



April 20, 2023

Mendocino Local Agency Formation Commission (LAFCo)
Attn: Uma Hinman, Executive Officer
200 South School Street
Ukiah, CA 95482

Subject: Annexation of City of Ukiah Owned Properties: LAFCo File No. A-2021-01 - Update

Dear Ms. Hinman:

The undersigned hereby requests approval of a Change of Organization proposal described in the attached materials to be processed under the provisions of the Cortese/Knox/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.).

The proposal is to annex properties located in the unincorporated area of Mendocino County that are owned by the City of Ukiah and utilized for public benefit. In support of this application, and as directed by Mendocino LAFCo's Policies and Procedures, please find the following:

Attachments #1-13

1. Updated (04/20/23) Justification of Proposal;
2. LAFCo letter dated 03/25/22; Mendocino County Information Services Letter dated 03/16/22
3. City of Ukiah Responses dated 04/06/22 and 04/13/23;
4. List of Assessor Parcels proposed for annexation, including site address, acreage, zoning, and Prezone Maps;
5. Updated (03/01/2023) County Maps depicting Areas 1-5 proposed for annexation;
6. Updated Maps depicting the City of Ukiah's Planning Area & Adopted Sphere of Influence (SOI); City's 2040 General Plan Designation Map;
7. Associated Annexation and Prezone Resolutions and Ordinances;
8. Associated Annexation and Prezone CEQA Documentation;
9. Updated (06/07/22) - Legal Description; metes and bounds description of the affected territory;
10. Updated (06/02/22) - Plat Maps of the affected territory;
11. Regulations for the City of Ukiah's Public Facilities (PF) & Agriculture (-A) Zoning Districts;
12. 2021 Mendocino County Auditor – Controller estimated revenue impact
13. Signed and completed Agreement to Pay Form, Indemnification;

Given the nature of this application, which does not include nor result in any changes in land use or property ownership, public services or environmental impacts, the City is not including the following items identified by Mendocino LAFCo's Policies and Procedures as they are not relevant to this proposal:

- Plan for providing services along with a schematic diagram of water, sewer and storm drainage systems (refer to Government Code Section 56653);
- Tax Share Agreement between the City of Ukiah and County of Mendocino;



- Pre-zoning map or description (as required by Section 56375);
- Statement of Open Space (Ag) Land Conversion (refer to Section 56377);
- Statement of Timely Availability of Water Supplies (refer to Section 56668(l));
- Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to Section 56668(m));
- Project design (site plan, development plan, or subdivision map); and
- Residential Entitlement matrix form (if residential land uses are included in the proposal).

We look forward to progressing review of this application with Mendocino LAFCo. If you have any questions or needed clarifications, please contact me at (707) 463-6207; jdavis@cityofukiah.com.

Sincerely,

Jesse Davis, AICP
Planning Manager

ATTACHMENT 1

Justification of Proposal

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 - City Owned Property 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
Jesse Davis, AICP	300 Seminary Drive, Ukiah, CA, 95482	707-463-6207; jdavis@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 No
- 2. Do the proposed boundaries split lines of assessment or ownership? Yes No
- 3. Does the proposal involve public rights-of-way or easements? Yes No
- 4. Does the proposal involve public land or land assessed by the State? Yes No
- 5. Does any part of the proposal involve land under a Williamson Act Contract or Farmland Security Zone? Yes No
- 6. Does any part of the proposal involve land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement? Yes 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 List - Attachment #4	City of Ukiah	Various

- 7. Physical Location of Proposal: Unincorporated Mendocino County (See Attachments)
(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 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: N/A
- 10. Indicate which of these services or facilities will require main line extensions or facility up-grades in order to serve the affected territory: N/A
- 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. The properties identified are owned by the City of Ukiah and utilized for the benefit of the public. No commercial or residential uses are associated with this request.
- 12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach separate sheets as necessary) N/A

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
- Five copies of an 8.5" x 11" or 11" x 17" reduction of the proposal map, include an electronic version if available
- Three copies of a metes and bounds description of the affected territory, include an electronic version if available
- One certified copy of the City Council and/or Special District Board of Directors Resolution of Application and the associated public notice of intent to adopt a Resolution of Application; or a petition making application to LAFCo (as appropriate)
- Written permission from each affected property owner (or signature form)
- One copy of the project environmental document (One Compact Disc if more than 25 pages)
- One copy of the project Notice of Determination
- Three 8.5" x 11" copies of the Vicinity Map (if not included on the proposal map);
- 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);
- One copy of the Tax Share Agreement (Revenue & Tax Code §99), if completed;
- One copy of the Pre-Zoning map or description (as required by GC §56375);
- One copy of the Statement of Open Space (Ag) Land Conversion (refer to GC §56377);
- One Copy of the Statement of Timely Availability of Water Supplies (refer to GC §56668(l));
- One copy of the Statement of Fair Share Housing Needs (if residential land uses are included in the proposal) (refer to GC §56668(m));
- One copy of the project design (site plan, development plan, or subdivision map);
- One copy of the Residential Entitlement matrix form (if residential land uses are included in the proposal); and
- 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)

04/20/2023

(Date)

Print or Type Name: Jesse Davis, AICP

Daytime Telephone: 707-463-6207

Email: jdavis@cityofukiah.com

ATTACHMENT 2

**LAFCo Letter dated March 25, 2022
& County Information Services
Letter dated March 16, 2022**

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: <http://mendolafco.org>

March 25, 2025

Jesse Davis
Planning Manager, City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

RE: Application Deemed Incomplete Pursuant to GOV §56658(c)
City of Ukiah Annexation of City-owned Properties (LAFCo File No. A-2021-01)

Dear Mr. Davis:

We have reviewed the Change of Organization proposal for the City of Ukiah Annexation of City-owned Properties resubmitted on February 25, 2022 (LAFCo File No. A-2021-01). We have identified the following project incomplete items that need to be addressed prior to issuance of a Certificate of Filing pursuant to GOV §56658(f) and scheduling the matter for Commission consideration.

(1) Adoption of property tax exchange agreement resolutions pursuant to RTC §99(b).

Please note that we re-sent a Notice of Filing pursuant to RTC §99(b) on March 4, 2022 to the County Assessor and Auditor, with a copy to the CEO and Board of Supervisors, to re-commence the process.

(2) Revise the annexation map and metes and bounds legal description to depict/describe the following parcels as overlapping the City-County jurisdictional boundary line.

APNs: 001-040-65, 001-040-66, 001-040-67, 001-040-68, and 001-040-69

Once the requested additional information is received, we will proceed with reviewing your application for consistency with applicable laws, regulations, and polices.

Please feel free to contact me if you need additional information or have any questions.

Sincerely,



Uma Hinman
Executive Officer

Attachment: Agency comment letters (Mendocino County Farm Bureau and Mendocino County GIS)

Cc: Sage Sangiacomo, City Manager, City of Ukiah
Craig Schlatter, Community Development Director, City of Ukiah
David Rapport, City Attorney, City of Ukiah

INTEROFFICE MEMORANDUM

TO: UMA HINMAN

FROM: LEIF FARR

SUBJECT: LAFCO FILE NO. A-2021-01 CITY OF UKIAH ANNEXATION OF CITY OWNED PROPERTIES

DATE: MARCH 16, 2022

CC: KATRINA BARTOLOMIE, HOWARD DASHIELL

I have been asked by the Assessor Clerk Recorder to review the packet for LAFCO File No. A-2021_01 that was sent to me by your office. This will be the second time I have reviewed this proposed annexation, the first review was completed in March of 2021 and a written response was sent to your office identifying errors and inconsistencies within the data presented in the Justification of Proposal and the submitted maps.

The following is a list of errors and inconsistencies that I have identified in my review of the March 1, 2022 submittal.

- 1.) One of the requirements of an annexation map is to accurately depict the boundary of the current jurisdiction. The map that was submitted, (Exhibit B) shows an area in the unincorporated portion of the County as being in the City of Ukiah. Assessor parcels 001-040-65, 001-040-66, 001-040-67 and 001-040-68 are split by the City boundary. The northern portion of these four parcels are within the City of Ukiah and the southerly portions of these four parcels and in the unincorporated area of the County.

Based on data supplied to me by former County Surveyor Art Colvin regarding the history of annexations for the City of Ukiah, the area that includes the northern portion of the above stated parcels were annexed into the City of Ukiah by, "Election & Annexation" dated March 3, 1890 as per City of Ukiah minutes Bk 1, Page 125. The boundary line that splits these four parcels extends from Yokayo Rancho corner Y-49 and proceeds westerly in a straight line, thus bisecting the current configuration of the parcels in question. Based on the administrative records available to me there has not been a corresponding annexation of the southerly portion of these four parcels.

This error needs to be corrected on the map, Exhibit B as submitted. This was an error that I noted in my first review back in March of 2021.

There is an additional parcel that should be shown as being split by the City of Ukiah boundary. Assessor Parcel 001-040-69 is depicted on map Exhibit B as being entirely

within the unincorporated area of the County. Based on administrative records available to me, it appears that this parcel is split by the City boundary. The westerly portion of the parcel is in the unincorporated area of the County and the easterly portion of the parcel is within the City of Ukiah. The City boundary in this specific area was established by the Southwestern Addition No. 2, (annexation) November 22, 1948 as per MC 1, D 7, P 172.

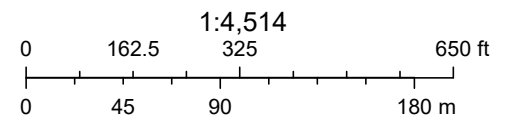
- 2.) On Exhibit B, Map Sheet 2 of 3, Detail B, there is a depiction of annexation Area No. 2 that clearly defines an exception area that is not part of the annexation. Area No. 2 is contiguous with the current boundary of the City of Ukiah and if this annexation is completed as shown, the exception area will become an island of non-agency territory within the City of Ukiah. In the Justification of Proposal, Project Information heading, Question 1 states, "Do the proposed boundaries create an island of non-agency territory" the answer to this question was marked as "NO". This is an inconsistency between the map and the documentation that needs to be corrected. If the City of Ukiah does not intend to modify map Exhibit B to eliminate the area of non-agency territory then the City should change their answer to the above stated question in the Justification of Proposal from No to Yes, to resolve the inconsistency. I identified this inconsistency to LAFCO in my review back in March of 2021.
- 3.) If the maps as submitted in the packet from March 2022 are intended to be submitted as the final LAFCO Annexation map and recorded at the Assessor Clerk Recorder's office than maps as submitted lack some standard features and formatting requirements. The standard format size should be 18" x 26". The maps as submitted lack required certification signature blocks. The LAFCO File Number needs to be added to the title block.
- 4.) Areas within the proposed annexation area will overlap existing Service Districts. Two Districts in particular are of some concern, the Ukiah Valley Sanitation District and Willow Water District as the City of Ukiah provides duplicate services. Overlapping jurisdictions cause a host of problems. To resolve this problem many past annexations to the City of Ukiah required a detachment from the underlying Service District as a condition of approval for the annexation.

City Boundary Issues



3/16/2022, 8:51:27 AM

- County Boundary
- Private Roads
- Public Roads
- Communities
- Streams
- Parcels
- Highways
- Incorporated Cities



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ATTACHMENT 3

**City Responses dated April 6,
2022 & April 20, 2023**



April 6, 2022

Mendocino Local Agency Formation Commission (LAFCo)
Attn: Uma Hinman, Executive Officer
200 South School Street
Ukiah, CA 95482

Subject: Proposed Annexation of City of Ukiah Owned Properties: Revised Justification of Proposal (LAFCo File No. A-2021-01)

Dear Ms. Hinman:

As requested by the County of Mendocino, City Staff submits a revised 'Justification of Proposal' that is updated to reflect the creation of an island of non-agency territory.

As described, however, within subdivision (m) of Section 56375, the City requests that the restrictions of GOV §56744 be waived, as the application of these limitations would be detrimental to the orderly development of the City. It can be determined with certainty that the area enclosed by the requested annexation is so located that these affected non-City owned parcels cannot be reasonably annexed to another city or even incorporated as a new city themselves.

The City's current request is focused on the need to annex City-owned properties to reduce its tax burden; the addition of privately owned parcels is outside the scope of this request and contrary to Government Code 56742(3)(c).

We look forward to progressing review of this application with Mendocino LAFCo. If you have any questions, please contact Craig Schlatter, Director of Community Development, at (707) 463-6219 / cschlatter@cityofukiah.com, or Jesse Davis, Planning Manager, at (707) 463-6207 / jdavis@cityofukiah.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jesse Davis", is written over a light blue circular stamp.

Jesse Davis, AICP
Planning Manager

Cc: Sage Sangiacomo, City Manager; Craig Schlatter, Community Development Director <Via Email>

Attachment 1: Revised Justification of Proposal (April 6, 2022)



April 20, 2023

Mendocino LAFCo
ATTN: Executive Officer, Uma Hinman
200 South School Street
Ukiah, California 95482

RE: City of Ukiah Annexation of City-owned Properties (LAFCo File No. A-2021-01) - Responses

Dear Mendocino LAFCo,

The City of Ukiah has reviewed comments from the Mendocino LAFCo, as well as the Mendocino County Information Services Division, to LAFCo File No. A-2021-01. In response, the City submits the following considerations:

(1) Adoption of property tax exchange agreement pursuant to RTC §99(b).

The discussion and adoption of a property tax exchange agreement pursuant to RTC §99(b) between the City of Ukiah and the County of Mendocino is ongoing. A primary purpose of this annexation effort, however, is to reduce the City's tax burden for properties that serve a public purpose and that are already owned by the City of Ukiah. The parcels identified for annexation are not intended for residential or commercial uses. In 2021, per the County of Mendocino Auditor-Controller, the estimated amount of property tax revenue generated in the Tax Rate Areas associated with the proposed annexation is \$62,966 (based on the 2020-21 assessed values). Therefore, considerations regarding potential sales and property taxes are minimized.

(2) Revisions to the provided legal description and plat map.

In 2022, the Mendocino County Information Services Division worked with the City of Ukiah's consultant (PSOMAS) to revise the submitted documents to their satisfaction, and address concerns conveyed in their correspondence from March 16, 2022. These revisions to the legal description and plat maps were finalized by June 7, 2022, and were accepted by the County's Information Services Division. The City defers to LAFCo with regard to any size, feature or formatting requirements for submittal of annexation documents to the County Clerk-Recorder, and suggests that the certification block and LAFCo application number be provided via stamp, if feasible.

