-acres at 1 Carousel Lane (APN 167-280-15) improved with a 98,000-square-foot industrial/commercial building for use as a municipal corporation yard under GOV §56742 for annexations of noncontiguous territory; and

**WHEREAS**, the purpose of the proposal is to align City land ownership with City jurisdiction; reduce the City’s property tax burden; ensure consistent governmental controls (land use authority, permitting, and risk management); strengthen eligibility and competitiveness for grant funding; and modernize municipal facilities and infrastructure, improve operational efficiency, and lower operating costs to enhance service delivery; and

**WHEREAS**, on November 19, 2025, the City rezoned the annexation area as Public Facilities (PF) and assigned the Public (P) General Plan land use designation under Ordinance No. 1263; and

**WHEREAS**, the proposed annexation area is located within the City’s SOI boundary adopted by the Commission on December 19, 2022 and subsequently amended on November 4, 2024 by LAFCo Resolution No. 2024-25-04 to add 40-acres of City-owned property (APN 003-190-11); and

**WHEREAS**, on April 7, 2026, the Mendocino County Board of Supervisors adopted Resolution No. 26-065 approving a zero tax sharing agreement specifically for the annexation area, which is substantially similar to Resolution No. 2026-13 adopted by the Ukiah City Council on March 25, 2026 approving a zero tax sharing agreement for this annexation proposal; and

**WHEREAS**, a Certificate of Filing was issued on April 27, 2026 indicating receipt of a complete application pursuant to GOV §56658; and

**WHEREAS**, the proposal meets the specified criteria to allow the Commission to make determinations on the proposal without notice, hearing, and protest proceedings pursuant to GOV §56662 (a) and (c), and therefore the Executive Officer was not required to give notice of a public hearing for Commission consideration of the proposed annexation; and

**WHEREAS**, the proposal is exempt from CEQA pursuant to Title 14 CCR §15319(a) (Class 19 - Annexations of Existing Facilities and Lots for Exempt Facilities), because the annexation area is fully developed with an industrial/commercial building and proposed for continued use without expansion or intensification; the site is already served with public utilities, and no new connections, capacity

upgrades, or material increases in service demand are proposed or anticipated for the existing facility post-annexation; and there is no evidence presented of unusual circumstances that might cause a significant effect on the environment (Title 14 CCR §15300.2(c)).

**WHEREAS**, the proposal meets the statutory criteria outlined in LAFCo law and adopted local policy requirements; and

**WHEREAS**, the Executive Officer's report, which included factors for consideration required under GOV § 56668 and recommendations on the proposal, was presented to the Commission in the manner provided by law and adopted local policy; and

**WHEREAS**, the Commission heard and fully considered all the testimony and evidence presented at a public meeting on the proposal on May 4, 2026; and

**WHEREAS**, the Commission has reviewed and considered this resolution and hereby finds that it accurately sets forth the intentions of the Commission with respect to the proposal.

**NOW, THEREFORE, BE IT RESOLVED that the Mendocino Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:**

**Section 1. Incorporation of Recitals**

The foregoing recitals are true and correct and are hereby incorporated into the Resolution as findings of the Commission.

**Section 2. CEQA Exemption Findings**

The Commission hereby finds and determines, based on the whole of the administrative record, that the annexation proposal is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations (14 CCR) §15319(a), and approves the Notice of Exemption for filing.

**Section 3. Conditional Approval of Proposal**

The Commission hereby approves annexation of one City-owned property of 7.9-acres located at 1 Carousel Lane (APN 167-280-15), subject to the following terms and conditions.

- a) The boundaries of the approved annexation territory shall be defined by the map in Exhibit "A" and written geographic description in Exhibit "B", attached hereto and incorporated herein by reference.
- b) The annexation proposal is assigned the following distinctive short-term designation: "City of Ukiah – Corporation Yard Annexation (File No. A-2025-06)".
- c) The annexation territory shall be subject to all City of Ukiah ordinances, resolutions, policies, fees, and regulations in effect upon recordation of the Certificate of Completion.
- d) All existing easements and public utility rights, including electricity and sewer, shall remain in full force and effect upon recordation of the Certificate of Completion.

- e) The Certificate of Completion shall not be filed until all charges assessed and fees due to the Commission have been paid by the applicant and all materials required for final processing of the proposal have been sufficiently prepared and submitted to LAFCo staff.
- f) Any work commenced or costs incurred by the City of Ukiah prior to satisfying all conditions of this approval, and especially within the 30-day Reconsideration Period and CEQA statute of limitations timeframe, are completed at the agency’s own risk.
- g) The effective date of the annexation shall be the date of the filing of the Certificate of Completion with the Mendocino County Recorder’s office.
- h) If a certificate of completion has not been filed within one year of adoption of this resolution, Commission proceedings for this change of organization shall be deemed terminated, unless an extension of time is approved by the Commission prior to the expiration date (May 4, 2027), consistent with GOV §57001.

**Section 4. Conducting Authority Proceedings Waived**

The annexation area is uninhabited, the proposal has 100 percent landowner consent, and no affected local agency objected in writing to the proposed waiver of conducting authority proceedings (GOV §56662 (a) and (c)); therefore, protest proceedings are hereby waived entirely and the annexation is ordered without an election (GOV §57000 et seq.).

