



GREAT REDWOOD TRAIL AGENCY

MEETING DATE: September 18, 2025

AGENDA ITEM: 9. Presentation from City of Ukiah Regarding Land Owned by the City of Ukiah, State of California and GRTA in Downtown Ukiah

FROM: Elaine Hogan

RE: Presentation from City of Ukiah Regarding Land Owned by the City of Ukiah, State of California and GRTA in Downtown Ukiah

EXECUTIVE SUMMARY:

There are several contiguous parcels owned by the City of Ukiah, State of California and GRTA in downtown Ukiah. Chief Planning Manager for the City of Ukiah, Jesse Davis, will provide an informational report to the board regarding historical uses of this land, current development projects and potential opportunities for future strategic use of these parcels.

BACKGROUND:

The City of Ukiah, the State of California, and the Great Redwood Trail Agency (GRTA) collectively own approximately 11 contiguous acres between East Perkins Street and East Clay Street in downtown Ukiah.

Among these, one of GRTA's parcels contains the historic Ukiah Railroad Depot, built around 1928. The Railroad Depot is currently under a long-term lease to the City of Ukiah through 2059 and is operated by the Arts Council of Mendocino County. Architecturally, the historic Depot is a rare brick example of a Harriman "Common Standard" Style 18 station (ca. 1905-1920s). Most stations of this type were built of wood; only one other brick version is known to exist in Madera, California.

The broader site functioned as a railroad yard for roughly 100 years, previously accommodating infrastructure such as an 80-foot turntable, a two-stall roundhouse, and a fueling area. In addition to the Depot, GRTA also leases approximately 10,000 square feet to West America Bank for commercial parking along East Perkins Street.

Currently, the State Judicial Council is constructing an 82,000 square foot courthouse on a parcel formerly owned by the North Coast Railroad Authority adjacent to the GRT. The two remaining GRTA-owned parcels, totaling approximately 5.79 acres, are undeveloped and span the proposed Courthouse Boulevard extension. Meanwhile, the City owns three undeveloped parcels along Leslie Street, totaling roughly 0.75 acres, and will acquire additional area to facilitate planned road improvements.

Given planned development, the City has engaged GRTA in discussions around future growth options that align with local, GRTA, and regional priorities. While the area has remained largely unchanged for the past decade, planned or active public infrastructure improvements in 2025-2026 will improve circulation and better integrate the site into central Ukiah.

To support this conversation, staff have invited the City of Ukiah's Chief Planning Manager, Jesse Davis, to

provide an informational report to the GRTA board. The report will cover the historical uses of these parcels and outline potential opportunities. As GRTA's ad-hoc real estate committee drafts policies for the full board's consideration around land acquisition and disposal, this information will help guide the board in understanding how GRTA properties like this can be used strategically to support local and regional development goals.

Enclosed, as an attachment, are a variety of maps and visualizations of the subject parcels, including the proposed courthouse, and planned infrastructure improvements.

RECOMMENDATION:

None. Informational report only.

FISCAL IMPACT:

None. Informational report only.

ATTACHMENTS:

- A. GRTA-COU - 309 EA PERKINS -PRESENTATION
- B. GRTA-COU - 309 EA PERKINS - ASSOCIATED VISUALIZATIONS



**GREAT REDWOOD
TRAIL AGENCY**

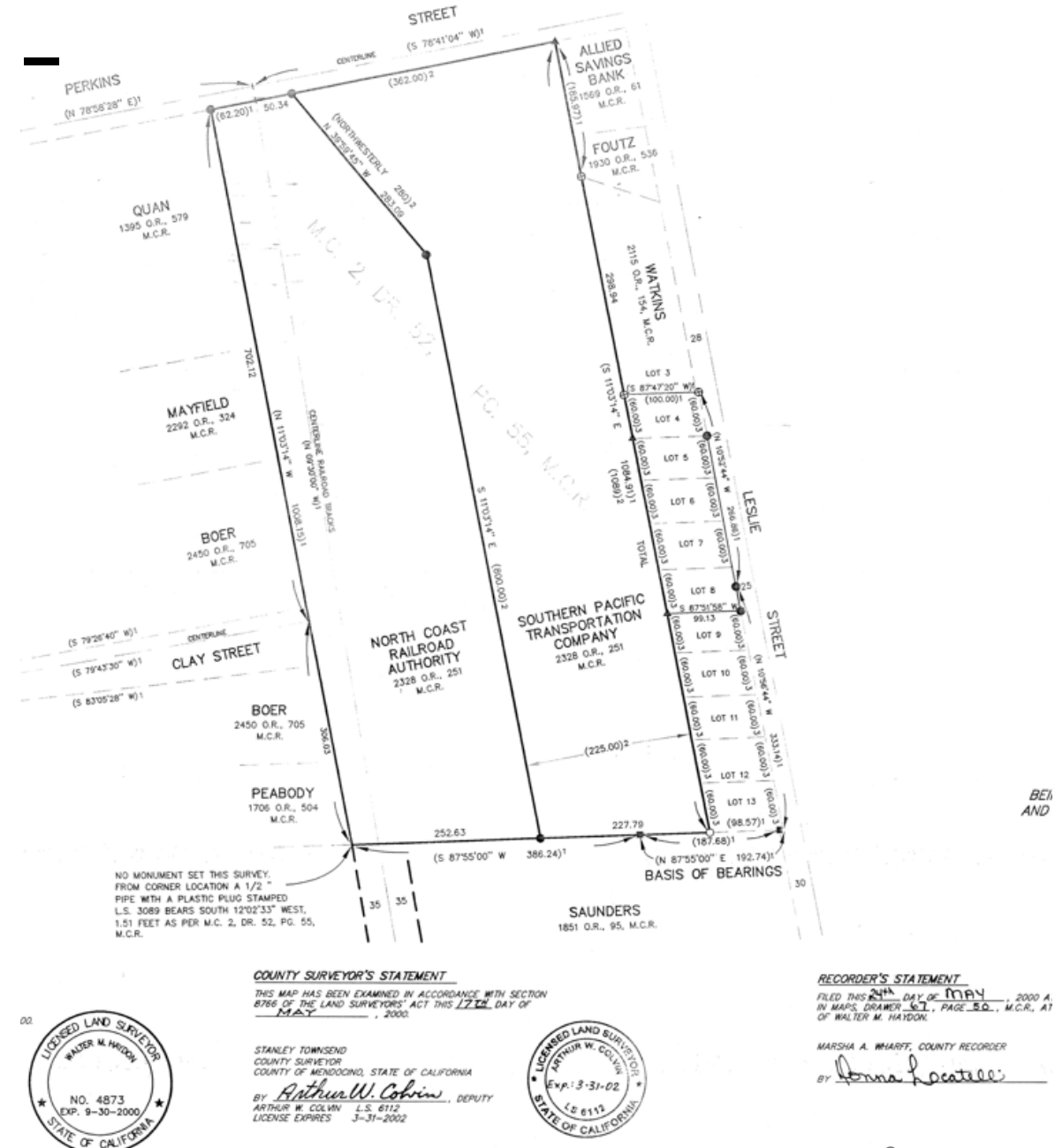


City of Ukiah

Informational Session
Ukiah Railroad Depot – Great Redwood Trail Agency
309 E. Perkins Street (APNs 002-232-15 and 002-282-20)