Best Regards,

Jesse Davis, AICP
Planning Manager

Cc: Sage Sangiacomo, City Manager; Craig Schlatter, Community Development Director

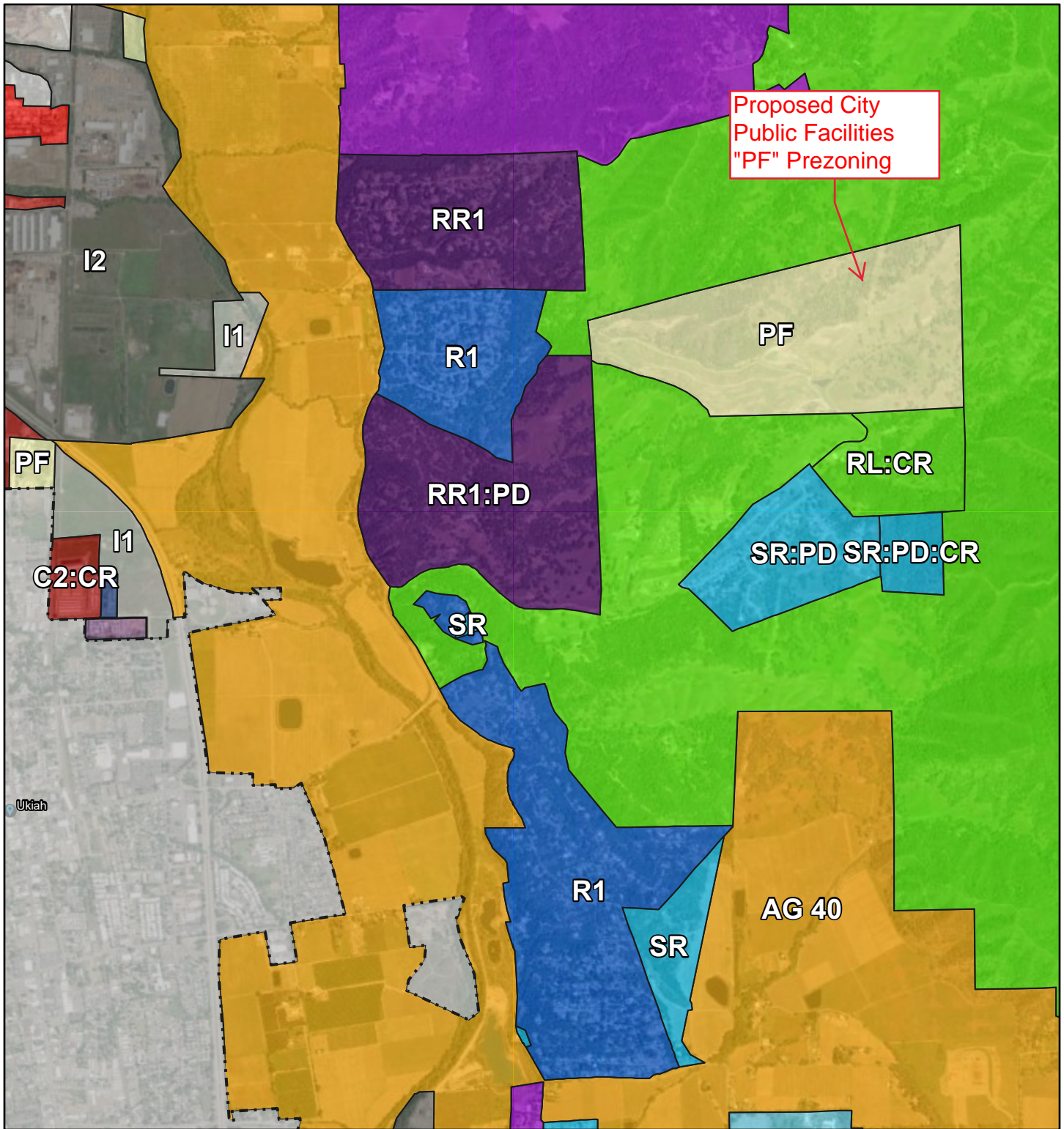
ATTACHMENT 4

LIST OF PARCELS PROPOSED FOR ANNEXATION

& PREZONE MAPS

APN	Owner	SITUS	Acreage	Info - County PBS	County Zoning	County General Plan	Proposed General Plan	Proposed Zoning	Area Number	Current Status	Public Facilities Use	Water District	Sanitation District	Airport Zone
178-130-01	City of Ukiah	3100 Vichy Springs Road	±300	APN: 178-130-01 Acres: 301.2 Property Address: 3100 VICHY SPRINGS RD Owner: CITY OF UKIAH	Public Facilities (PF)	Public Services	Public (P)	Public Facilities (PF)	1	Previous Landfill	Refuse disposal/recycling areas, and refuse transfer stations and similar uses.	N/A	N/A	None
156-240-02	City of Ukiah	N/A	±1	APN: 156-240-02 Acres: 1.00± Property Address: N/A Owner: CITY OF UKIAH	Upland Residential (UR:40)	Remote Residential (RMR40)	Public (P)	Public Facilities (PF)	2	Open-Space	Conservation and natural resource conservation areas	N/A	N/A	OAE
156-240-13	City of Ukiah	1970 W Standley Ave	33.8	APN: 156-240-13 Acres: 33.8 Property Address: 1970 WE STANDLEY AVE Owner: CITY OF UKIAH	Upland Residential (UR:40)	Remote Residential (RMR40)	Public (P)	Public Facilities (PF)	2	Open-Space	Conservation and natural resource conservation areas	N/A	N/A	OAE
003-330-68	City of Ukiah	1601 S State Street	1.9	APN: 003-330-68 Acres: 1.9± Property Address: 1601 SO STATE ST Owner: CITY OF UKIAH	Limited Commercial (C1)	Commercial	Public (P)	Public Facilities (PF)	3	Airport	Airports and aviation-related functions and uses	Willow Water	UVSD	Zones 5 & 6
003-330-69	Aviation Ukiah (Leased)	1601 S State Street	0	APN: 003-330-70 Acres: 0.00± Property Address: 1601 SO STATE ST City: UK Leasee: AVIATION UKIAH	Limited Commercial (C1)	Commercial	Public (P)	Public Facilities (PF)	3	Airport	Airports and aviation-related functions and uses	Willow Water	UVSD	Zones 5 & 6
003-330-70	Aviation Ukiah (Leased)	1601 S State Street	0	APN: 003-330-69 Acres: 0.00± Property Address: 1601 SO STATE ST City: UK Leasee: AVIATION UKIAH	Limited Commercial (C1)	Commercial	Public (P)	Public Facilities (PF)	3	Airport	Airports and aviation-related functions and uses	Willow Water	UVSD	Zones 5 & 6
184-080-36	City of Ukiah	341 Norgard Lane	2.8	APN: 184-080-36 Acres: 2.80± Property Address: 341 NORGDARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recycled Water Distribution;	Recycled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	N/A	Zones 3 & 6
184-080-37	City of Ukiah	341 Norgard Lane	4.5	APN: 184-080-37 Acres: 4.50± Property Address: 341 NORGDARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recycled Water Distribution;	Recycled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	UVSD	Zone 3
184-090-01	City of Ukiah	N/A	4	APN: 184-090-01 Acres: 4.00± Property Address: Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recycled Water Distribution;	Recycled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	UVSD	Zone 3
184-090-07	City of Ukiah	N/A	13.92	APN: 184-090-07 Acres: 13.92± Property Address: N/A Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recycled Water Distribution;	Recycled Water Distribution; Ongoing lease for agricultural purposes per GC 37382	N/A	N/A	Zones 3 & 6
184-100-04	City of Ukiah	N/A	10.52	APN: 184-100-04 Acres: 10.52± Property Address: N/A Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	4	Recycled Water Distribution;	Recycled Water Distribution	N/A	N/A	Zone 3
184-080-40	City of Ukiah	381 Norgard Lane	0.12	APN: 184-080-40 Acres: 0.12± Property Address: 381 NORGDARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	4	Recycled Water Distribution;	Recycled Water Distribution	N/A	UVSD	Zone 3
184-100-05	City of Ukiah	300 Plant Road	15.45	APN: 184-100-05 Acres: 15.45± Property Address: 300 PLANT RD Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	4	Existing North Waste Water Pond	Public utility facilities and uses (Wastewater)	N/A	N/A	Zones 3 & 6
184-090-06	City of Ukiah	217 Norgard Lane	14.05	APN: 184-090-06 Acres: 14.05± Property Address: 217 NORGDARD LN Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF); Agricultural Combining (-A)	4	Recycled Water Distribution;	Recycled Water Distribution Ongoing lease for agricultural purposes per GC 37382	N/A	UVSD	Zone 3
184-150-01	City of Ukiah	3495 Taylor Drive	43	APN: 184-150-01 Acres: 43.00± Property Address: 3495 TAYLOR DR Owner: CITY OF UKIAH	Agriculture (AG:40)	Agricultural	Public (P)	Public Facilities (PF)	5	Existing South Waste Water Pond	Public utility facilities and uses (Wastewater)	N/A	N/A	Zone 6
184-140-13	City of Ukiah	3151 Taylor Drive	4.05	APN: 184-140-13 Acres: 4.05± Property Address: 3151 TAYLOR DR Owner: CITY OF UKIAH	General Industrial (I2)	Industrial	Public (P)	Public Facilities (PF)	5	Existing Solid Waste Transfer Station	Refuse disposal/recycling areas, and refuse transfer stations and similar uses.	Willow Water	UVSD	Zones 2, 4, & 6

Zoning Map-Area 1

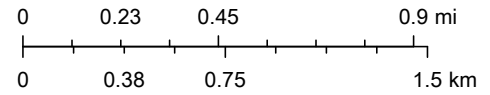


Proposed City
Public Facilities
"PF" Prezoning

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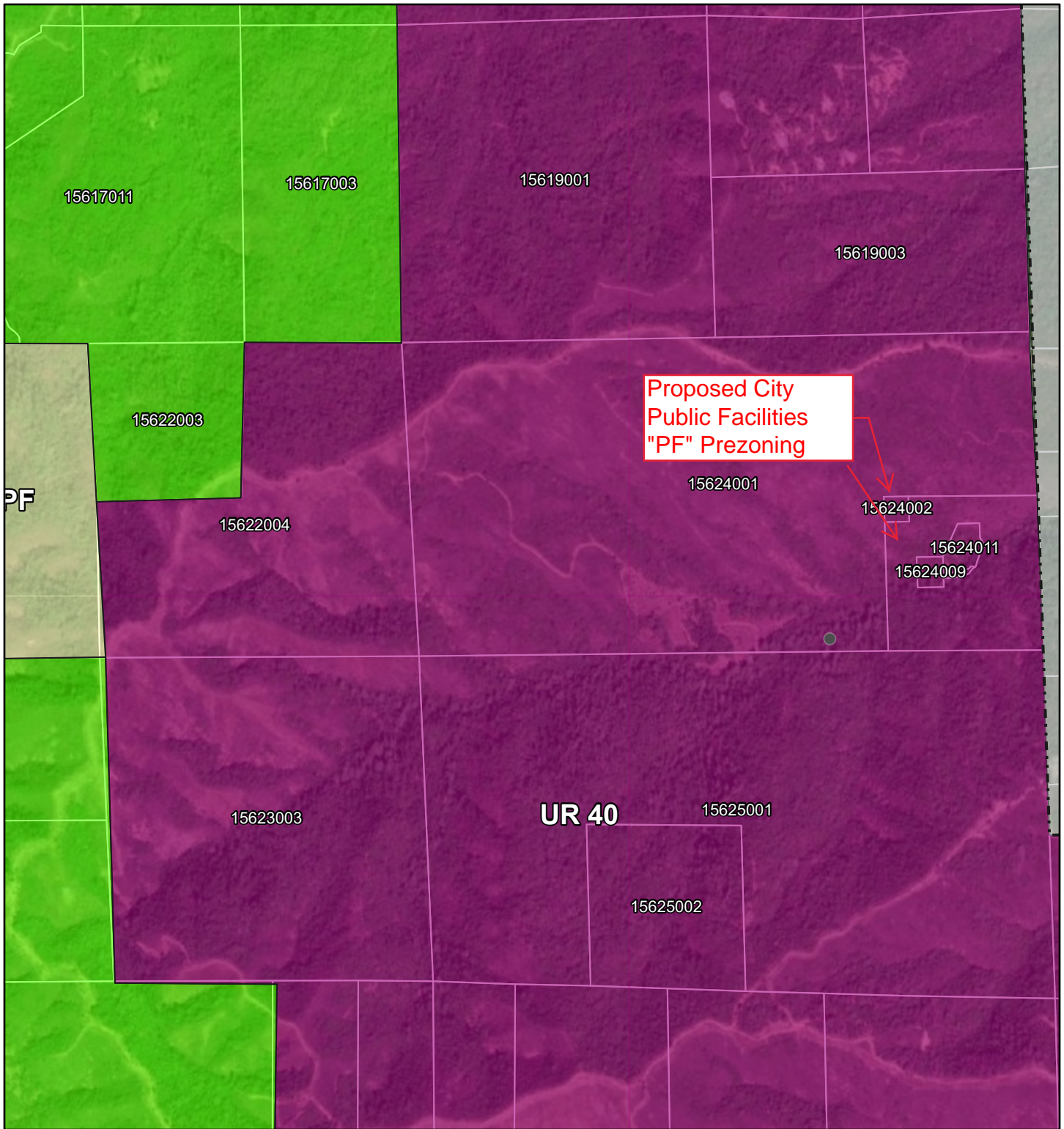
1:36,112

- Incorporated City Limits
- Major Towns & Places
- Zoning Classifications**
- AG 40
- C1
- C2
- C2:CR
- I1
- I2
- PF
- RC
- RL
- RL:CR
- R1
- R3:CR
- RR1
- RR1:PD
- RR5
- SR
- SR:PD
- SR:PD:CR
- R3:PD



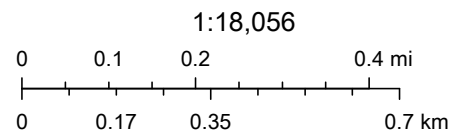
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Zoning Map-Area 2



