



MENDOCINO

Local Agency Formation Commission

Ukiah Valley Conference Center | 200 South School Street | Ukiah, California 95482
Telephone: (707) 463-4470 | E-mail: eo@mendolafco.org | Web: www.mendolafco.org

JUSTIFICATION OF PROPOSAL

Please complete the following information to process an application under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (indicate N/A if Not Applicable).

SHORT TITLE OF THE PROPOSAL: City of Ukiah Western Hills Annexation

TYPE OF PROPOSAL

- | | | |
|------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> City Incorporation | <input type="checkbox"/> Sphere of Influence Amendment | <input type="checkbox"/> District Formation |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Sphere of Influence Update | <input type="checkbox"/> District Dissolution |
| <input type="checkbox"/> Detachment | <input type="checkbox"/> Out-of-Agency Service | <input type="checkbox"/> Consolidation |
| <input type="checkbox"/> Add Latent Power | <input type="checkbox"/> Reorganization (involving an Annexation and Detachment(s)) | |

AGENCY CHANGES RESULTING FROM THIS PROPOSAL

Agency or Agencies gaining territory: City of Ukiah

Agency or Agencies losing territory: County of Mendocino

NOTIFICATION

Please indicate the names, addresses and telephone numbers of all Applicants, Applicant's Agents, and all affected Agencies who are to receive the hearing notice and the Executive Officer's Report:

Name	Mailing Address	Telephone/Email Address
Craig Schlatter	300 Seminary Drive, Ukiah, CA, 95482	707-463-6219; cschlatter@cityofukiah.com
Sage Sangiacomo	300 Seminary Drive, Ukiah, CA, 95482	707-463-6221; ssangiacomo@cityofukiah.com
Jesse Davis	300 Seminary Drive, Ukiah, CA, 95482	707-463-6207; jdavis@cityofukiah.com
David Rapport	300 Seminary Drive, Ukiah, CA, 95482	707-462-6846; drapport@cityofukiah.com

(Attach a separate sheet if necessary.)

PROJECT INFORMATION

Please provide project-related information for the following questions:

1. Do the proposed boundaries create an island of non-agency territory? [] Yes [X] No
2. Do the proposed boundaries split lines of assessment or ownership? [X] Yes [] No
3. Does the proposal involve public rights-of-way or easements? [] Yes [X] No
4. Does the proposal involve public land or land assessed by the State? [X] Yes [] No
5. Does any part of the proposal involve land under a Williamson Act Contract or Farmland Security Zone? [] Yes [X] No
6. Does any part of the proposal involve land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement? [] Yes [X] No

List the affected Assessor Parcel Numbers, Owners of Record and Parcel Sizes (attach separate sheet if necessary):

Assessor's Parcel Number (APN)	Owner of Record	Parcel Size (Acres)
See attached parcel list (Attachment 1) and Maps (Attachments 2 and 3)	Various	Various

7. Physical Location of Proposal: **See Attachments 1 through 3**
(Street/Road, distance from and name of Cross Street, quadrant of City)
8. Has an application been filed for an underlying project (such as Development Plan, Conditional Use Permit, or Tentative Subdivision Map)? [] Yes [X] No
If Yes, please attach a Project Site Plan or Tentative Subdivision Map.
If No, please provide an estimate of when development will occur: **N/A**
9. List those public services or facilities which will be provided to the affected territory as a result of the proposed action: **Electric Utilities**
10. Indicate which of these services or facilities will require main line extensions or facility up-grades in order to serve the affected territory: **none**
11. Has the affected agency negotiated a tax share agreement or made a determination that the proposal is revenue neutral (§99 of the California Revenue & Taxation Code)? Please include documentation or explanation. **Pending.**
12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach separate sheets as necessary). **The Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project (Western Hills Project) and associated Initial Study and Mitigated Negative Declaration**