History of 309 E Perkins - Ukiah Railroad Depot





Present

Location & Context

Railroad Depot



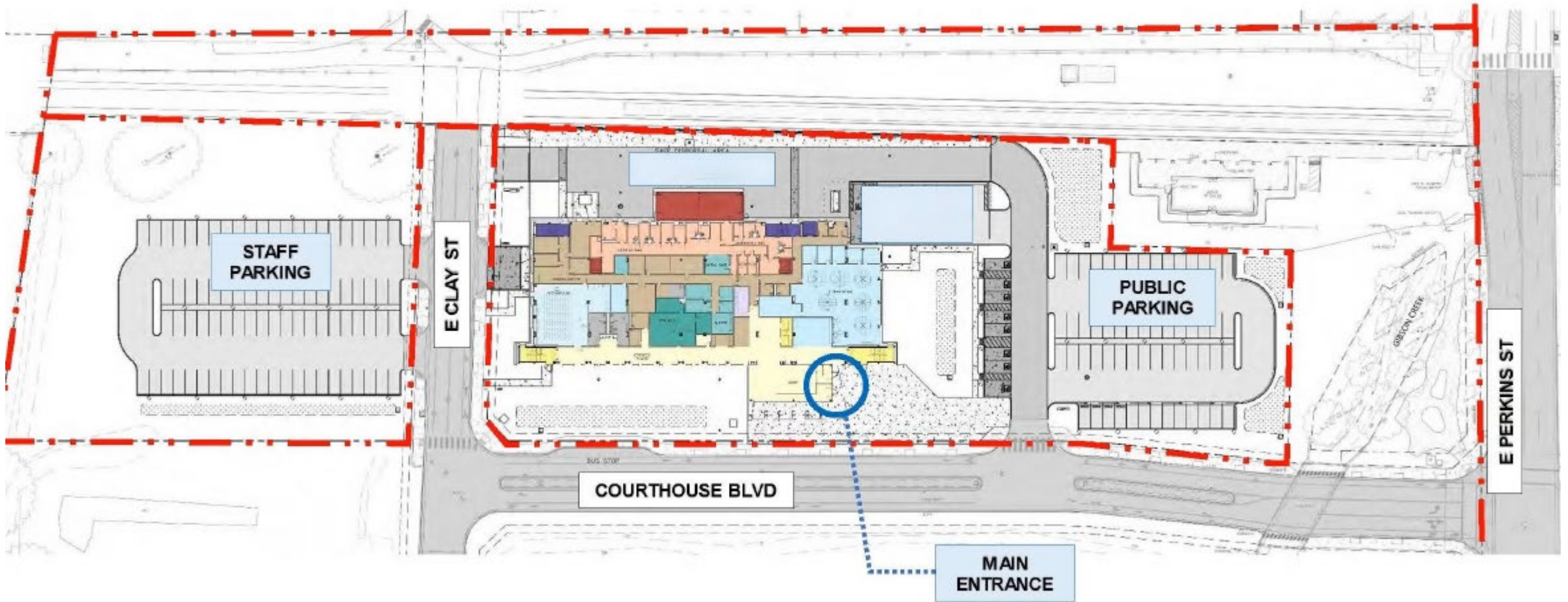
Project Location



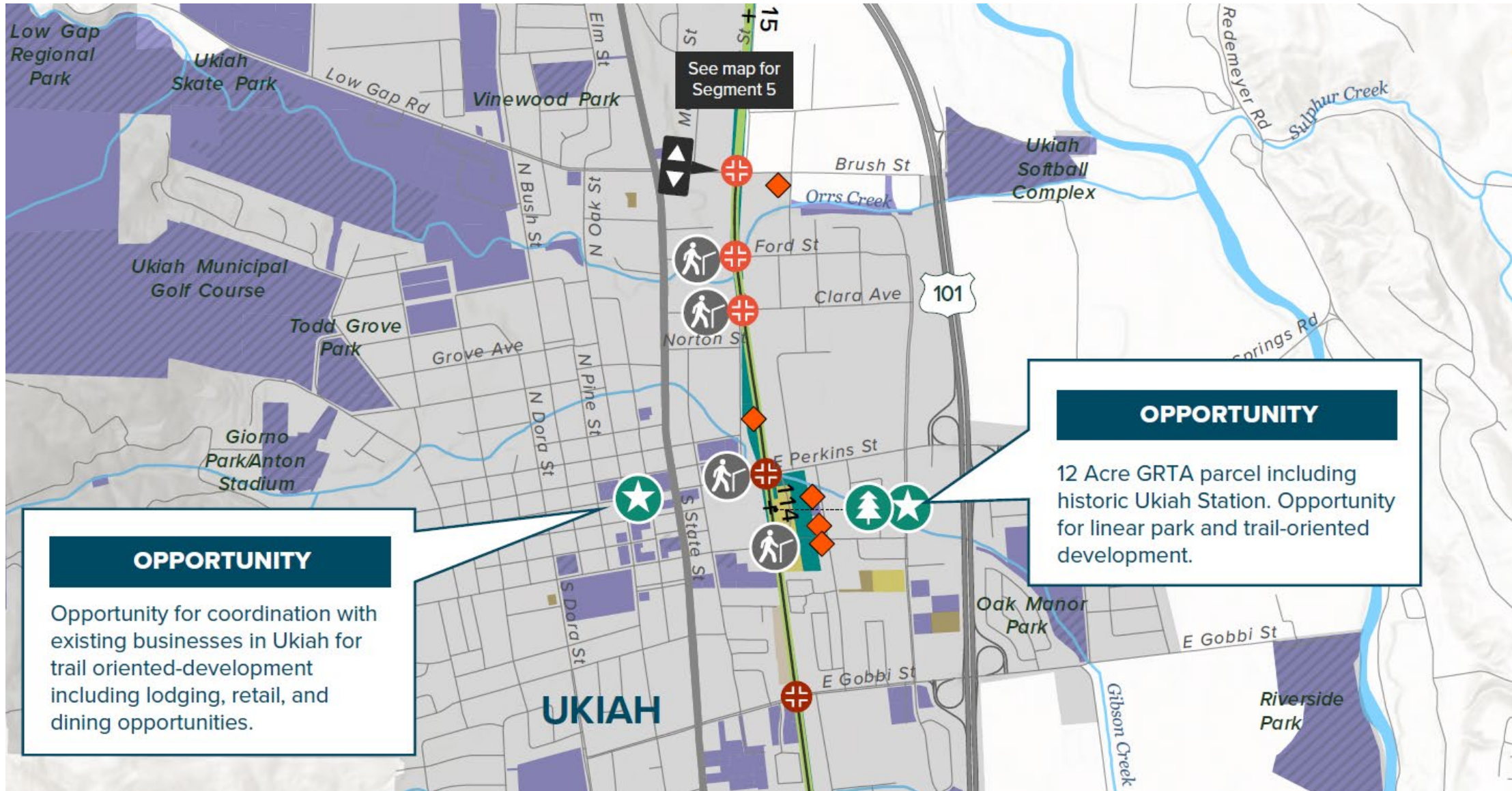
Project Site



Courthouse (Under Construction)



GRT Master Plan – April 2024 (Ukiah)





City of Ukiah & GRT



COMMUNITY GATEWAY