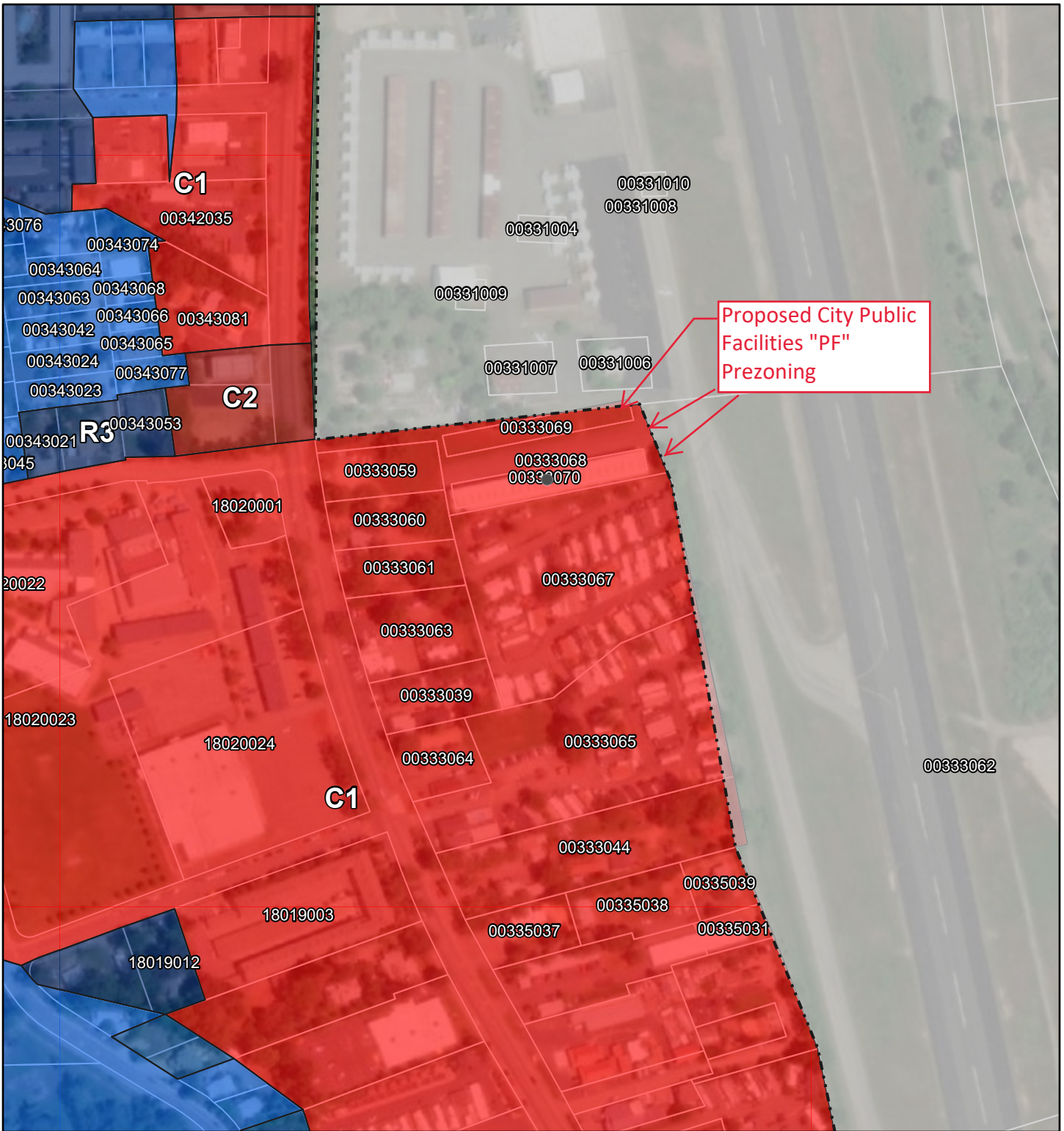
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- Incorporated City Limits
 - RL
 - UR 40
 - PF
- Zoning Classifications
- Assessor's Parcels









Maxar

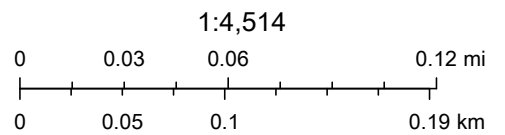
Zoning Map-Area 3



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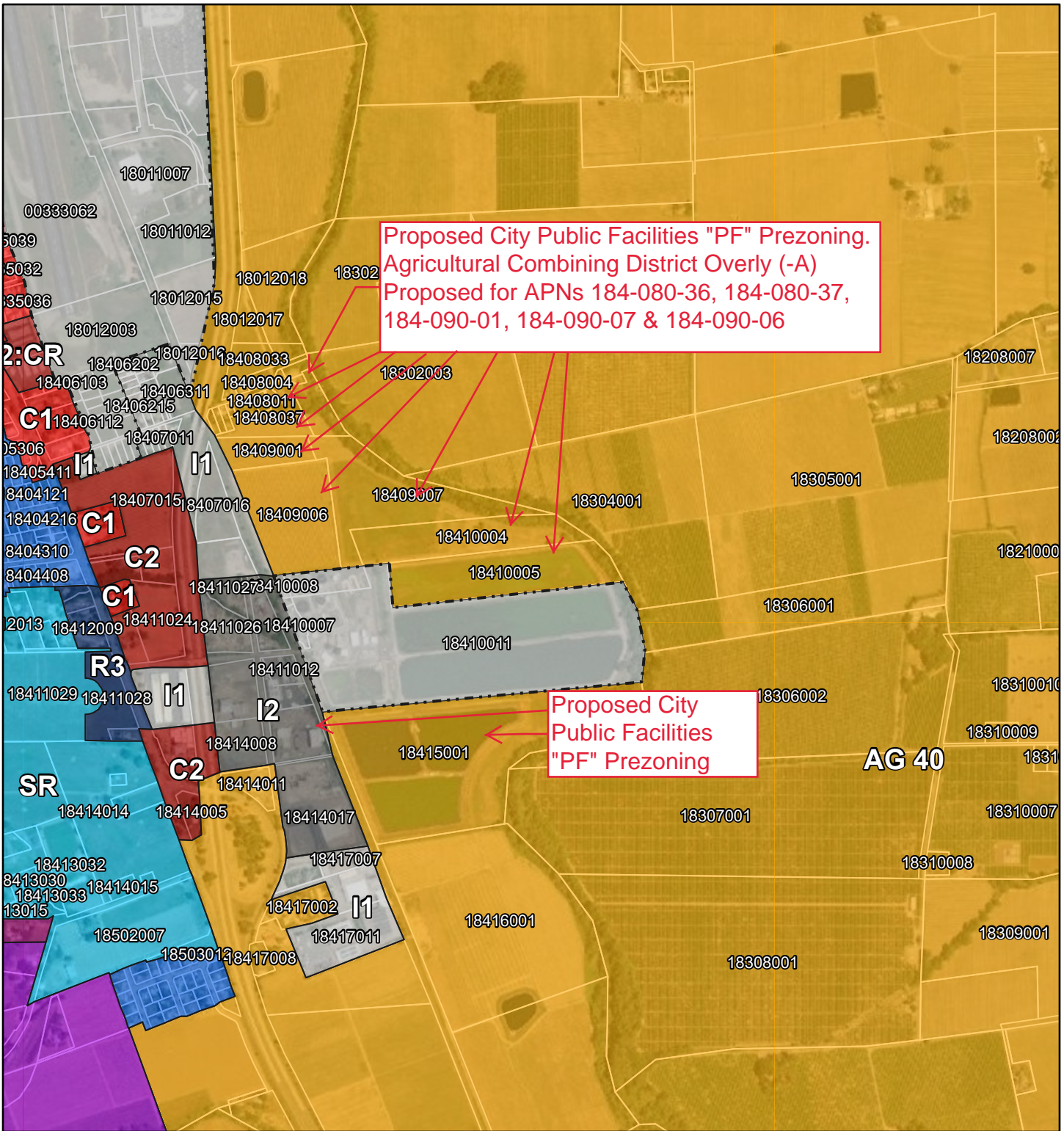
-  Incorporated City Limits
- Zoning Classifications**
-  C1
-  C2
-  R1
-  R2
-  R3

Assessor's Parcels



Maxar

Zoning Map-Areas 4 & 5



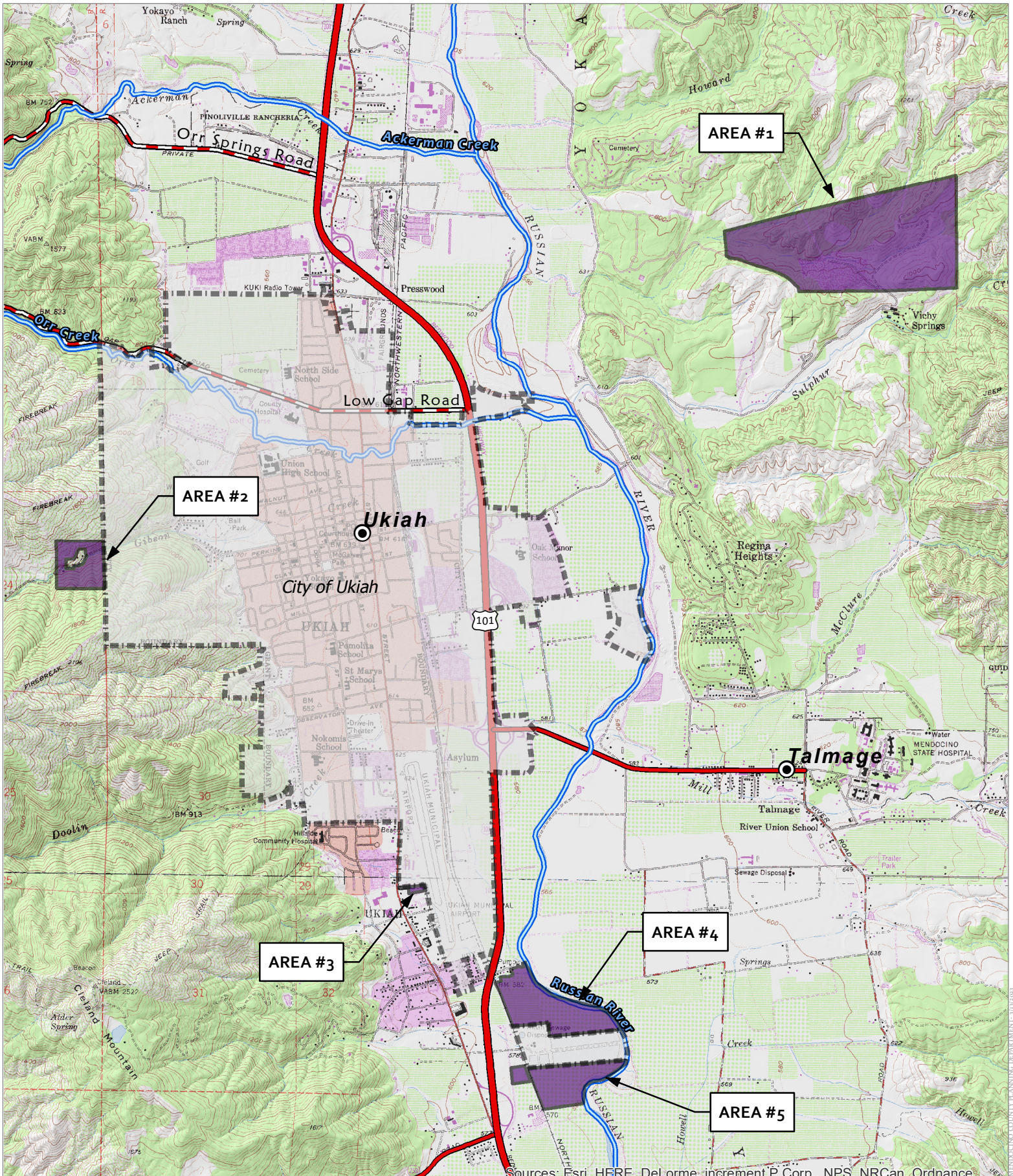
3/13/2023, 3:55:34 PM

- | | | |
|-------------------------------|-------|-------|
| Incorporated City Limits | C2:CR | RR5 |
| Zoning Classifications | I1 | SR |
| AG 40 | I2 | UR 40 |
| C1 | R1 | |
| C2 | R3 | |
- Assessor's Parcels Maxar





ATTACHMENT 5

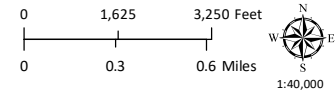
County Maps

(Overall & Areas 1-5)



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2018
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
 Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
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-  Major Towns & Places
-  Major Roads
-  City Limits
-  Highways

