



Mendocino LAFCo

200 South School Street

Ukiah, CA 95482

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LAFCo Office Use Only

Date Filed: _____

Received By: _____

NOTICE OF INTENTION TO ADOPT RESOLUTION OF APPLICATION

For Filing with the Mendocino Local Agency Formation Commission

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

Nature of Proposal and All Associated Changes of Organization:

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

Description of Boundaries of Affected Territory Accompanied by Map:

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

Reason for Proposal and Any Conditions:

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

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

- **Replace failing facility:** The Corporation Yard at the Ukiah Municipal Airport is undersized and deteriorated, which limits fleet, streets, water, and wastewater operations. Relocation removes conflicts with airport activity, improves safety, and frees airport property for aviation uses.
- **Jurisdictional control and consistency:** Annexation places the site fully under City land use authority, permitting, and risk management, ensuring consistent oversight across City properties.
- **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 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.
- **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 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.

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

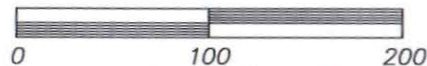
AP 167-280-12
Double M Properties

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'

154-020
154-037

167-28

N
1"= 200'

Fr. Lot 140, Yokayo Rancho

Parcel Map C2 D29 P48

Bk
168
20

Bk
169

12-8-89
3-21-91

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

Bk
169

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

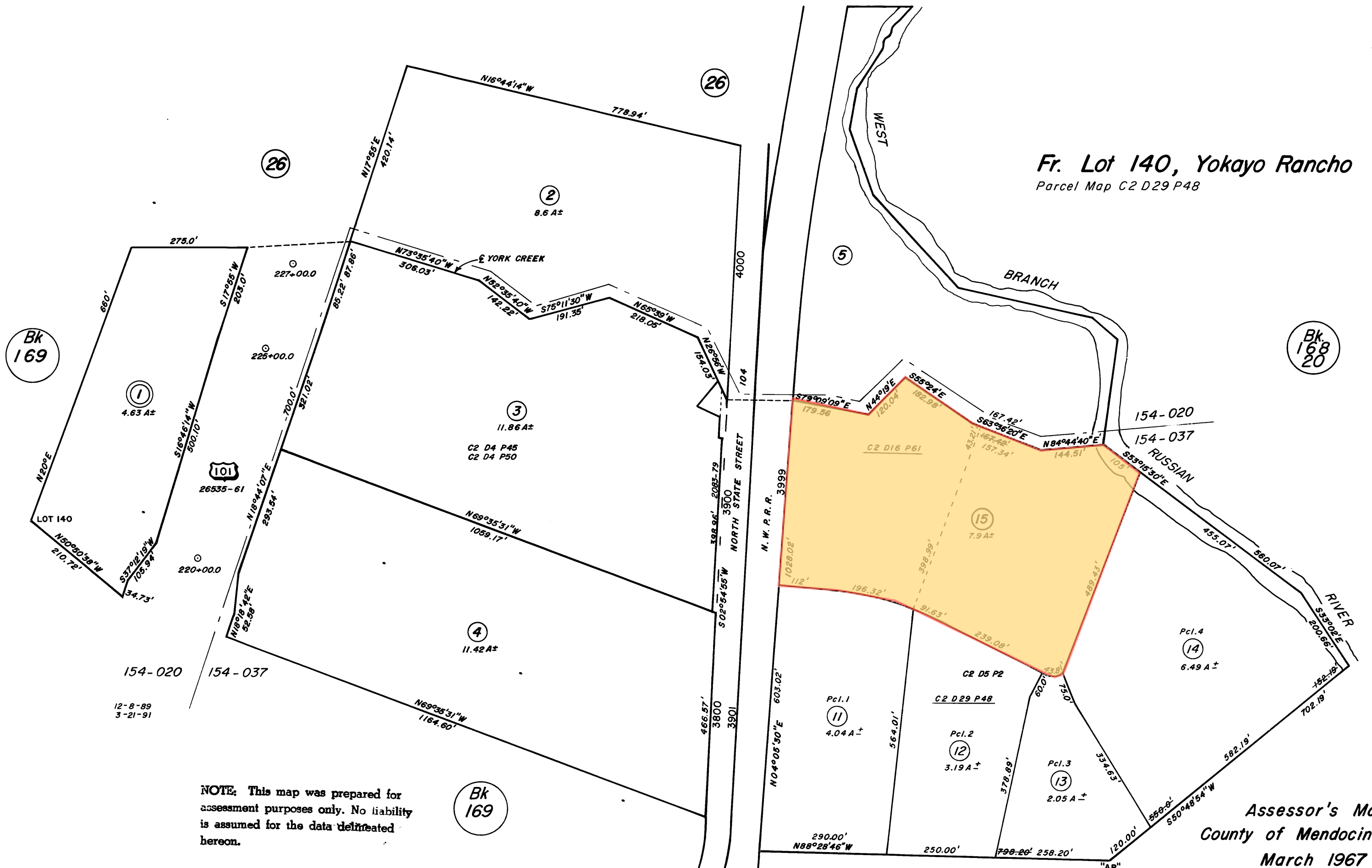


EXHIBIT "A"
Legal Description
The City of Ukiah Annexation of City Owned Property
(LAFCo File No. _____)