Community gateways are the largest trailhead type and function as gateways into the adjacent communities and business districts.



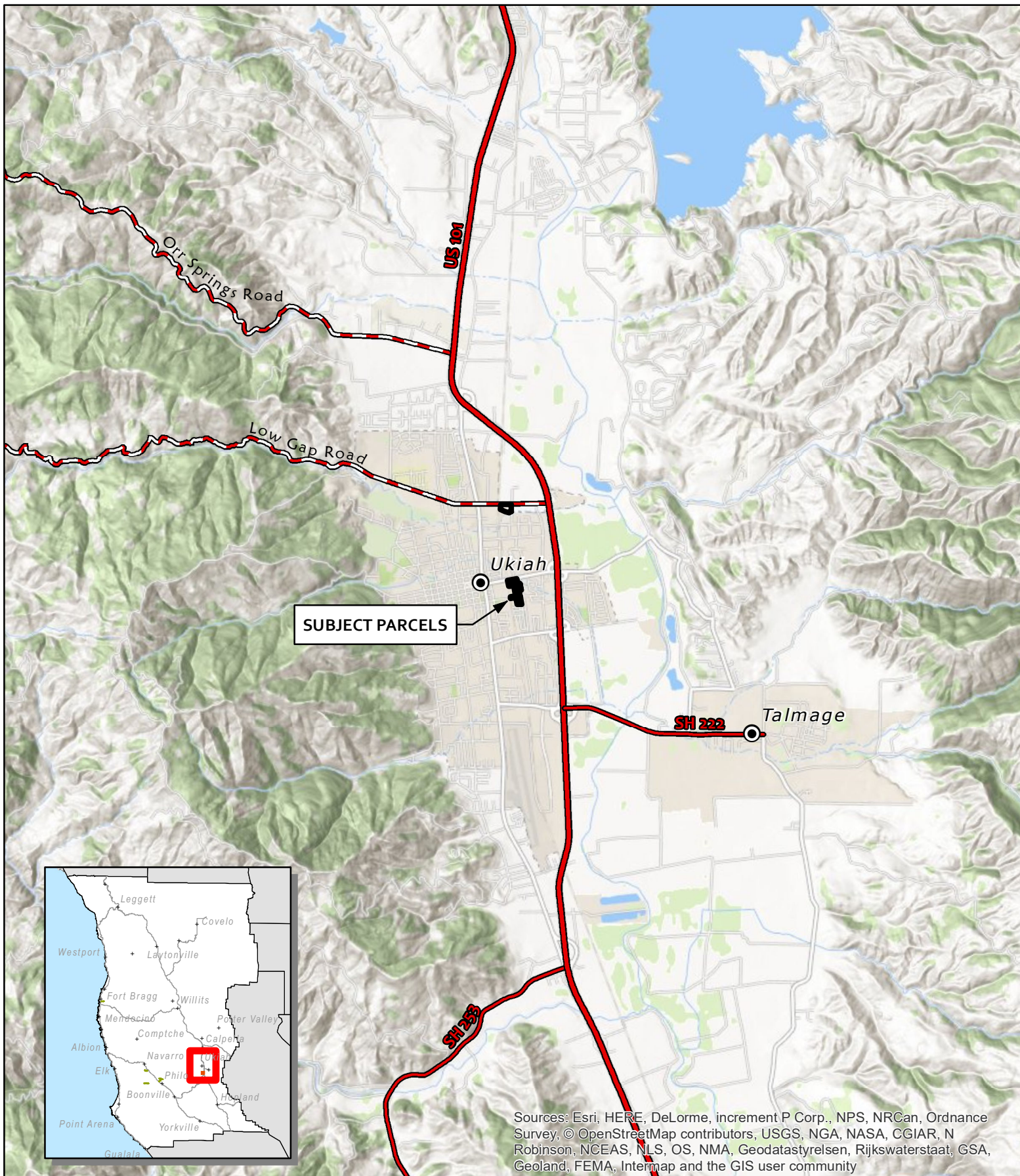


**GREAT REDWOOD
TRAIL AGENCY**



City of Ukiah





Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

CASE: 309 E. Perkins St.
OWNER: GRTA; City of Ukiah
APN: Multiple
APLCT: TBD
AGENT: N/A
ADDRESS: Multiple