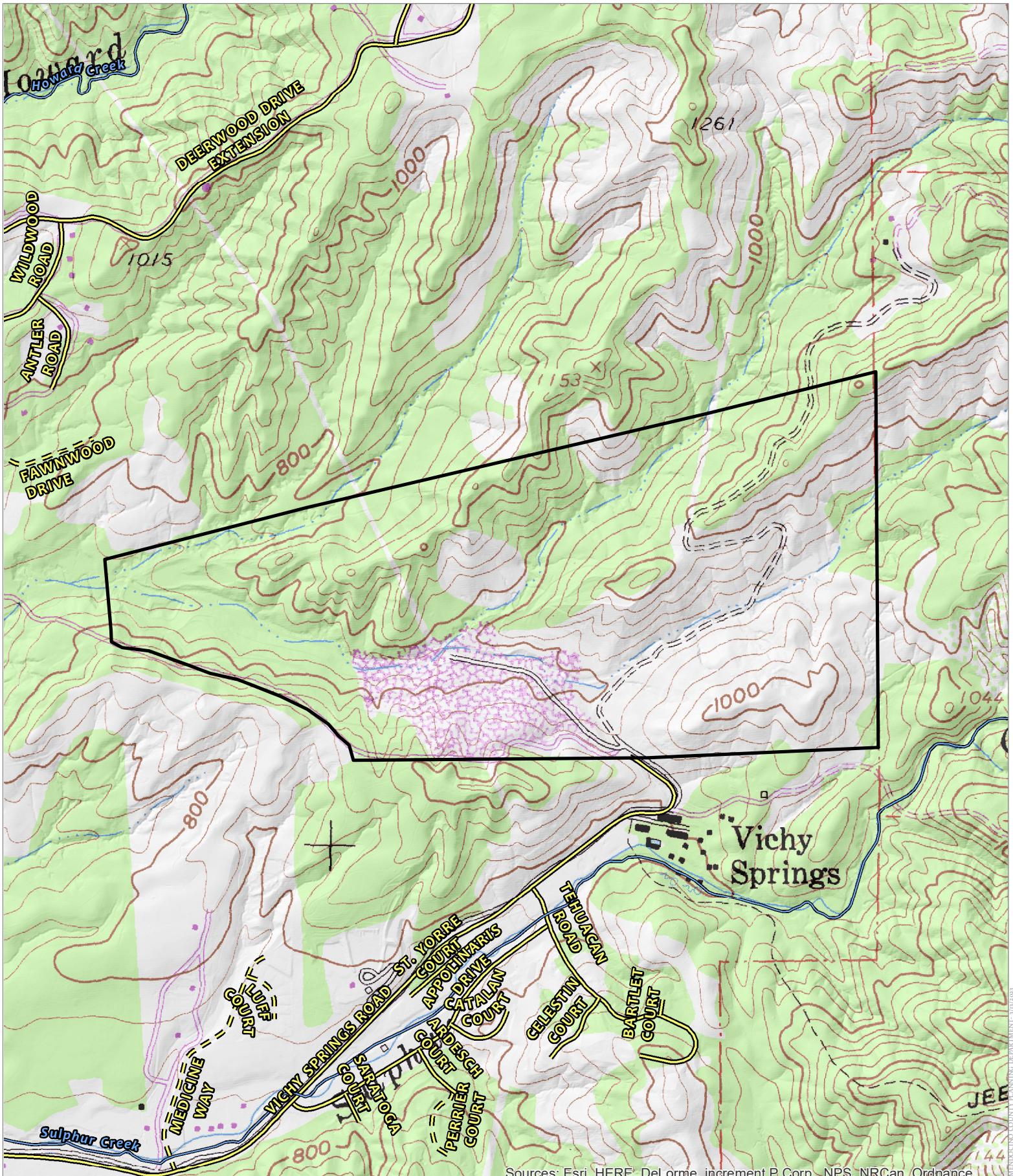


PROJECT AREA LOCATIONS

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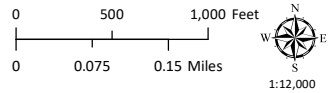
MENDOCINO COUNTY PLANNING & BUILDING SERVICES - 3/1/2023

Area #1



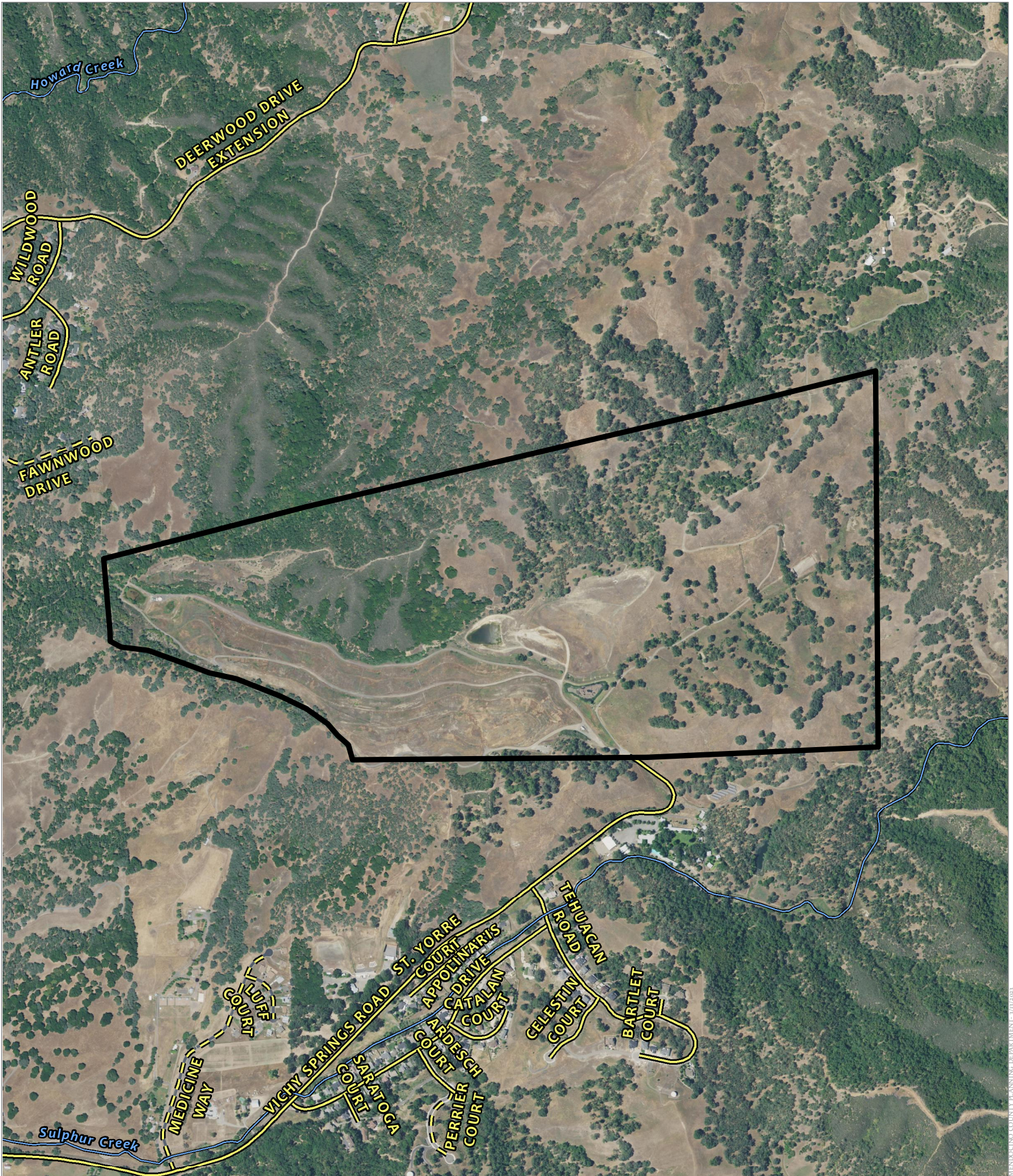
Sources: Esri, HERE, DeLorme, increment P, Corp., NPS, NRC, an Ordnance

Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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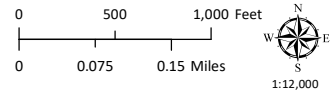


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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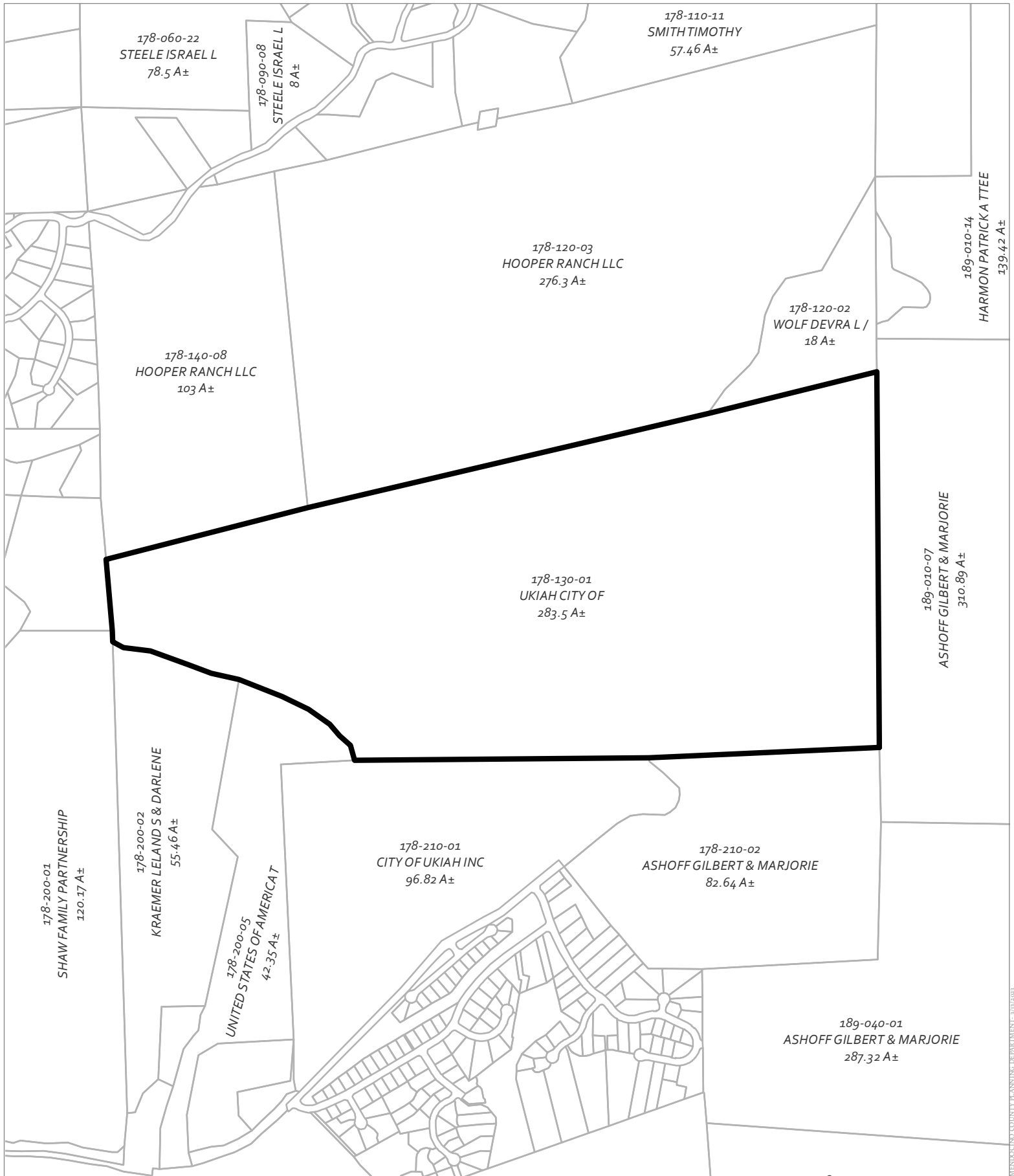
Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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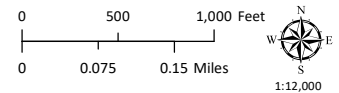
AERIAL IMAGERY

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MENDOCINO COUNTY PLANNING & BUILDING SERVICES - 20230403



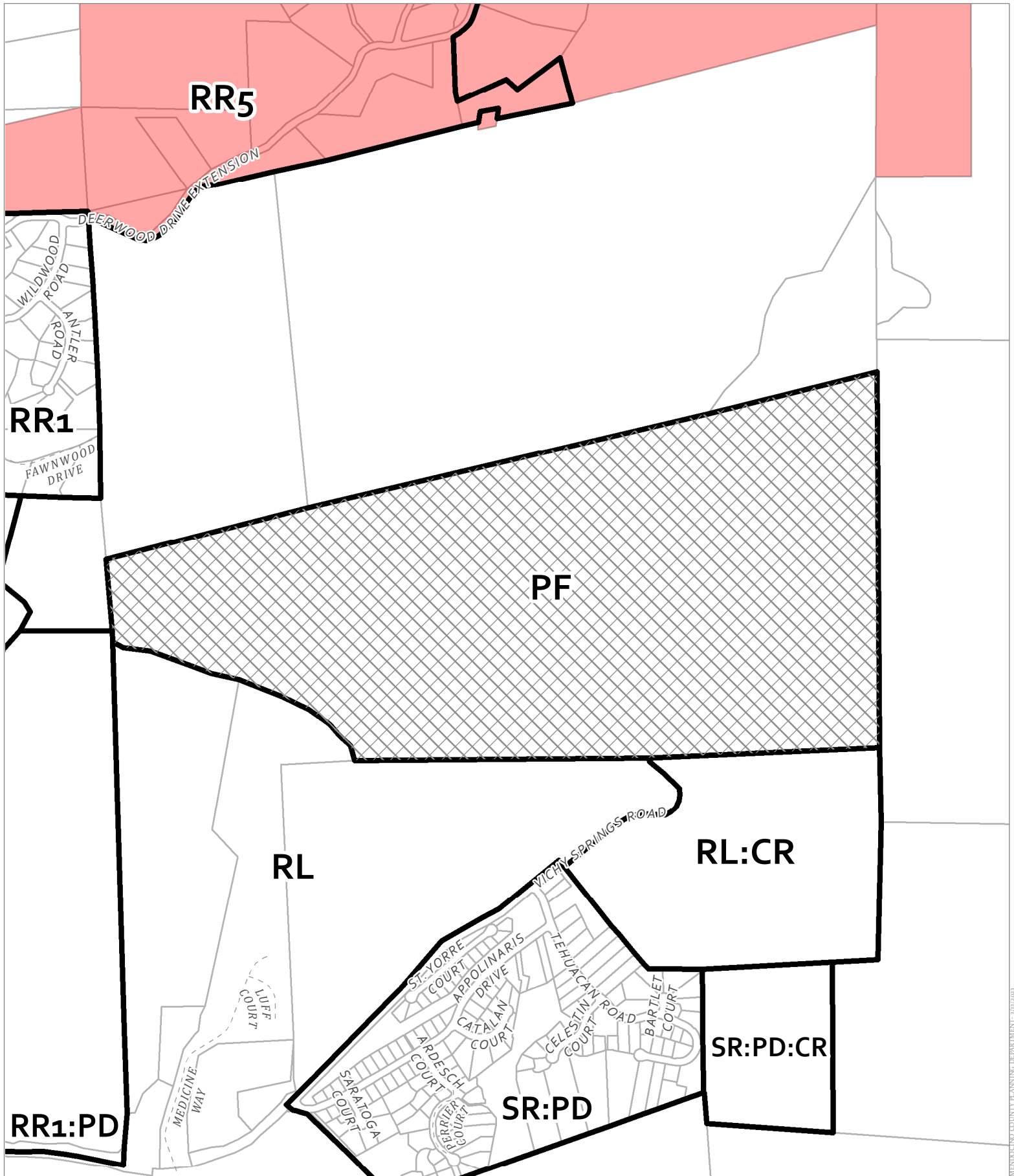
Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2022
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23