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

AREA A:

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

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

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

Area = 7.90 acres

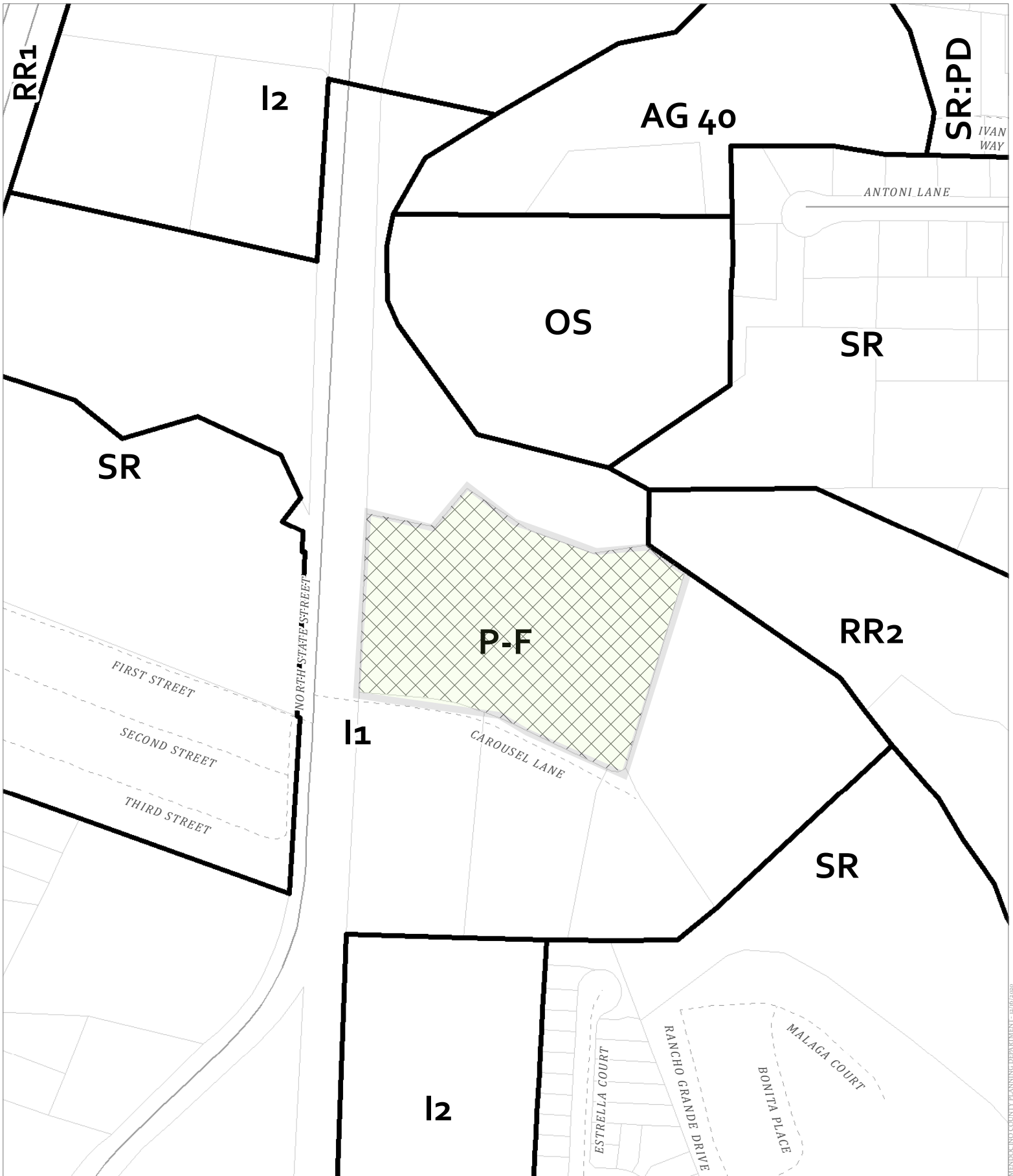
AP 167-280-15

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

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

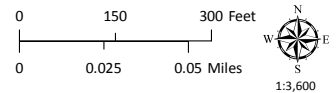
Ron W. Franz L.S. 7173