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
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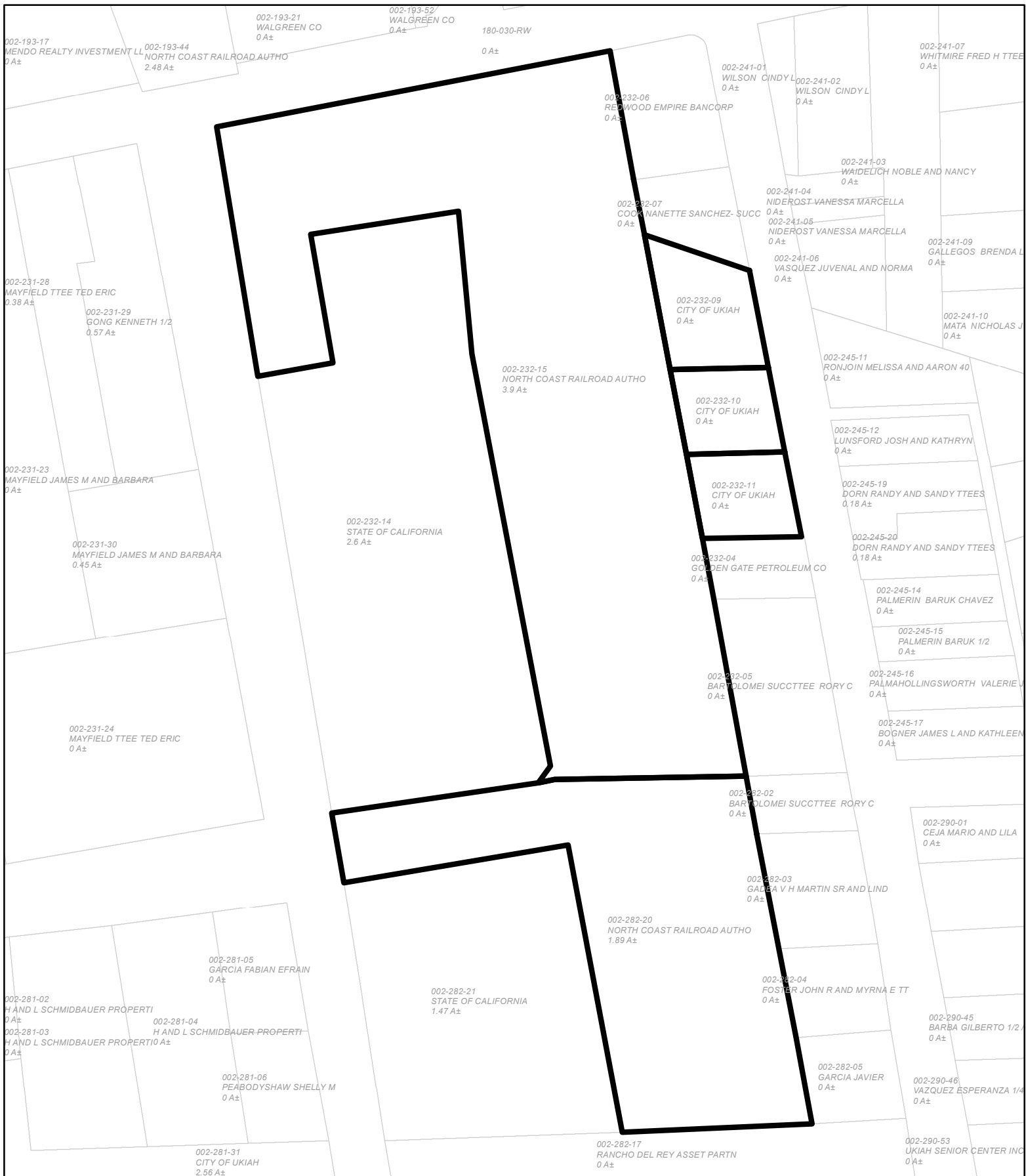
 Major Towns & Places
  Railroads
 Highways (2017)
 Public Roads

0 270 540 Feet
 0 0.05 0.1 Miles

1:6,000

AERIAL IMAGERY

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CASE: 309 E. Perkins St.
OWNER: GRТА; City of Ukiah

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AGENT: N/A
ADDRESS: Multiple

