

MENDOCINO LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 2026-27-01

CORRECTING MAP EXHIBITS ASSOCIATED WITH THE CITY OF UKIAH – CORPORATION YARD ANNEXATION (FILE NO. A-2025-06), CONFIRMING THAT NO CHANGE IS MADE TO THE APPROVED BOUNDARIES OR LEGAL DESCRIPTION, AND RATIFYING THE PRIOR APPROVAL OF THE ANNEXATION

WHEREAS, the Mendocino Local Agency Formation Commission (LAFCo), hereinafter referred to as the “Commission”, previously considered and approved the City of Ukiah – Corporation Yard Annexation (LAFCo File No. A-2025-26) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, in connection with that approval, the Commission adopted a resolution making determinations regarding the annexation, and thereafter a Certificate of Completion was executed and recorded to complete the annexation in accordance with applicable law; and

WHEREAS, it has been discovered that an earlier version of the map exhibit for the annexation was inadvertently attached to the Commission’s resolution approving the annexation and to the recorded Certificate of Completion; and

WHEREAS, the difference between the earlier map exhibit and the intended final exhibit are limited to noted appearing on the exhibit, and do not change the exterior boundaries of the annexation territory, the territory depicted on the map, the legal description, the acreage, or the Commission’s action approving the annexation; and

WHEREAS, the Commission desires to correct the clerical error in the map exhibit so that the Commission’s records and the recorded completion documents accurately reflect the exhibit intended to accompany the annexation approval; and

WHEREAS, the Commission further finds that the corrective action authorized by this Resolution does not constitute a new approval of the annexation, does not modify the annexation boundaries or legal description, and does not reopen or extend any reconsideration period applicable to the Commission’s original resolution making determinations under GOV § 56895.

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. Prior Approval Confirmed

The Commission hereby confirms and ratifies its prior approval of the City of Ukiah Corporation Yard Annexation as previously set forth in the Commission’s May 4, 2026 resolution making determinations (Resolution No. 2025-26-08), including all terms and conditions of approval previously imposed, except that the map exhibit is corrected as provided in this Resolution.

Section 3. No Change to Boundaries or Legal Description

The Commission expressly finds and declares that the corrected exhibit attached to this Resolution as Exhibit A does not alter the exterior boundaries of the annexation territory, does not alter the legal description of the annexation territory, does not alter the territory approved by the Commission, and does not alter the effective date or completion date of the annexation as established by the original Certificate of Completion.

Section 4. Correction of Clerical Error

The Commission finds that inclusion of the earlier map exhibit in the prior approval resolution and Certificate of Completion was a clerical or administrative error. The corrected map exhibit attached hereto as Exhibit A is hereby substituted as the official map exhibit associated with the Commission's prior approval of the annexation.

Section 5. Reconsideration Period Unaffected

Because this Resolution corrects only a clerical error in the exhibit notes and does not change the Commission's approval of the annexation, the annexation territory, or the legal description, this Resolution shall not be construed to create a new proposal, a new approval, or a new reconsideration period under Government Code section 56895.

Section 6. Authorization for Corrective Certificate

The Executive Officer is authorized and directed to prepare, execute, and record a Corrective Certificate of Completion referencing the original Certificate of Completion by date and recording information, attaching the corrected exhibit, and stating that the original completion and effective date of the annexation remain unchanged.

Section 7. Record Correction Only

This Resolution is adopted solely for the purpose of correcting and conforming the Commission's official records and the recorded completion document to the map exhibit intended for the annexation approval. Except as expressly provided herein, all prior actions and determinations of the Commission concerning the annexation remain in full force and effect.

PASSED AND ADOPTED by the Mendocino Local Agency Formation Commission this 6th day of July, 2026, by the following vote:

AYES: Mahoney, Gonzalez, Burkey, Horsley, Haschak, Ward

NOES:

ABSTAIN:

ABSENT: Rodin, Mulheren, Cline



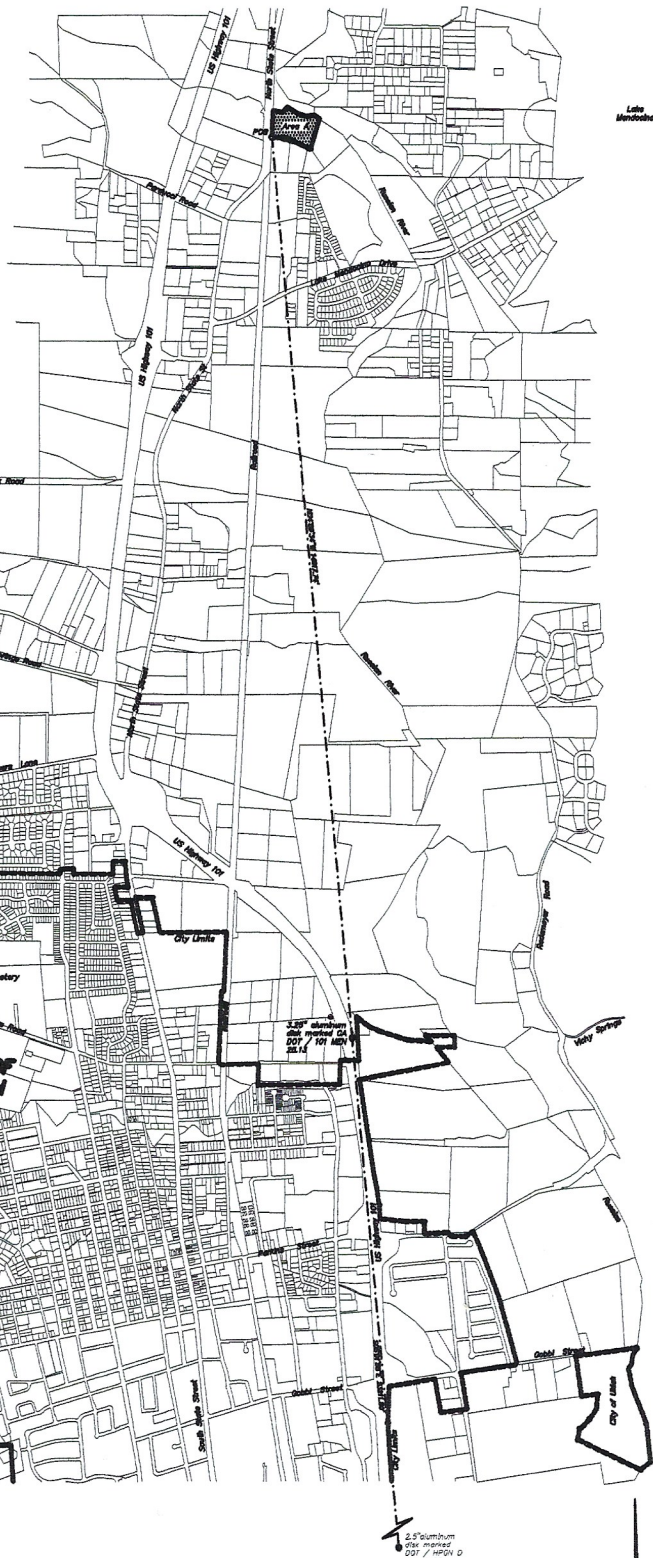
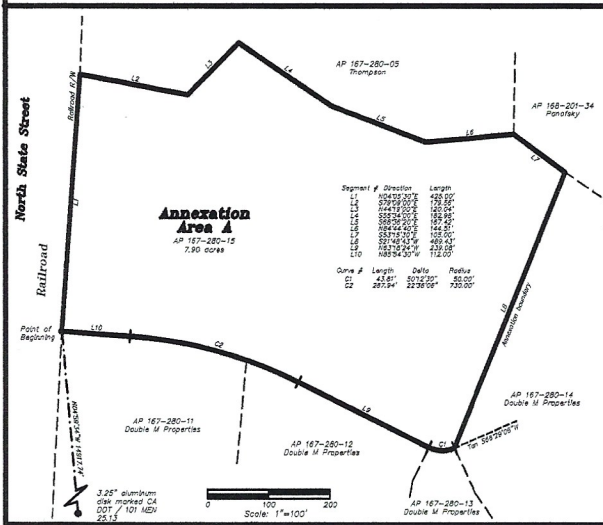
GERALD WARD, Commission Vice Chair

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 Yokayo Rancho
Mendocino County, California
 April 9, 2026



Legend:
 AP# Assessor Parcel Number
 POB Point of Beginning
 --- Current City of Ukiah Boundary
 --- Proposed new annexation boundary
 --- Yokayo Rancho Boundary



NOTES:
 1. All dimensions shown are in feet and decimals thereof.
 2. The State of Bearings for this description and map is based on NAD 83 California Coordinate System (CCS83), Zone 2 (2010.00 Epoch Date) using the two found National Geodetic Survey monuments designated "101 140V 25.13 and 10101 D CA 01 02". All distances cited herein are grid values which are the basis for the areas shown herein. To obtain ground values divide the distances by 0.999997925 to obtain ground distances.
 3. 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 "written legal (present) description requirements". The legal description and this exhibit are to be used to establish specific position only and is not intended to establish property boundary or ownership.
 4. This metes and bounds description is compiled entirely from a combination of Mendocino County record maps and United States General Land Office survey data and is not based upon any field surveys.

AUTHORIZATION CERTIFICATION
 I, Hullven, 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.
2025-26-18, on the 4 day of
May, 2026 approved which map

CERTIFICATION OF COMPLETION
 Recorded on the _____ day of _____, 2026
 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"=1000'

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 lahds 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

DISCLAIMER:

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

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
Ron W. Franz L.S. 7173

4-30-26
Dated

