

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.).

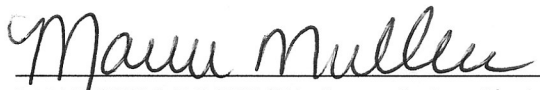
PASSED AND ADOPTED by the Mendocino Local Agency Formation Commission this 4th day of May, 2026, by the following vote:

AYES: Horsley, Gonzalez, Ward, Cline, Rodin, Mahoney, Mulheren

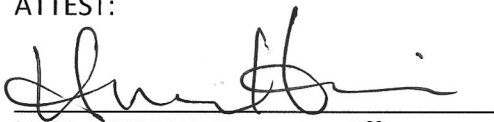
NOES:

ABSTAIN:

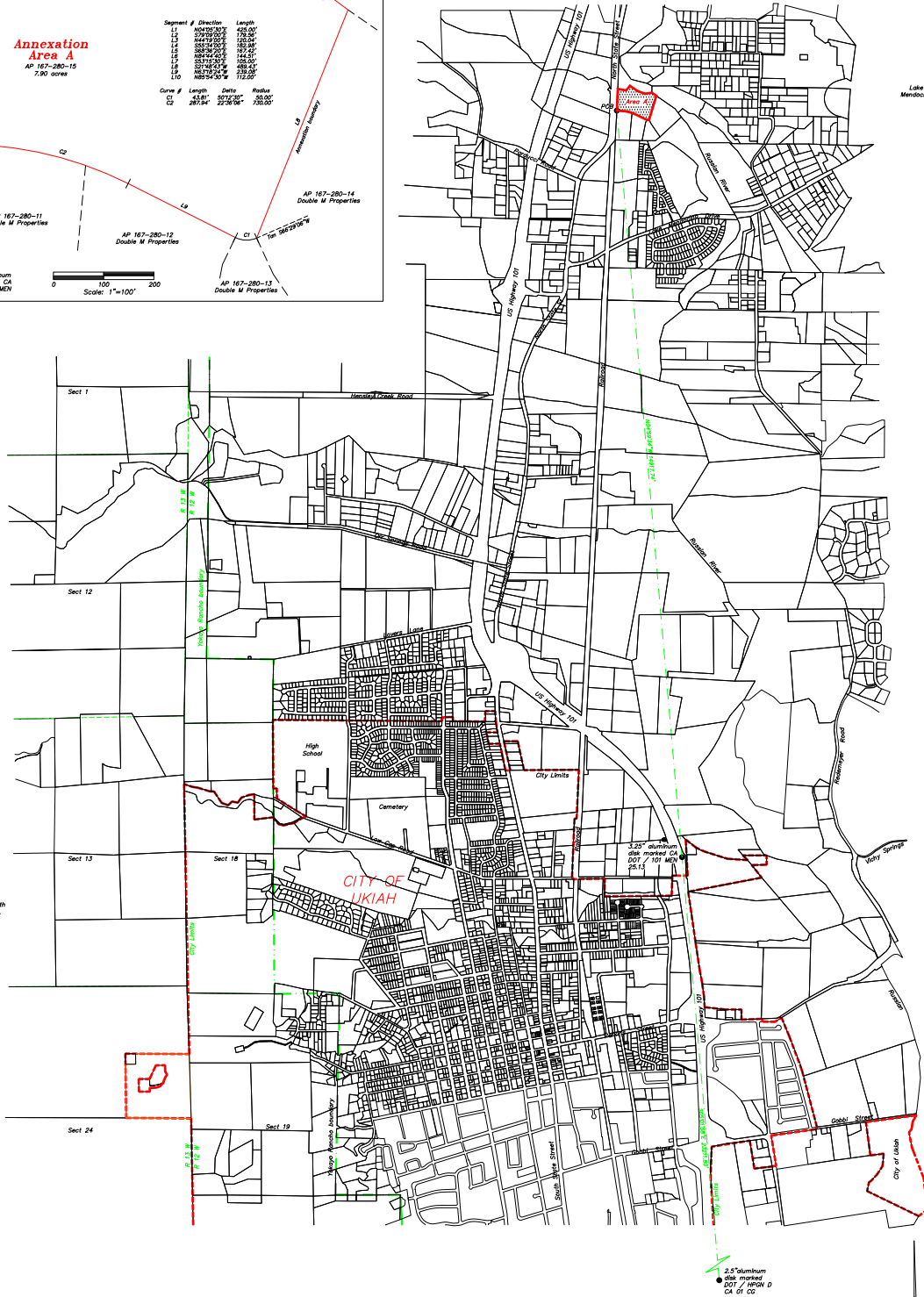
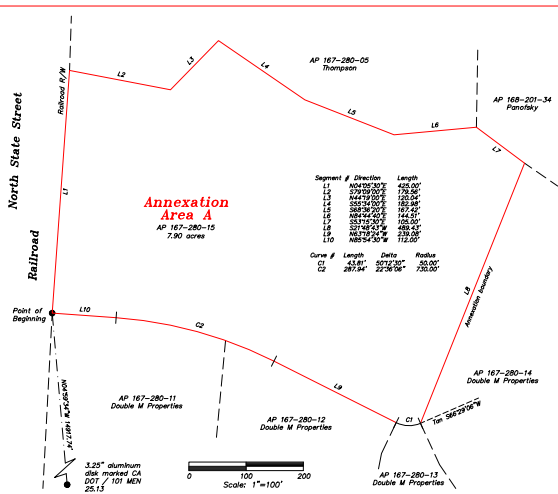
ABSENT:


MAUREEN MULHEREN, Commission Chair

ATTEST:


UMA HINMAN, Executive Officer

Portion of Lot 140 of the Yokayo Rancho
Mendocino County, California
November 7, 2025



1. All dimensions shown are in feet and decimals thereof.

2. The Basis 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 Meno 25.13 and HPGN D CA 01 CG". All distances cited herein are grid values which are the basis for the areas shown hereon. To obtain ground values divide the distances by 0.9999890795 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 (geodetic) description requirements". The legal description and this exhibit are to be used to establish geodetic position only and is not intended to establish property boundaries 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 plats and is not based upon any field surveys.

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
_____, 202__ approved within map

Chair, Local Agency Formation Commission

Recorded on the _____ day of _____, 202_____
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.



Legend:

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

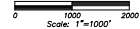


EXHIBIT "B"
Legal Description
City of Ukiah -- Corporation Yard Annexation
(LAFCo File No. A-2025-06)

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
Ron W. Franz L.S. 7173

NOV 7, 2025
Dated