Dated

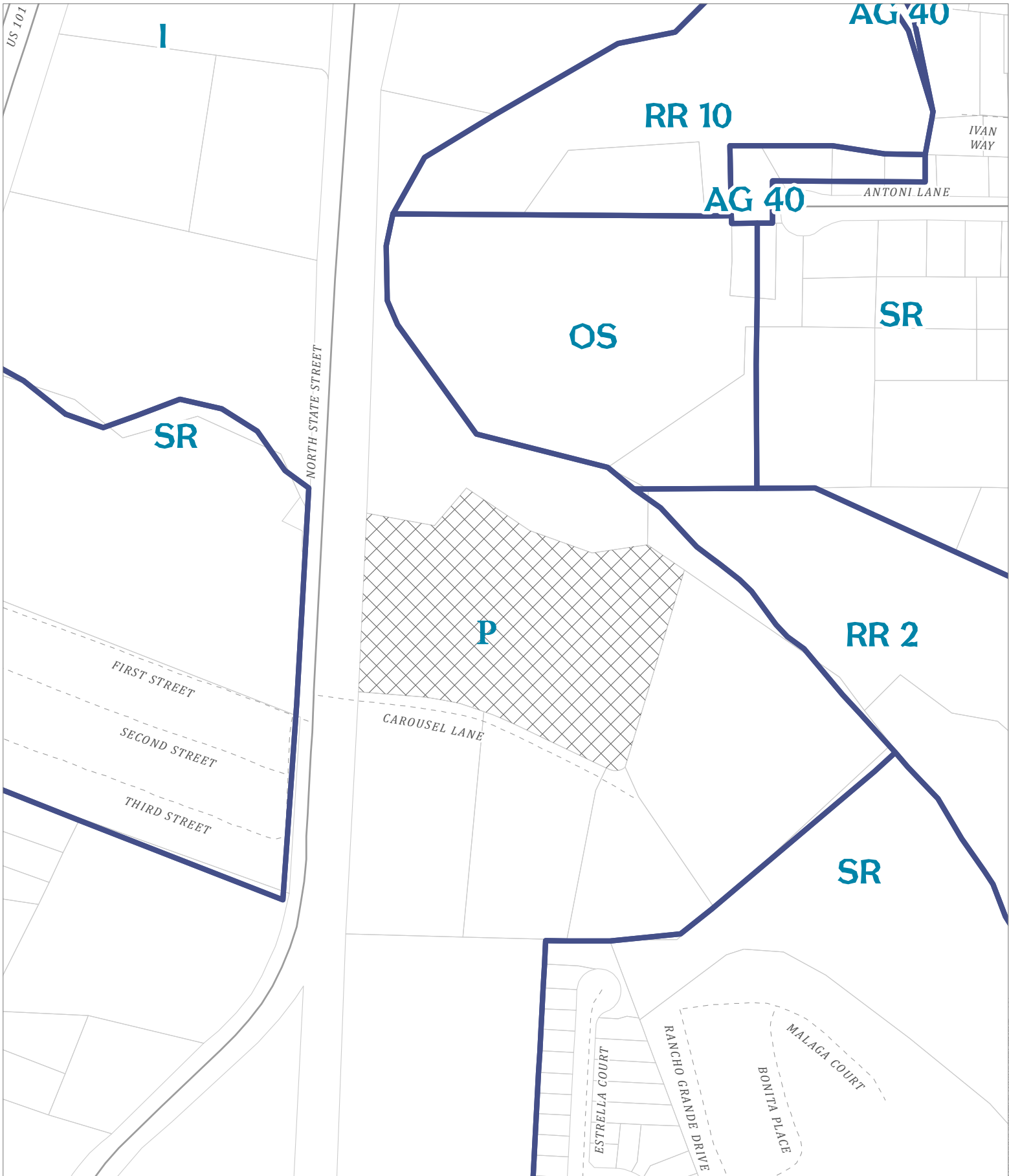


CASE: File No. 25-001107
 OWNER: City of Ukiah
 APN: 167-280-15
 APLCT: City of Ukiah
 AGENT: N/A
 ADDRESS: 1 Carousel Lane, Ukiah

-  County Zoning Districts
-  Public Roads
-  City Prezone Designation

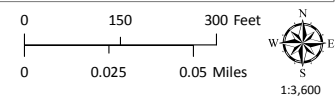


PREZONE DISPLAY MAP



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

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



PROPOSED GENERAL PLAN CLASSIFICATIONS