**PASSED AND ADOPTED** by the Mendocino Local Agency Formation Commission this 4th day of May, 2026, by the following vote:

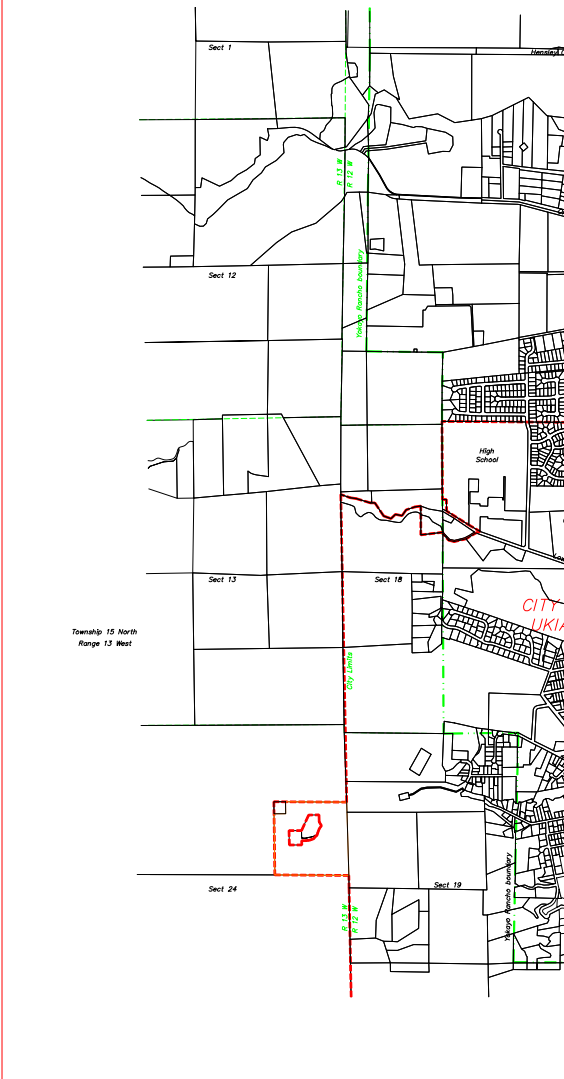
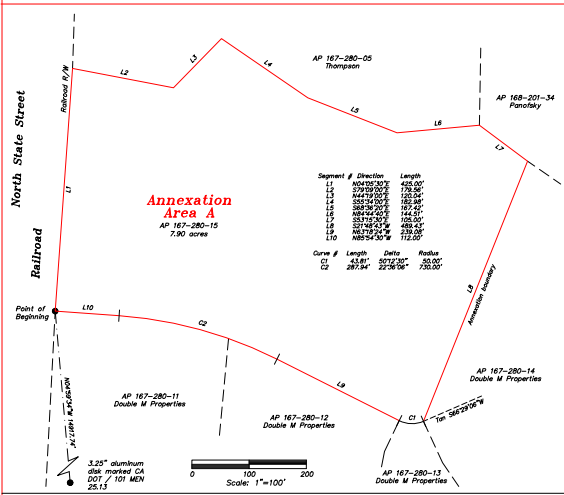
- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
 MAUREEN MULHEREN, Commission Chair

ATTEST:

\_\_\_\_\_  
 UMA HINMAN, Executive Officer

**EXHIBIT "A"**  
**City of Ukiah -- Corporation Yard Annexation**  
 LAFCo File No. A-2025-06  
 Portion of Lot 140 of the Yakaya Rancho  
 Mendocino County, California  
 November 7, 2025



**LEGEND**

APN Assessor Parcel Number  
 POB Point of Beginning

--- Current City of Ukiah Boundary  
 --- Proposed new annexation boundary  
 --- Yakaya Rancho Boundary

**NOTES:**

- All dimensions shown are in feet and decimals thereof.
- The Basis of Bearings for this description and map is based on NAD 83 California Coordinate System (CCCS), Zone 2 (2010.00 South State) using the four-faced National Geodetic Survey monuments designated "101 MEN 25.13 and 101SN D CA 01 CC". All distances cited herein are grid values which are the basis for the areas shown herein. To obtain ground values divide the distances by 0.999892795 to obtain ground distances.
- The purpose of this exhibit is to accompany the legal description "B" for City of Ukiah -- Corporation Yard Annexation and to comply with State Board of Equalization's "Utilities legal (geodesic) description requirements". The legal description and this exhibit are to be used to establish geodesic position only and is not intended to establish property boundary or ownership.
- This metes and bounds description is compiled entirely from a combination of Mendocino County record maps and United States General Land Office survey plats and is not based upon any field surveys.

**AUTHORIZATION CERTIFICATION**

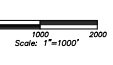
I, \_\_\_\_\_, Chair of the Local Agency Formation Commission of the County of Mendocino, State of California, hereby certify that said Local Agency Formation Commission by Resolution No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, approved within map \_\_\_\_\_, 2025.

Chair, Local Agency Formation Commission

**CERTIFICATION OF COMPLETION**

Recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, as Instrument Number \_\_\_\_\_ Mendocino County Records.

**DISCLAIMER**  
 For assessment purposes only. This description of land is not a legal property description as defined in the subdivision map act and may not be used as a basis for an offer for sale of the land described.



**EXHIBIT "B"**  
**Legal Description**  
**City of Ukiah -- Corporation Yard Annexation**  
(LAFCo File No. A-2025-06)

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

NOV 7, 2025  
Dated