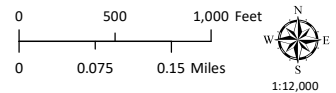
ADJACENT PARCELS

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Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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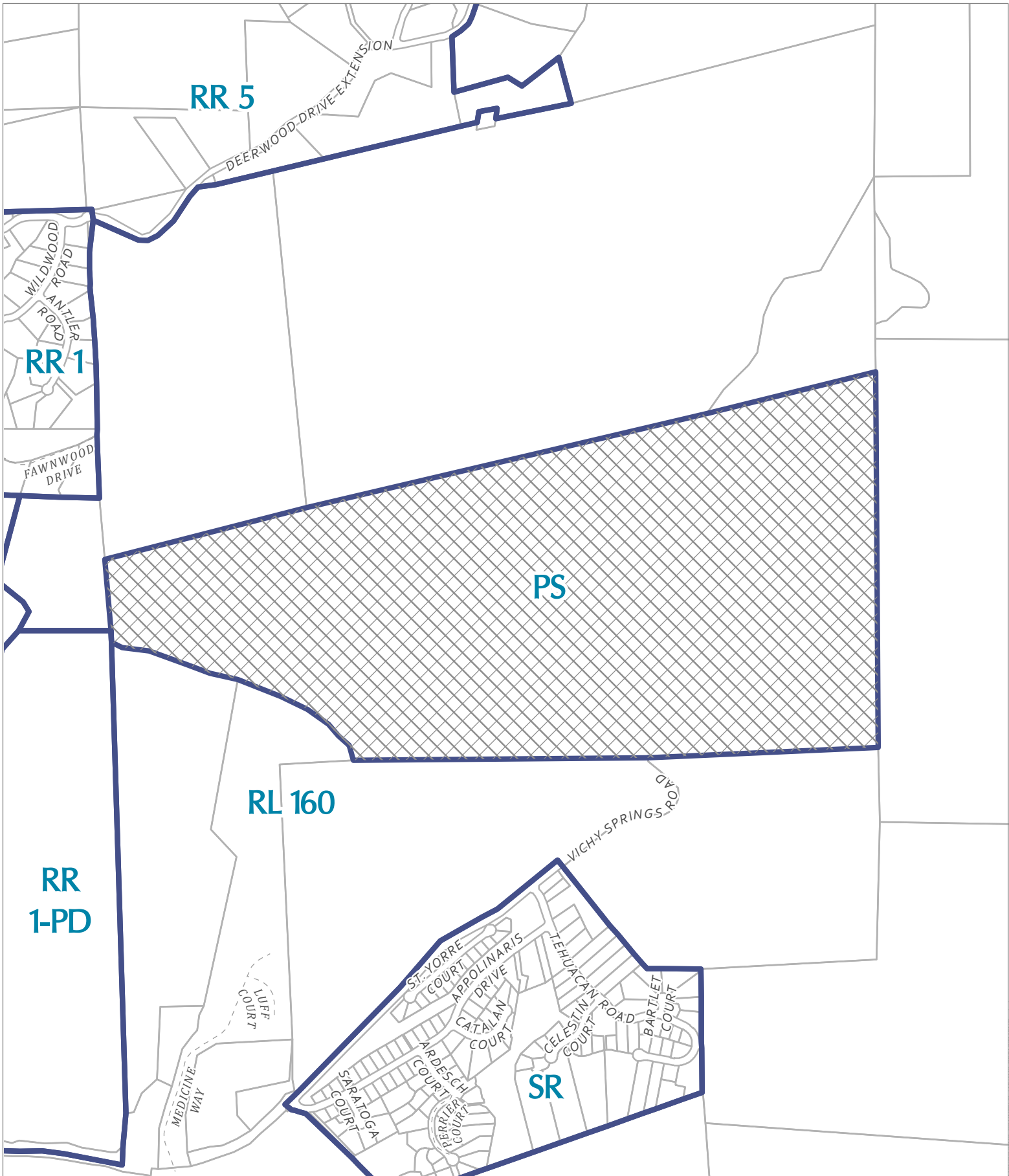
-  Zoning Districts
-  Cannabis Prohibition (CP) Districts
-  Public Roads





ZONING DISPLAY MAP

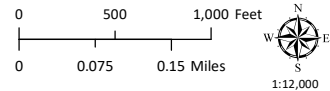
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23



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 General Plan Classes
 Public Roads



GENERAL PLAN CLASSIFICATIONS

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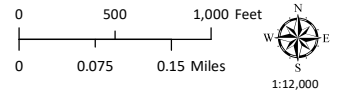
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23

MILLVIEW COUNTY
WATER DISTRICT

ROGINA WATER
COMPANY

 Russian River Flood District

 County Water Districts

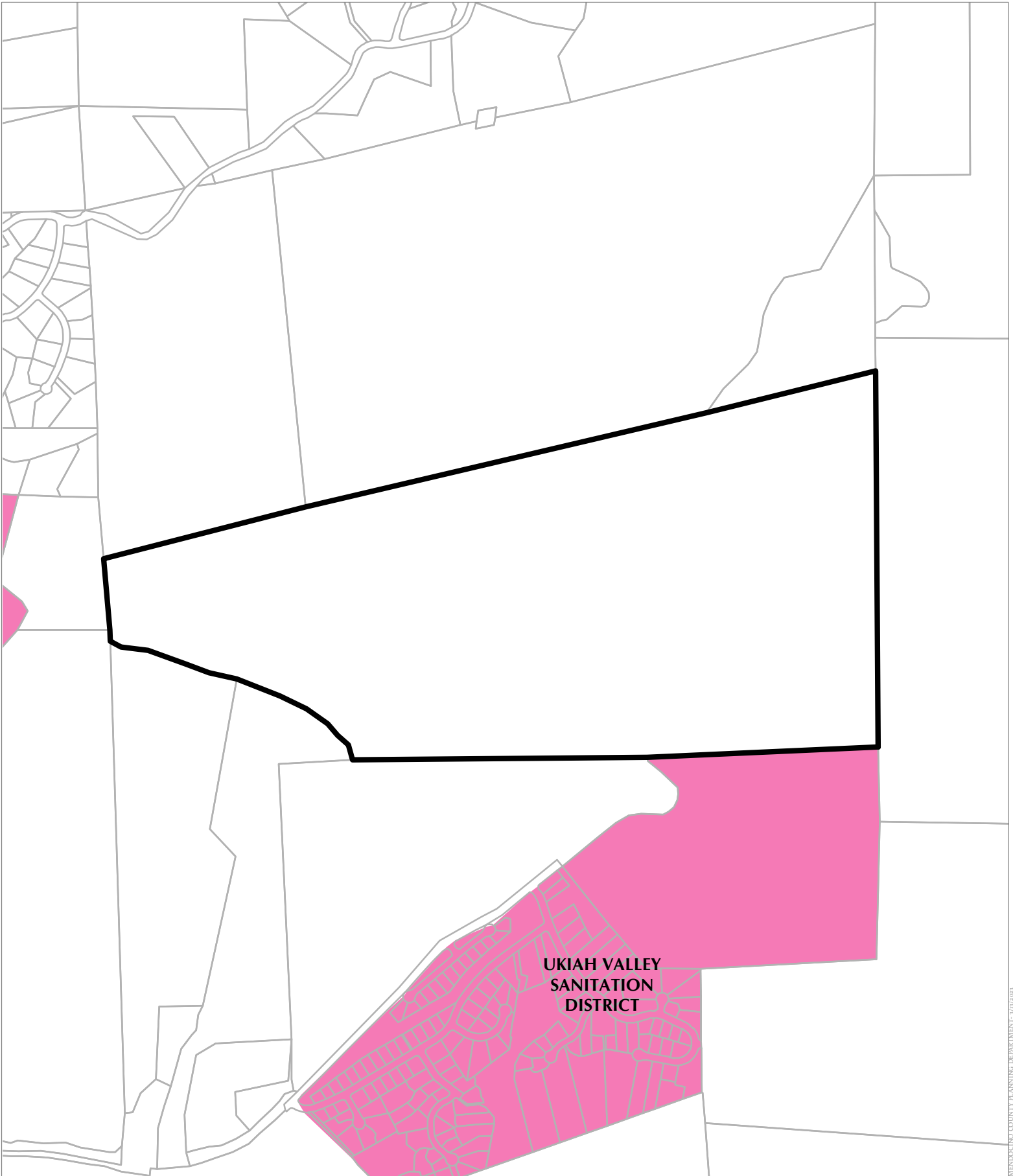


Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
Coordinate System: NAD 83, Calif. State Plane Zone II
Projection: Lambert Conformal Conic
Parcel Data: Mendocino County Information Services, October, 2022
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/23

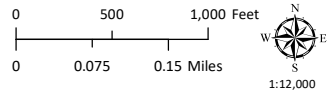
WATER DISTRICTS

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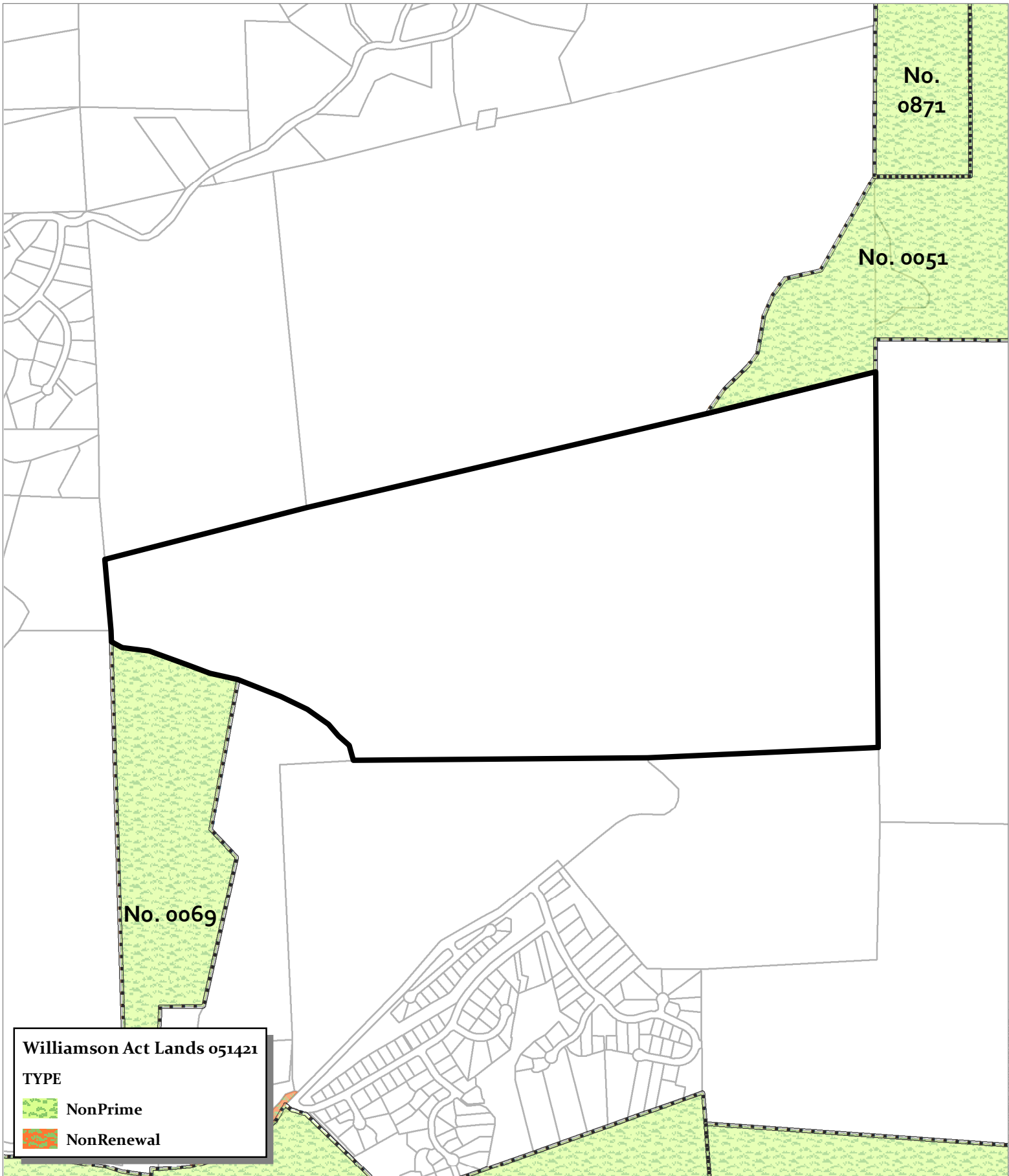
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2023

Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
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SANITATION DISTRICTS

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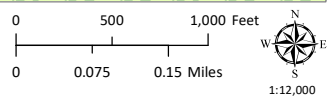


