

Proposed Ukiah Annexation Ad-Hoc Report

Supervisors Cline and Norvell

Background

On April 16, 2025, the Ukiah City Council approved direction to staff to prepare applications for reorganization and sphere of influence updates, to prezone areas subject to the proposed reorganization, and to make relevant amendments to the City of Ukiah 2040 General Plan. The Council also authorized staff to conduct all required CEQA analyses in support of these actions and to return to the Council for final consideration.

On May 5, 2025, the Mendocino County Board of Supervisors (BOS) formed an Ad Hoc Committee to work with the County CEO through the consultation process required by the Master Tax Sharing Agreement (MTSA) with the City of Ukiah regarding the City's proposed change of organization.

Timeline of Meetings and Actions

May 22, 2025 – The BOS Ad-Hoc and County staff met jointly with the City of Ukiah's Annexation Ad-Hoc and City staff to discuss the current annexation proposal under the MTSA.

June 24, 2025 – The Board of Supervisors considered a resolution to terminate BOS Agreement No. 24-085 (Master Tax Sharing Agreement) with the Cities of Ukiah, Willits, Fort Bragg, and Point Arena. This action was prompted by fiscal and operational concerns related to the first proposed annexation. No action was taken to allow the Ad-Hoc to continue consultation efforts.

July 1, 2025 – The BOS Ad-Hoc and County staff again met with the City's Ad-Hoc and staff. The City indicated plans to reconsider the geographic scope of the annexation proposal due to community opposition and acknowledged that more information was needed to assess the fiscal and operational impacts on both City and County resources.

July 9, 2025 – The BOS and City Ad-Hocs met in an elected officials-only session to discuss the process used to develop the proposal. New information was shared about discussions at the Ukiah Valley Water Authority concerning state grant funding tied to further consolidation and interest from Willow County Water District and Millview County Water District in being annexed into the City.

July 25, 2025 – The City of Ukiah issued a press release committing to reducing the scope of the annexation maps and to developing a public engagement process examining impacts, benefits, and potential annexation alternatives. Around this time, the County Ad-Hoc was informed that the City intended to restart annexation discussions with property owners who had expressed interest in being annexed.

Recent Developments

Subsequent informal conversations have taken place between the BOS Ad-Hoc and the City Ad-Hoc. However, as of this report, no substantive updates have been provided regarding the new public engagement process, revised maps, or interested property owners.

The City of Ukiah has not presented the County with any financial analyses related to the proposed annexation, nor has it shared any of the public input it has received to date. While the City has stated publicly that it is stepping back and committed to engaging the public, it has not clearly outlined how that process will occur or whether the scope of the annexation project will change in the future.

Most recently, the City of Ukiah hosted a meeting with three stakeholder groups—the Mendocino County Farm Bureau, Mendo Matters, and No Ukiah Annexation—to receive feedback on the proposal. The County was not invited to participate in the meeting. Press releases from the City and community organizations reflected differing interpretations of the meeting's outcome.

Next Steps and Ad-Hoc Position

The BOS Annexation Ad-Hoc Committee remains committed to a transparent, collaborative, and community-informed process for the development of any future annexation proposals. The Ad-Hoc continues to express its willingness to meet with the City's Ad-Hoc and to ensure that the interests of both County residents and City stakeholders are fairly represented in any future discussions or agreements.

The Committee also emphasizes the importance of timely access to fiscal, operational, and community impact data from the City to allow the County to conduct an informed analysis under the Master Tax Sharing Agreement and LAFCo review process.

Respectfully submitted,

Supervisor Cline

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