 Assessors Parcels

0 65 130 Feet
0 0.01 0.02 Miles



1:1,500

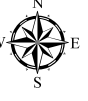
ADJACENT PARCELS

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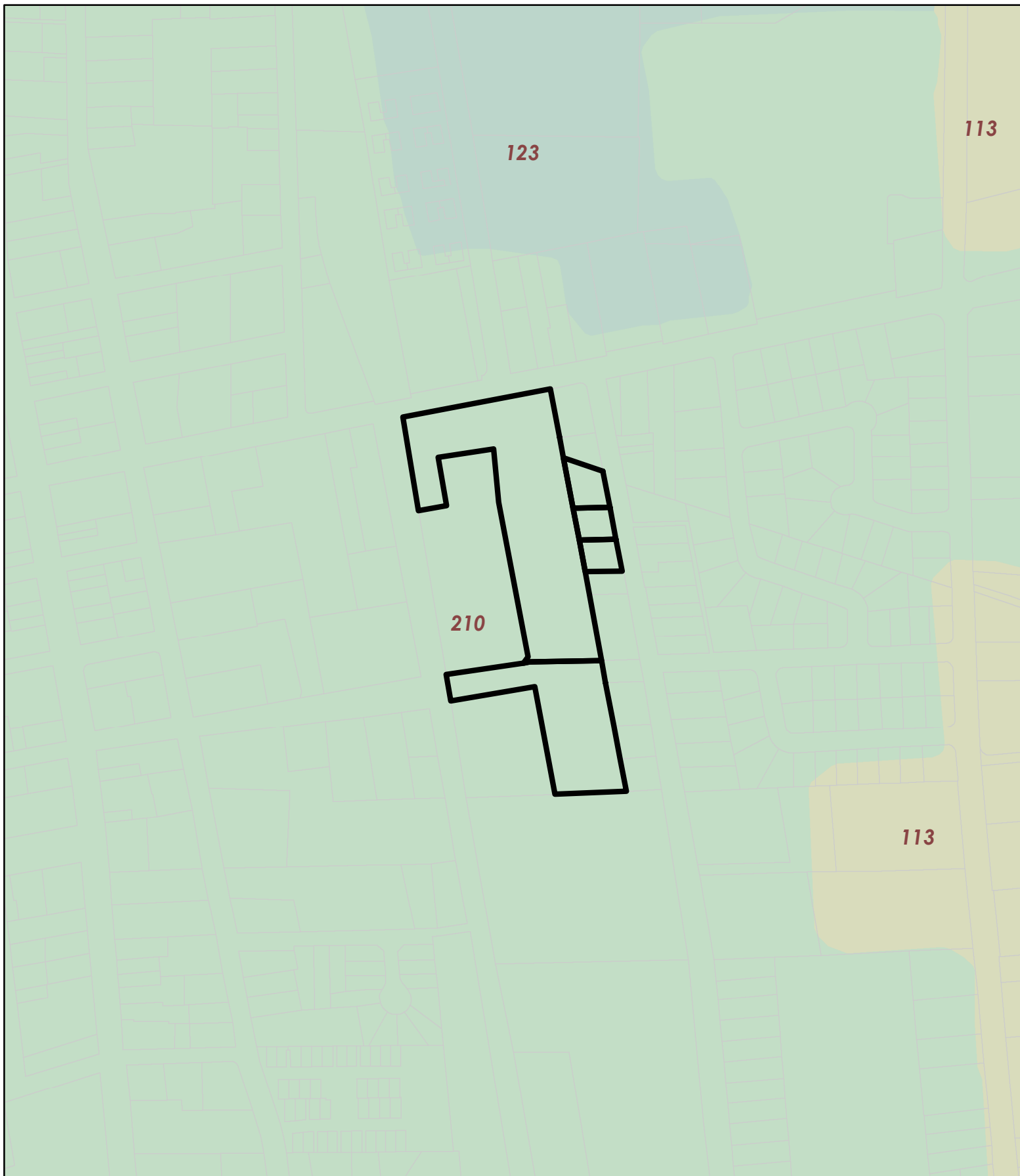
CASE: 309 E. Perkins St.
OWNER: GRTA; City of Ukiah
APN: Multiple
APLCT: TBD
AGENT: N/A
ADDRESS: Multiple

 Assessors Parcels

0 180 360 Feet
0 0.03 0.06 Miles
1:4,000


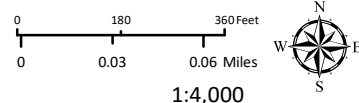
WILDLAND-URBAN INTERFACE

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AGENT: N/A
ADDRESS: Multiple

 Assessors Parcels



1:4,000

EASTERN SOIL CLASSIFICATIONS

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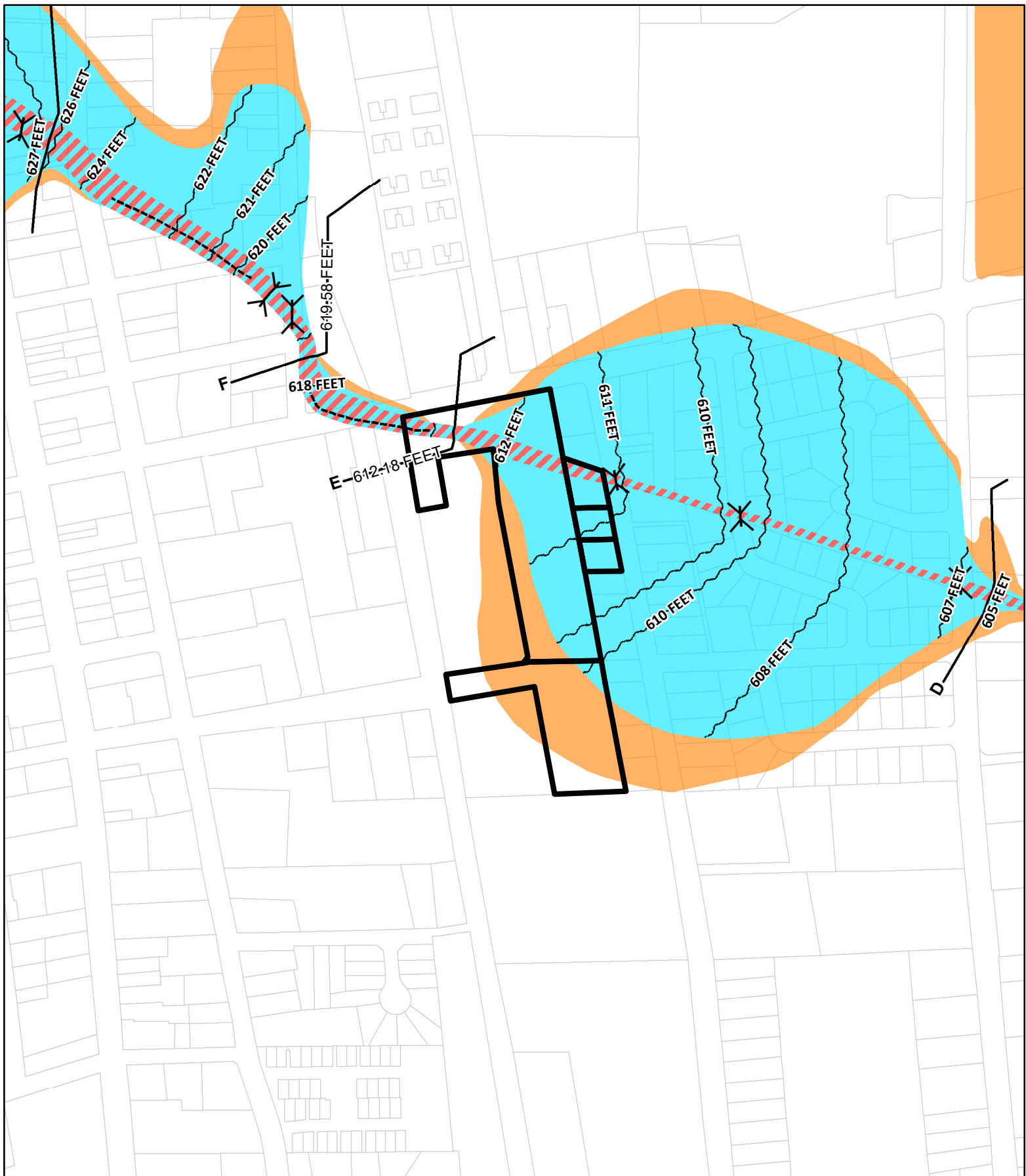
CASE: 309 E. Perkins St.
OWNER: GRTA; City of Ukiah
APN: Multiple
APLCT: TBD
AGENT: N/A
ADDRESS: Multiple