Williamson Act Lands 051421

TYPE

- NonPrime
- NonRenewal

Contract Boundaries



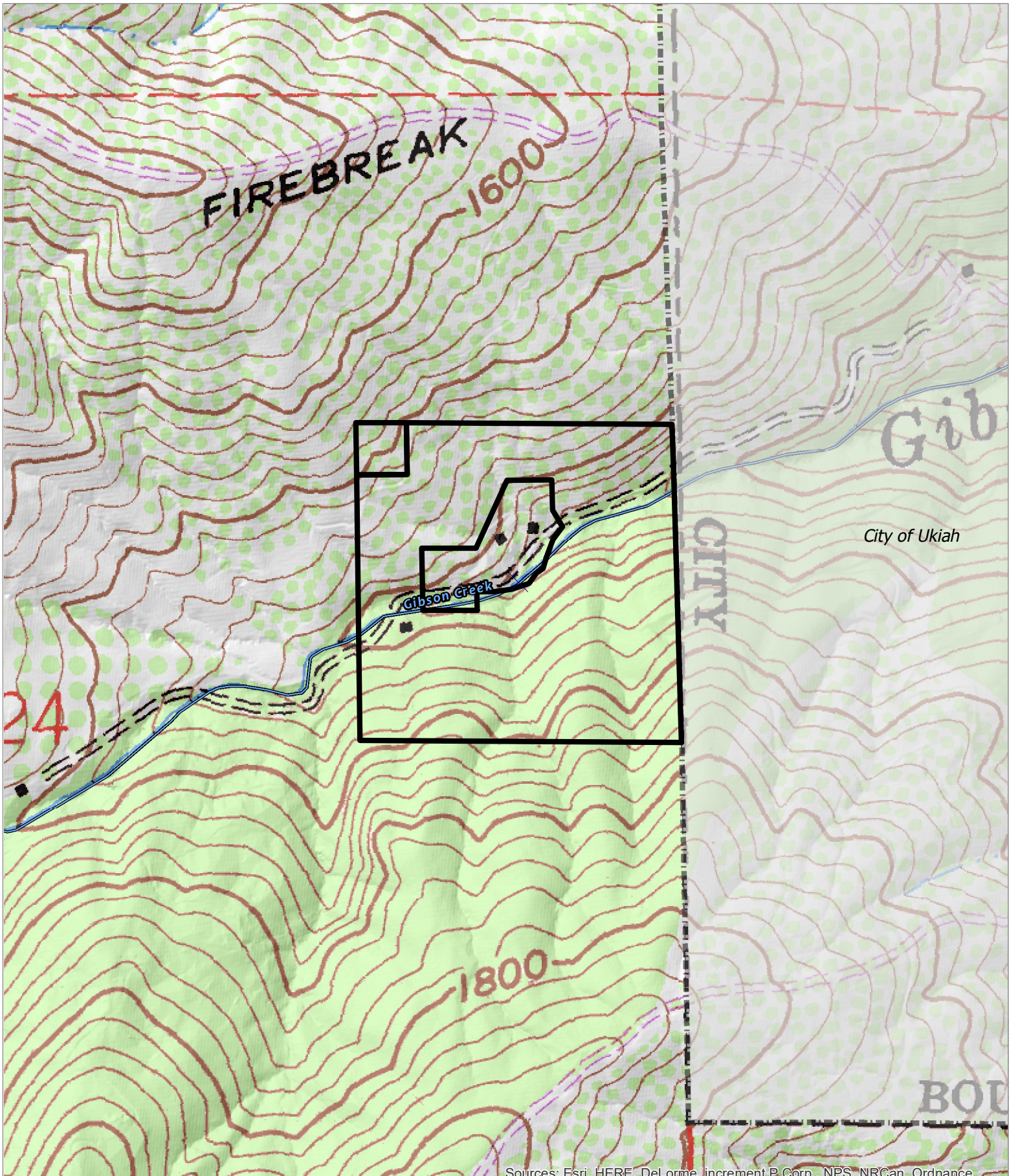
Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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 Projection: Lambert Conformal Conic
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LANDS IN WILLIAMSON ACT CONTRACTS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/23

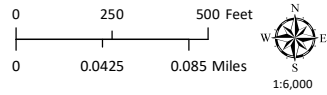
Area #2



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2022
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 City Limits

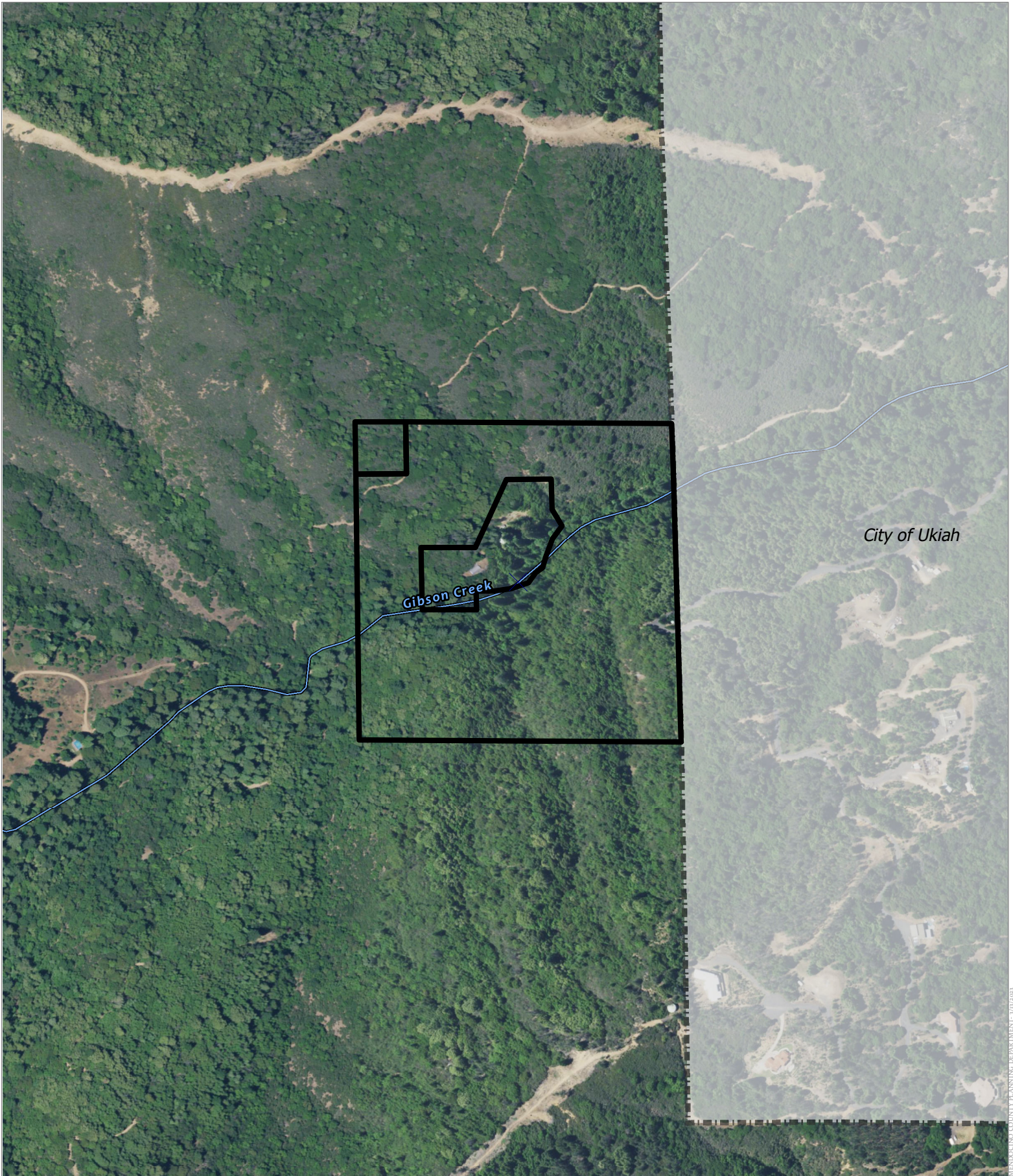
Sources: Esri, HERE, DeLorme, increment P, Corp, NPS, NRC, an, Ordnance



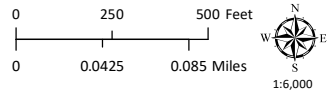
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023



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AERIAL IMAGERY

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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2023

156-240-01
WILDBERGER BONNIE L TTEE 1
280 A±

156-240-02
CITY OF UKIAH THE
1 A±

156-240-11
REXTTEE JOHN H
2.37 A±

156-240-09
EIFFERT REX TTEE 1/2
1.58 A±

156-240-13
CITY OF UKIAH THE
40.11 A±

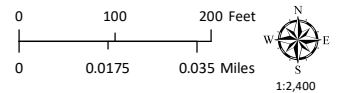
156-250-01
WILDBERGER BONNIE L TTEE 1
280 A±

001-030-03
NIX JAMES R & ANNE M TTEES
0 A±

001-040-01
NIX JAMES R & ANNE M TTEES
40 A±

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2023

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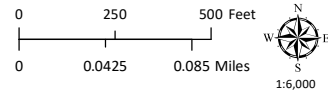
ADJACENT PARCELS

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 City Limits
 Zoning Districts





MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/2023

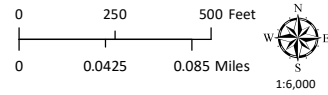
ZONING DISPLAY MAP

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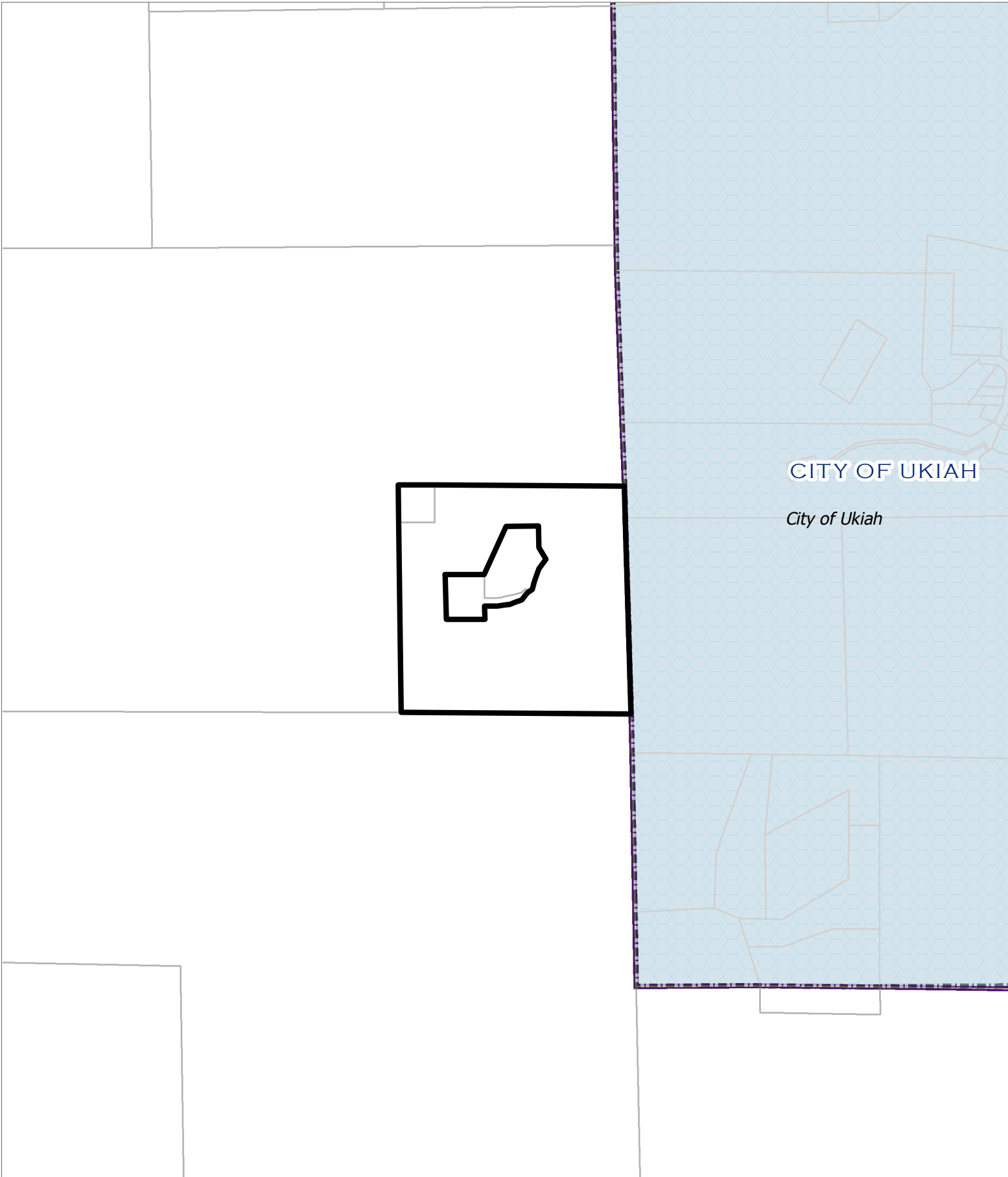
-  City Limits
-  General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/23

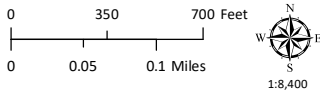


CITY OF UKIAH

City of Ukiah

Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
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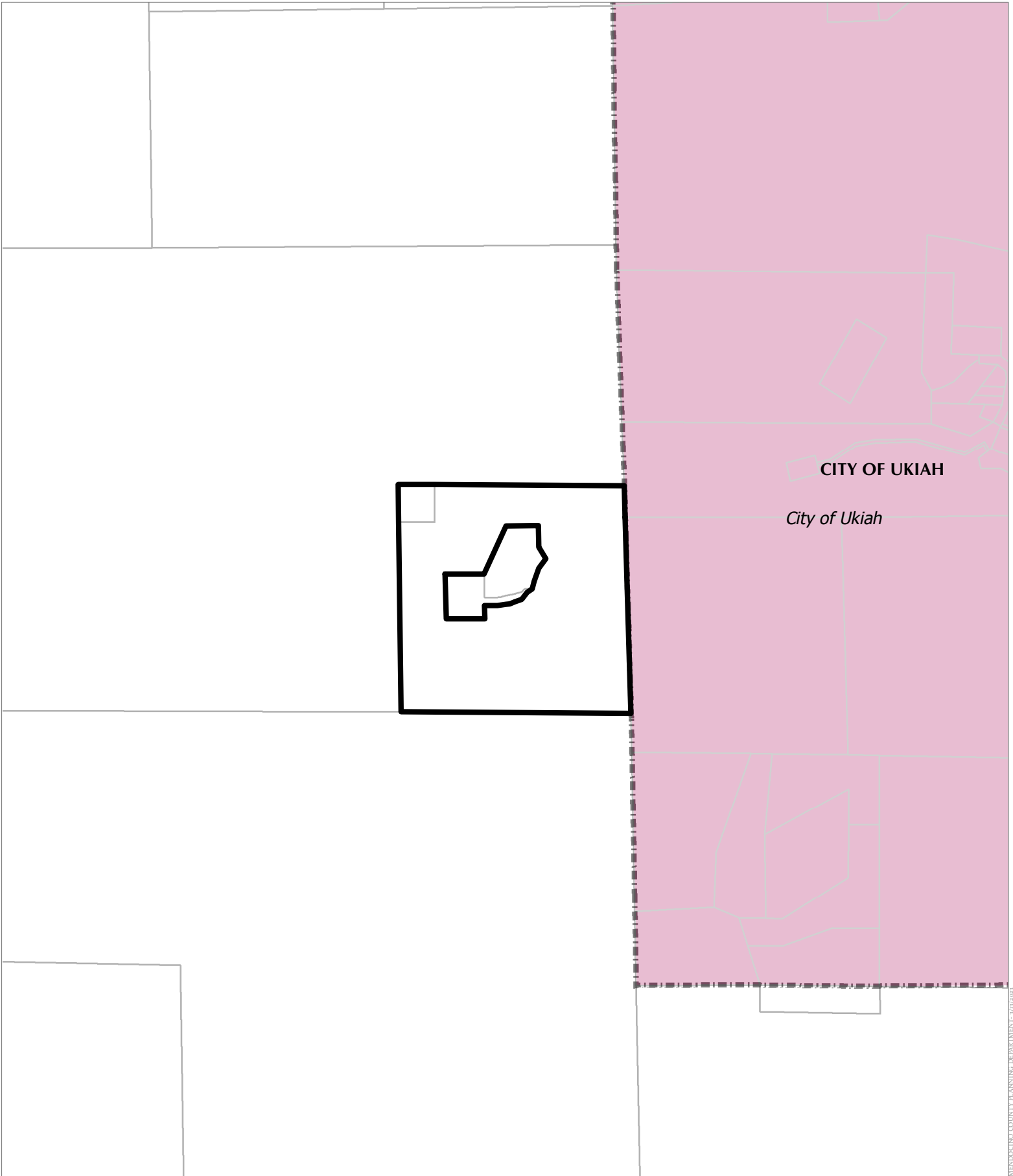
-  City Limits
-  Russian River Flood District
-  County Water Districts