(ISMND; SCH No. 2021040428) was approved by the Ukiah City Council on September 15, 2021. The intent of the Western Hills Project is to preserve open space in the Western Hills, while allowing limited, orderly development on the 55 easternmost acres immediately adjacent to the City limits and similar land use patterns. The Western Hills Project includes the following components: 1) Acquisition and annexation of several parcels, totaling approximately 707 acres; 2) Rezoning the parcels to "PF" Public Facilities, and "R1-H" Single-family Residential-Hillside Overlay (see City Ordinance No.1217); 3) Sequential Lot Line Adjustments to reconfigure the existing parcels into seven lots ("Development Parcels") for future potential development; 4) Development Agreement between Hull Properties and the City allowing up to one single-family home and one accessory dwelling unit on each Development Parcel (up to 14 units total); and 5) site improvements including extension of utilities, road improvements, and construction of water storage tanks to serve the Development Parcels. The City of Ukiah recently acquired and currently owns all of the parcels associated with the Western Hills Project, with the exception of APNs 003-110-90 & 003-190-09 (Noguera properties) and XXXX (Hull/ D&J Investments properties). However, County records have not been updated. As such, the maps from the County in Attachment 2 do not identify the City as the current property owner.

In addition to the aforementioned project, the City is considering the annexation of several privately-owned parcels located in between the Western Hills Project parcels and the County's jurisdictional boundary, to inform the deliberate and appropriate boundaries and growth for the City of Ukiah. Some of these parcels also span both City and County jurisdiction and the City proposes to annex them to rectify this jurisdictional issue. The City is open to consideration of additional parcels as well to facilitate the elimination of peninsulas and islands.

SUBMITTALS

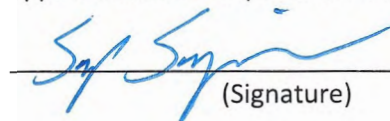
In order for this application to be processed, the following information needs to be provided:

- ☒ Two copies of this Justification of Proposal, completed and signed with original signature(s)
- ☒ Agreement to Pay form, completed and signed with original signature(s)
- ☐ Five prints of a full-scale proposal map showing the affected territory and its relationship to the affected jurisdiction (and prepared to State Board of Equalization specifications) – include an electronic version if available
Pending
- ☐ Five copies of an 8.5" x 11" or 11" x 17" reduction of the proposal map, include an electronic version if available
Pending
- ☐ Three copies of a metes and bounds description of the affected territory, include an electronic version if available. **Pending**
- ☐ One certified copy of the City Council and/or Special District Board of Directors Resolution of Application; or a petition making application to LAFCo (as appropriate). **Pending**
- ☐ Written permission from each affected property owner (or signature form). **Pending**
- ☒ One copy of the project environmental document (One Compact Disc if more than 25 pages). **See Attachments 4 and 5 for the Western Hills Project; additional CEQA for other parcels is pending.**
- ☒ One copy of the project Notice of Determination. **See Attachment 4 for the Western Hills Project; additional CEQA for other parcels is pending.**
- ☒ Three 8.5" x 11" copies of the Vicinity Map (if not included on the proposal map); **See proposed SOI and map packet**
- ☐ One copy of the plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code (GC) §56653); **Pending**
- ☐ One copy of the Tax Share Agreement (Revenue & Tax Code §99), if completed; **Pending**
- ☒ One copy of the Pre-Zoning map or description (as required by GC §56375); **See Attachment 1 for a description of proposed rezoning for all parcels and Attachment 3 for Ordinance No. 1217 for Western Hills Project parcel Rezoning.**
- ☐ One copy of the Statement of Open Space (Ag) Land Conversion (refer to GC §56377); **Pending**
- ☐ One Copy of the Statement of Timely Availability of Water Supplies (refer to GC §56668(l)); **Pending**
- ☐ One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to GC §56668(m)); **Pending**
- ☐ One copy of the project design (site plan, development plan, or subdivision map); **Pending**
- ☐ One copy of the Residential Entitlement matrix form (if residential land uses are included in the proposal); and **Pending**
- ☒ Filing and processing fees in accordance with the LAFCo Fee Schedule and the State Board of Equalization Fee Schedule.

Note: Additional information may be required during staff review of the proposal.

CERTIFICATION

The undersigned hereby certifies that all LAFCo filing requirements will be met and that the statements made in this application are complete and accurate to the best of my knowledge.


(Signature)

6/8/2022
(Date)

Print or Type Name: Sage Sangiacomo

Daytime Telephone: 707-463-6221

Email: ssangiacomo@cityofukiah.com