Assessors Parcels
6
4

0 180 360 Feet
0 0.03 0.06 Miles
N
W E
S

1:4,000
AIRPORT ZONES

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CASE: 309 E. Perkins St.
OWNER: GRTA; City of Ukiah
APN: Multiple
APLCT: TBD
AGENT: N/A
ADDRESS: Multiple

— Cross-Sections
 ~~~~~ Base Flood Elevations  
 - - - - - Flood Structure  
 Bridge

General Structures  
 Structure Type

1% Annual Chance Flood Hazard  
 0.2 PCT ANNUAL CHANCE FLOOD HAZARD  
 FLOODWAY

0 180 360 Feet  
 0 0.03 0.06 Miles  
 1:4,000

FLOOD ZONES

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Lots 8,9,10,11,12,13 Cleveland Tract

3-031



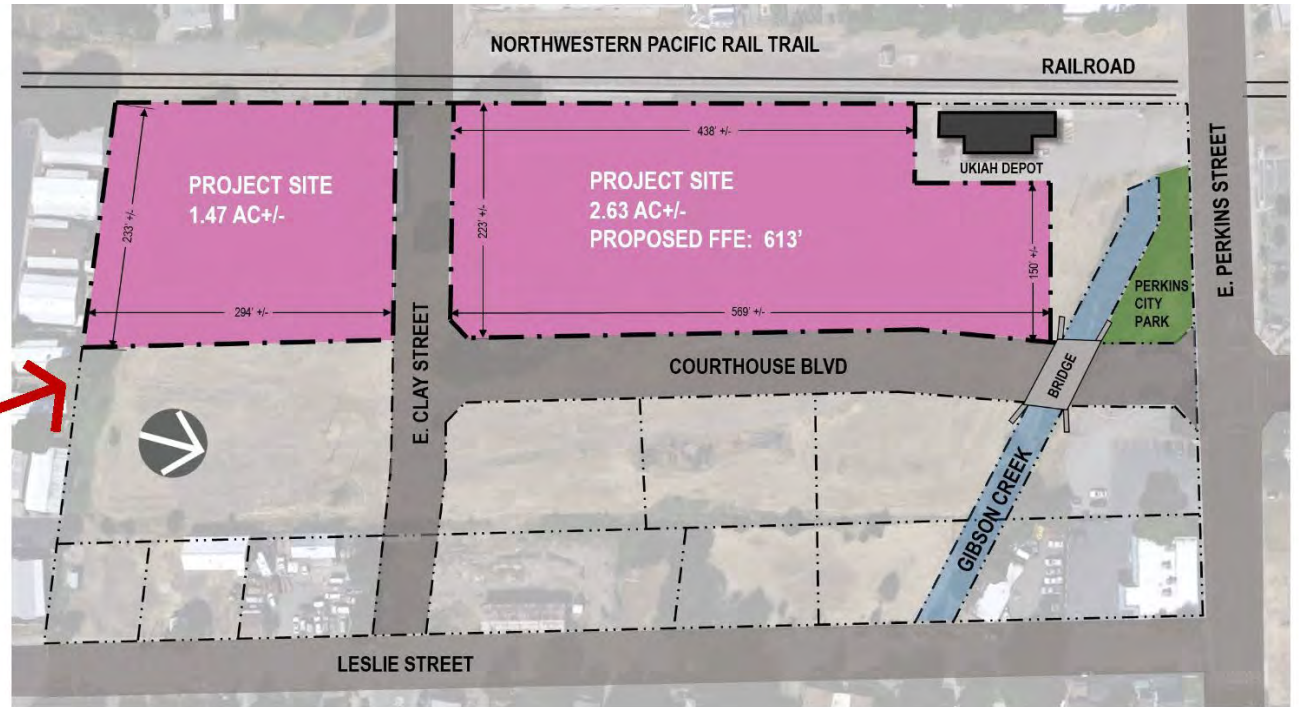
Assessor's Map  
County of Mendocino, Calif.  
Updated December 15, 2016

## Railroad Depot



Project Location

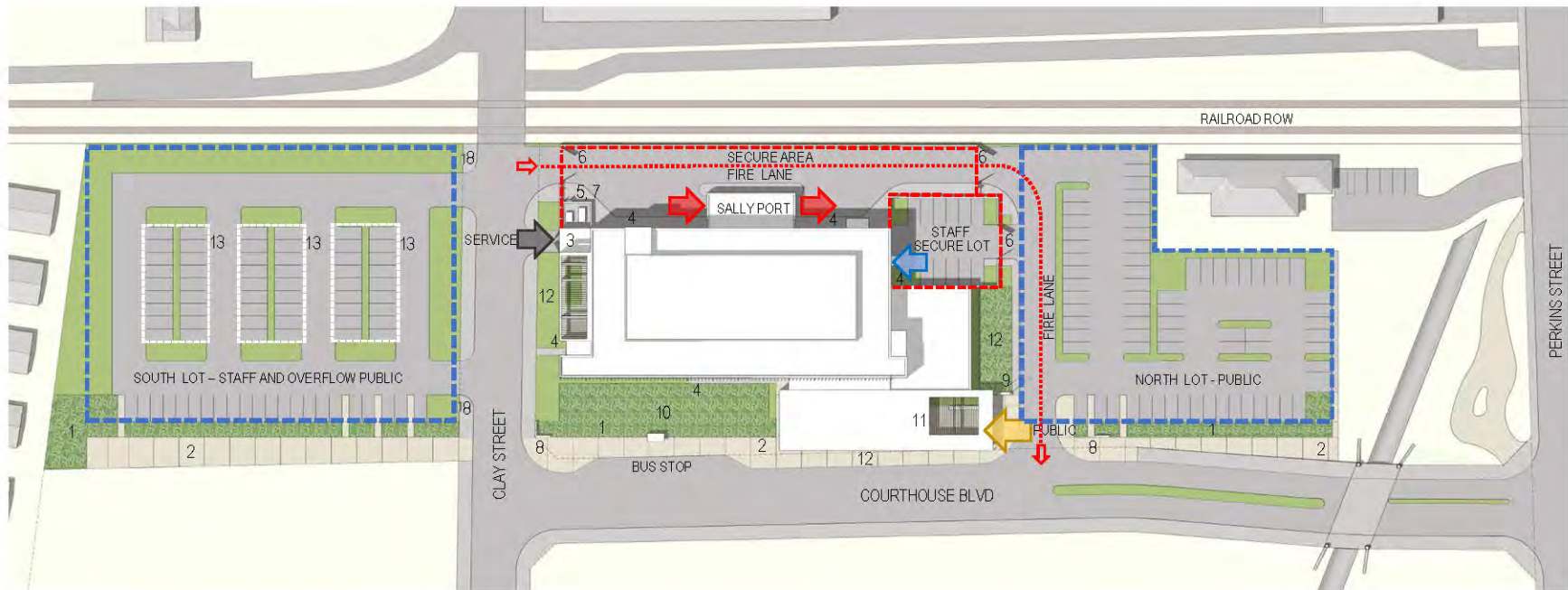
Source: CannonDesign + Silling



Project Site

**Figure 1** Project Site Overview

*New Ukiah Courthouse Project*



### Parking Summary

SOUTH LOT - 78  
 NORTH LOT - 71  
 SECURE LOT - 11  
**TOTAL - 160**

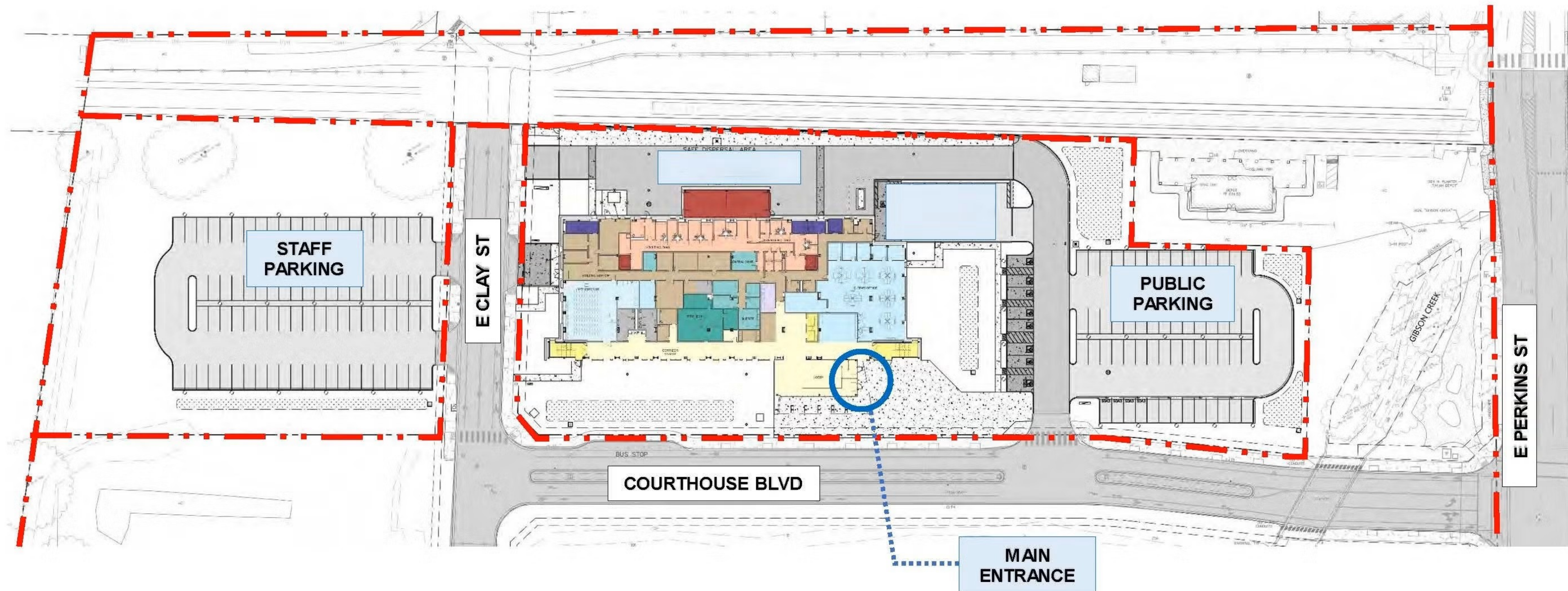
### Legend

- |                             |                             |
|-----------------------------|-----------------------------|
| 1 - RETENTION AREAS         | 7 - TRANSFORMER             |
| 2 - PEDESTRIAN PROMENADE    | 8 - MONUMENT SIGN           |
| 3 - TRASH ENCL., DELIVERIES | 9 - FLAGPOLES               |
| 4 - BUILDING EXIT           | 10 - FRONT GARDEN           |
| 5 - EMERGENCY GEN. ENCL.    | 11 - ENTRY PLAZA            |
| 6 - SECURE LOT GATE         | 12 - 25' SECURITY SETBACK   |
|                             | 13 - POSS PV PANEL CANOPIES |