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23

WATER DISTRICTS

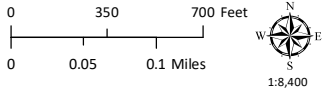
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CITY OF UKIAH

City of Ukiah

 City Limits



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SANITATION DISTRICTS




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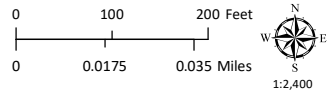
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023

Area #3



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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 Projection: Lambert Conformal Conic
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-  City Limits
-  Public Roads
-  Private Roads



AERIAL IMAGERY

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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/24/03

003-310-04
UKIAH CITY OF
0 A±

003-310-08
UKIAH CITY OF
0 A±

City of Ukiah

003-310-07
UKIAH CITY OF
0 A±

003-310-06
UKIAH CITY OF
0 A±

003-330-69
UKIAH AVIATION SERVICE
0 A±

003-330-62
UKIAH CITY OF
0 A±

003-330-59
LEE HOWARD CONSTRUCTION CO
0 A±

003-330-68
CITY OF UKIAH
1.94 A±

003-330-70
UKIAH AVIATION SERVICE
0 A±

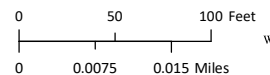
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LEE HOWARD CONSTRUCTION CO
0 A±

003-330-61
LEE HOWARD CONSTRUCTION CO
0 A±

003-330-67
DEEP VALLEY MHP LLC
3.8 A±

003-330-63
MORENO ALEXTTEE
0 A±

 City Limits



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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ADJACENT PARCELS

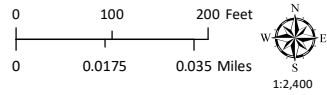
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23



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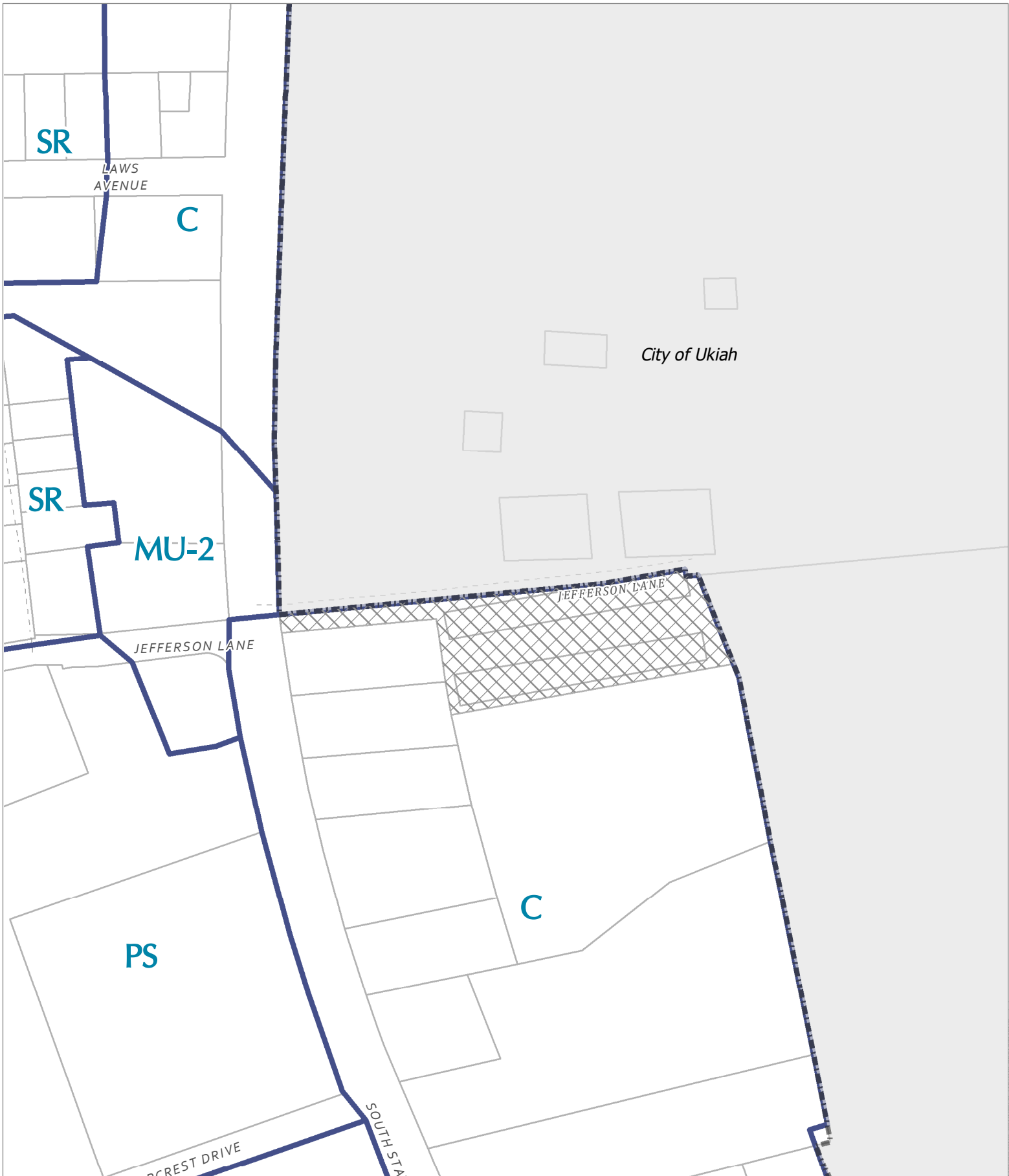
-  City Limits
-  Zoning Districts
-  Public Roads





ZONING DISPLAY MAP

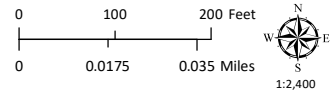
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/23



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-  City Limits
-  General Plan Classes
-  Public Roads



GENERAL PLAN CLASSIFICATIONS

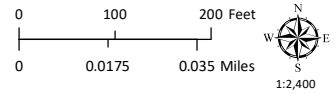
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23



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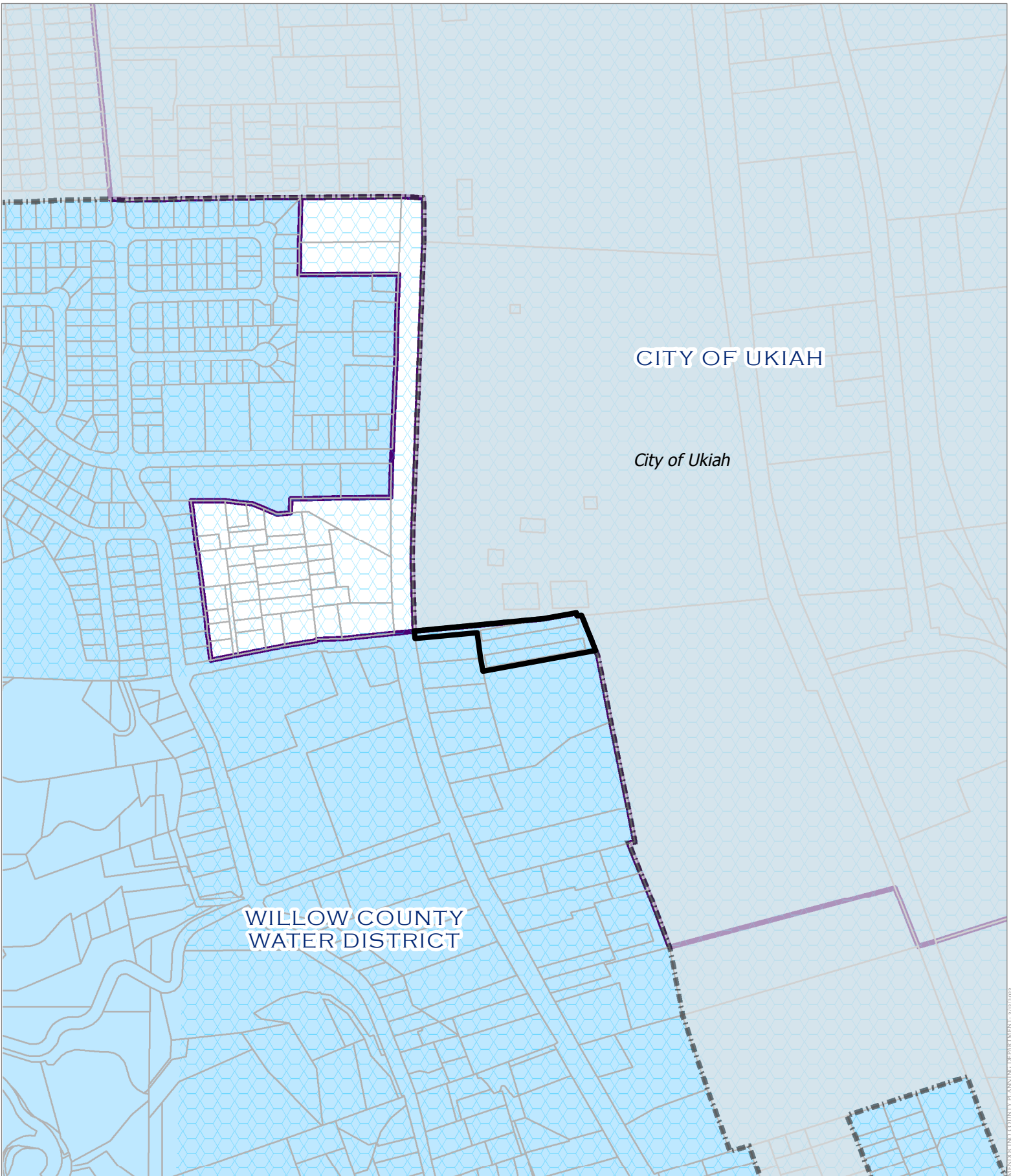
 City Limits






MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23

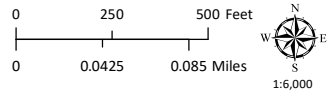
AIRPORT ZONES

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



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2022
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
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-  City Limits
-  Russian River Flood District
-  County Water Districts



WATER DISTRICTS

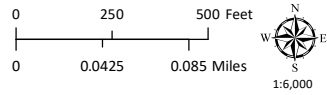
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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 City Limits



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023

SANITATION DISTRICTS

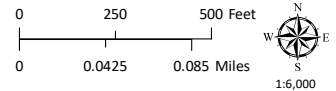
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Areas #4 & #5



Map produced by the Mendocino County Planning & Building Svcs. Dept., June 2023
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 City Limits




ADJACENT PARCELS

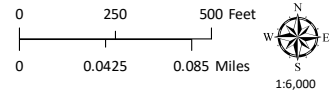
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MENDOCINO COUNTY PLANNING DEPARTMENT - 6/8/2023



Map produced by the Mendocino County Planning & Building Svcs. Dept., June 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2022
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
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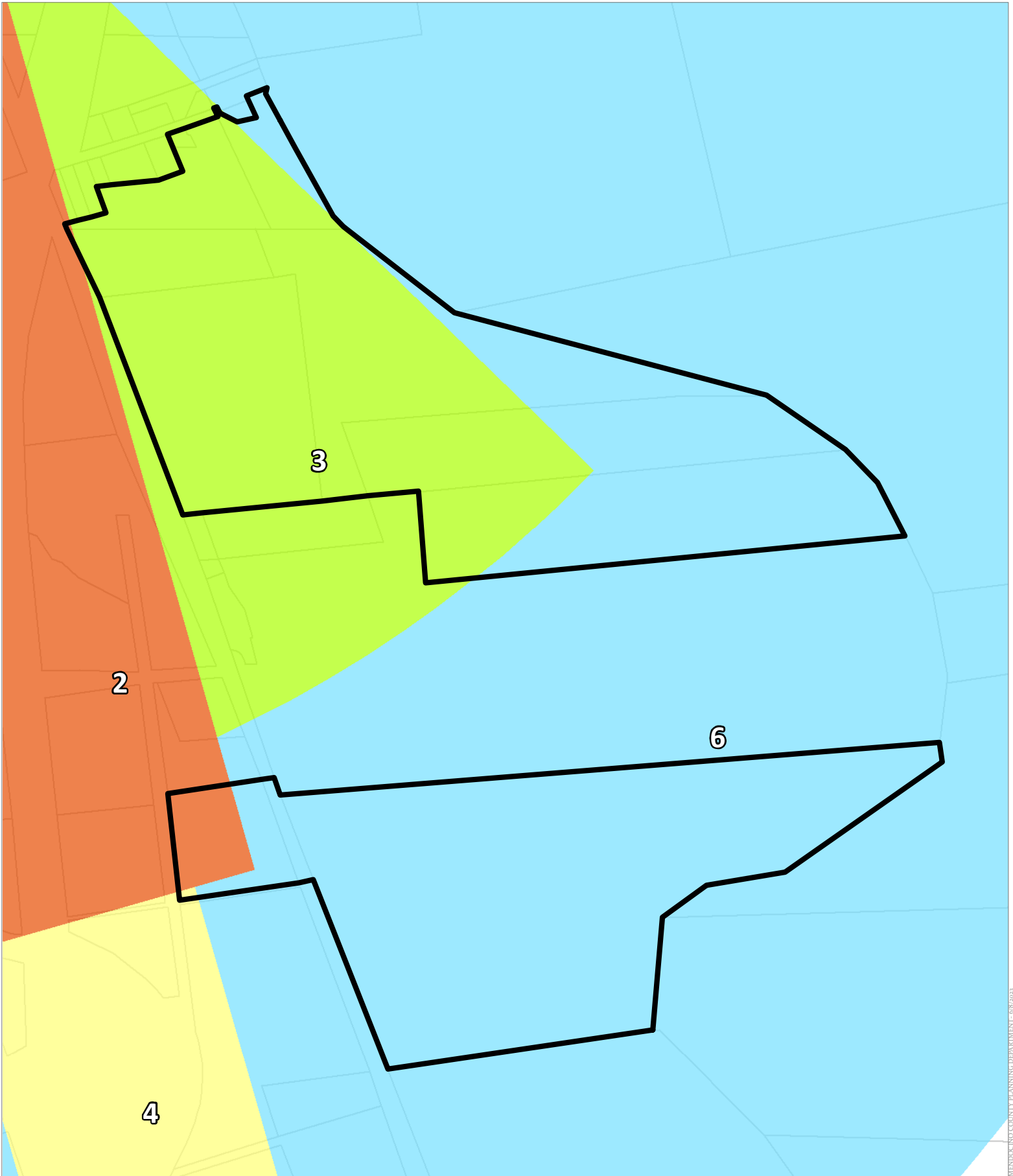
-  City Limits
-  Public Roads