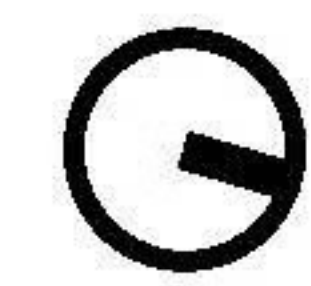


Source: CannonDesign + Silling

**Figure 2 Conceptual Site Plan**  
*New Ukiah Courthouse Project*



SITE PLAN



| LINE | LENGTH | DIRECTION     |
|------|--------|---------------|
| L1   | 500.00 | N81° 34' 00"E |
| L2   | 433.88 | N10° 29' 34"W |
| L3   | 117.25 | N4° 28' 06"W  |
| L4   | 131.97 | N9° 01' 31"W  |

| CURVE | DELTA    | RADIUS | LENGTH |
|-------|----------|--------|--------|
| C1    | 6°01'28" | 400.00 | 42.06  |
| C2    | 4°33'25" | 400.00 | 31.81  |

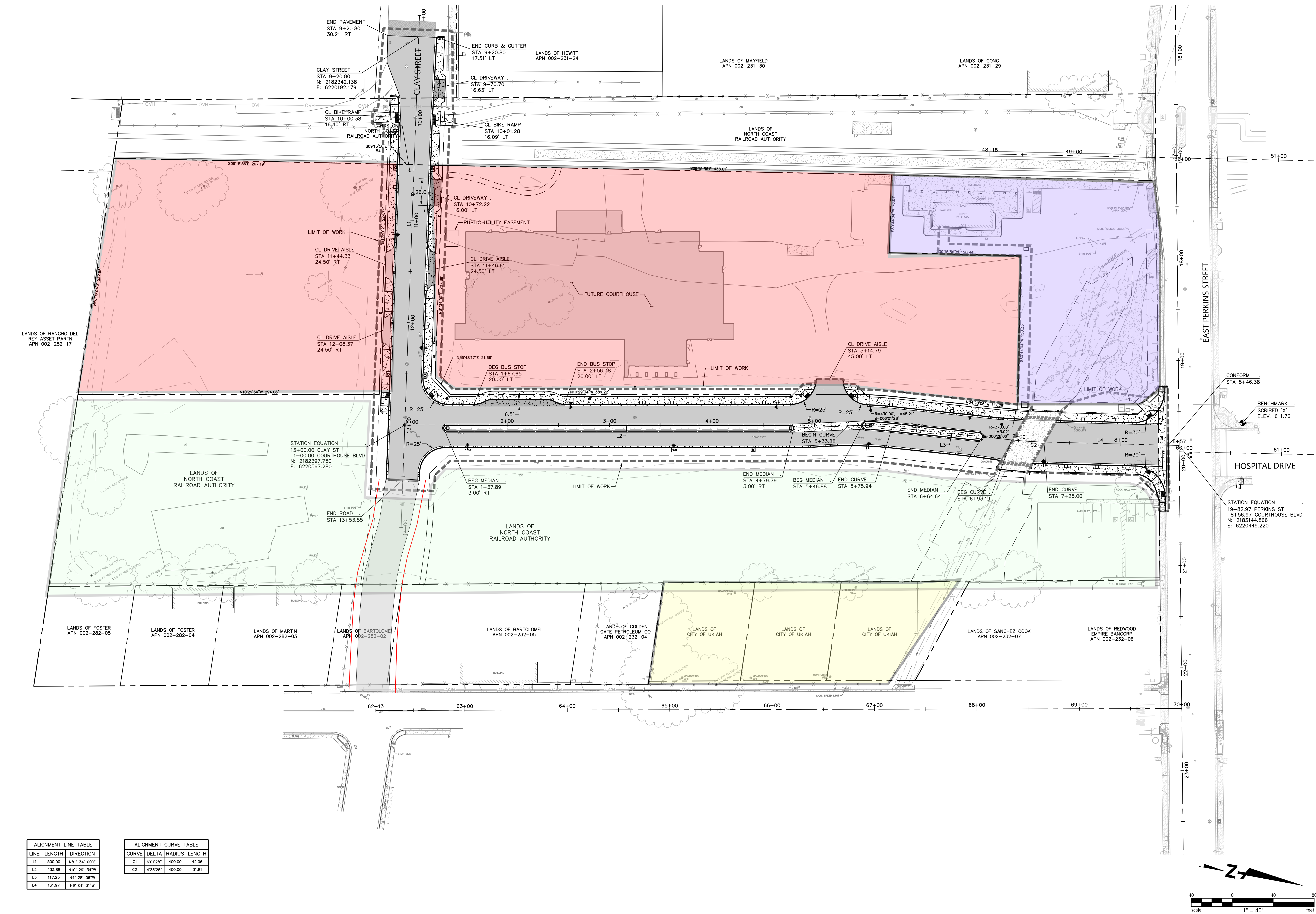
1/22/2025

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| ALIGNMENT LINE TABLE |        |               |
|----------------------|--------|---------------|
| LINE                 | LENGTH | DIRECTION     |
| L1                   | 500.00 | N81° 34' 00"E |
| L2                   | 433.88 | N10° 29' 34"W |
| L3                   | 117.25 | N4° 28' 06"W  |
| L4                   | 131.97 | N8° 01' 31"W  |

| ALIGNMENT CURVE TABLE |          |        |        |
|-----------------------|----------|--------|--------|
| CURVE                 | DELTA    | RADIUS | LENGTH |
| C1                    | 6°01'28" | 400.00 | 42.06  |
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STATE OF CALIFORNIA

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JCC UKIAH COURTHOUSE PUBLIC IMPROVEMENTS  
COURTHOUSE BOULEVARD & EAST CLAY STREET EXTENSION  
CITY OF UKIAH, MENDOCINO COUNTY, CALIFORNIA

HORIZONTAL CONTROL PLAN

Date: JAN 2025

Scale: AS SHOWN

Design: BL

Drawn: BL

Approved: BD

Job No: 20221662

Revisions

No.

C2.0

4 OF 29