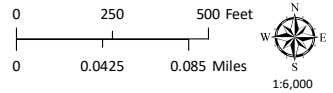
ADJACENT PARCELS

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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MENDOCINO COUNTY PLANNING DEPARTMENT 4/25/2023



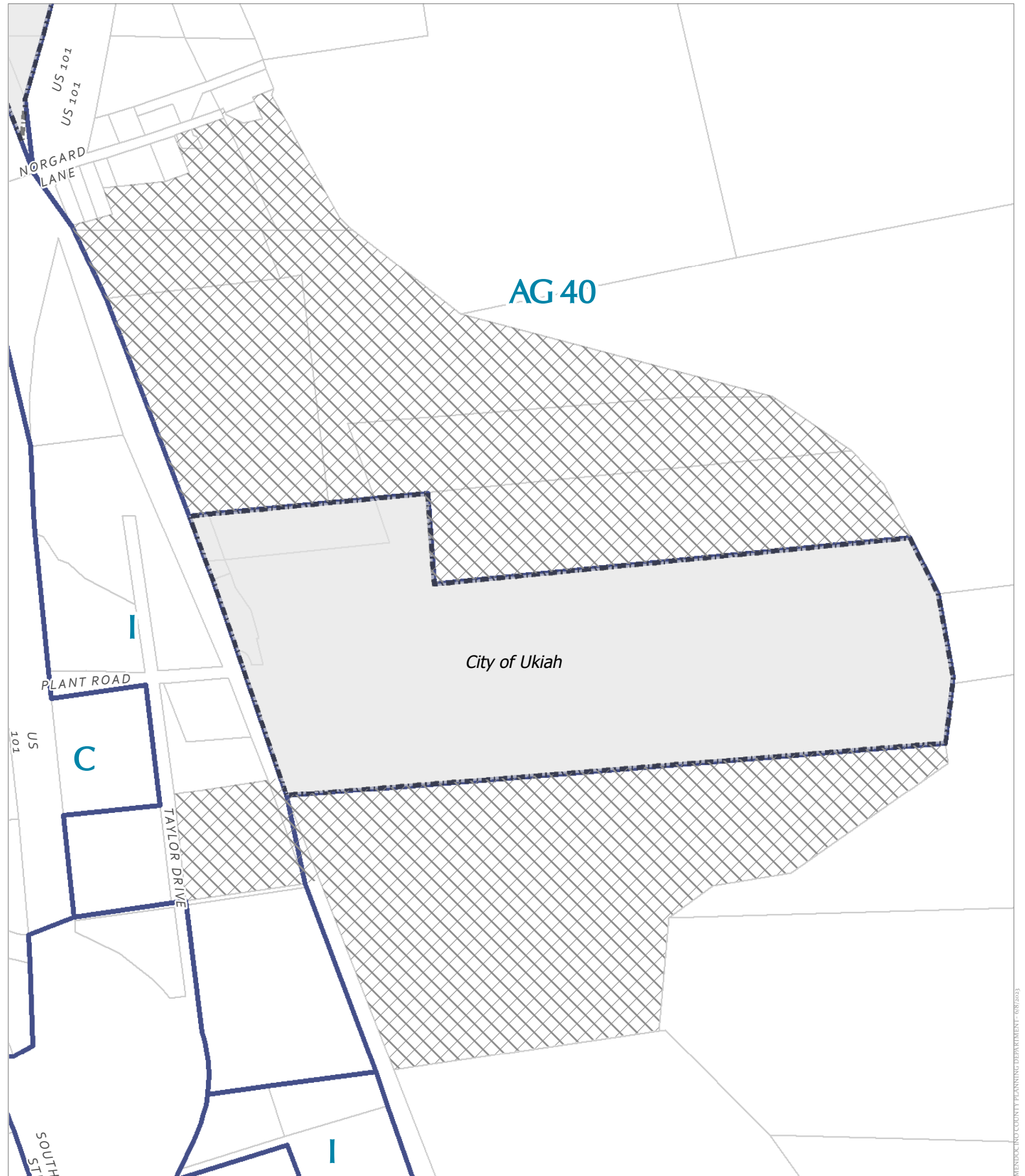
Map produced by the Mendocino County Planning & Building Svcs. Dept., June 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2022
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MENDOCINO COUNTY PLANNING DEPARTMENT - 6/8/2023

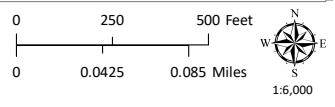
AIRPORT ZONES

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Map produced by the Mendocino County Planning & Building Svcs. Dept., June 2023
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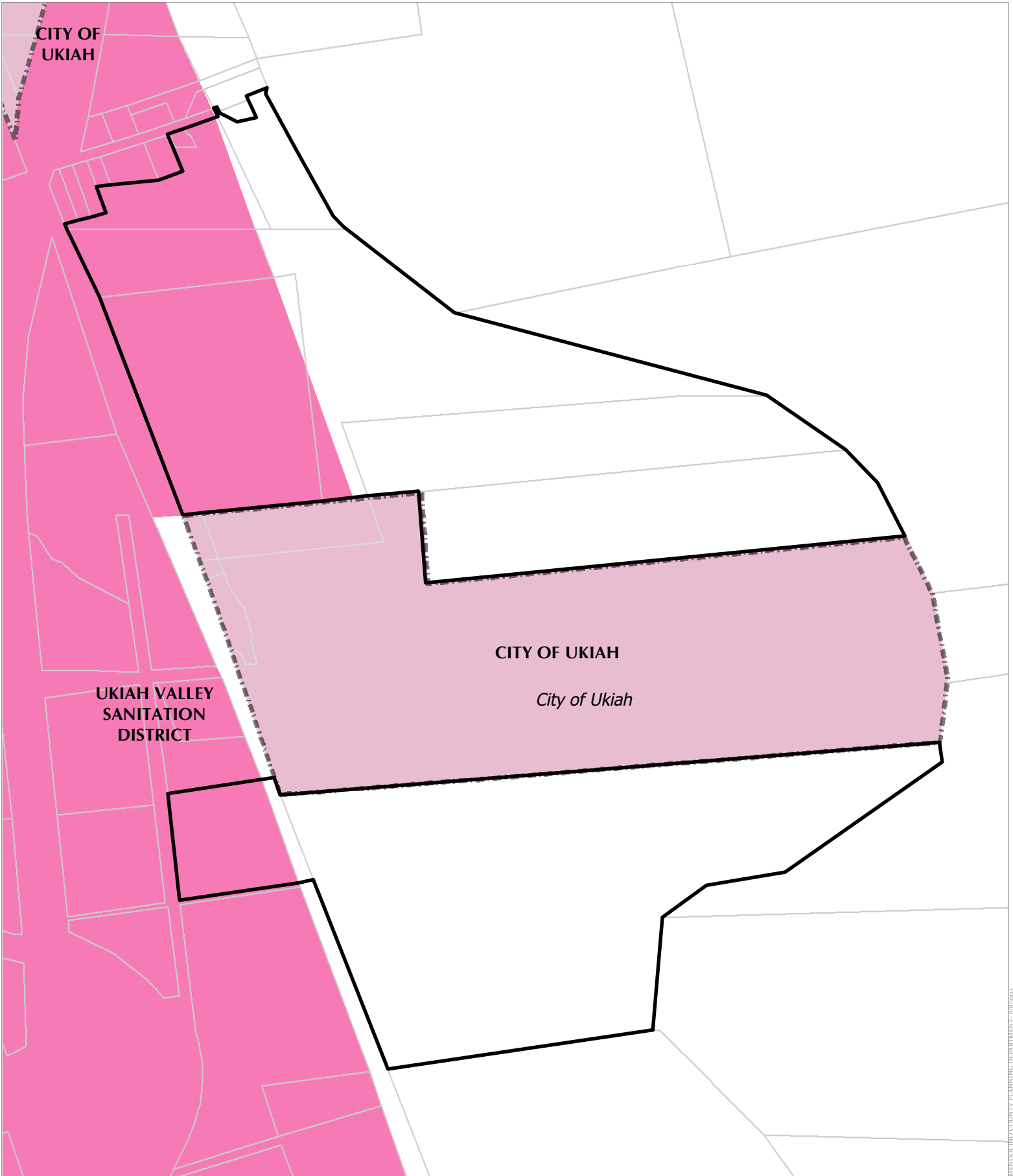
-  City Limits
-  General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 6/8/2023



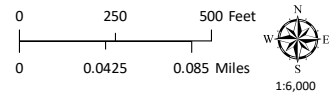
CITY OF UKIAH

CITY OF UKIAH

City of Ukiah

UKIAH VALLEY
SANITATION
DISTRICT

 City Limits

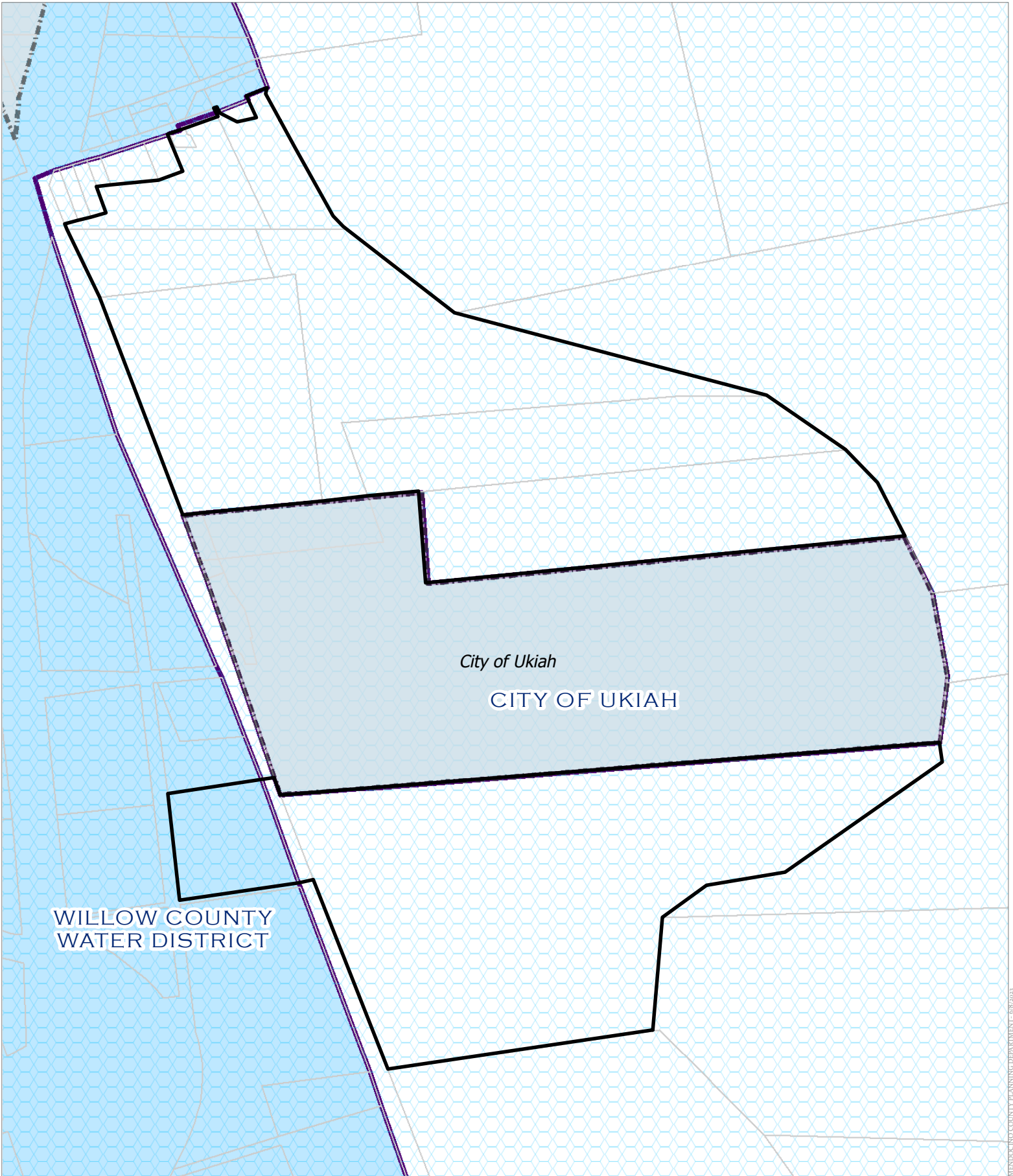


Map produced by the Mendocino County Planning & Building Svcs. Dept., June 2023
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SANITATION DISTRICTS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 6/8/2023

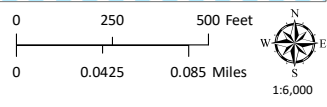


City of Ukiah
CITY OF UKIAH

WILLOW COUNTY
WATER DISTRICT

Map produced by the Mendocino County Planning & Building Svcs. Dept., June 2023
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 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2022
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
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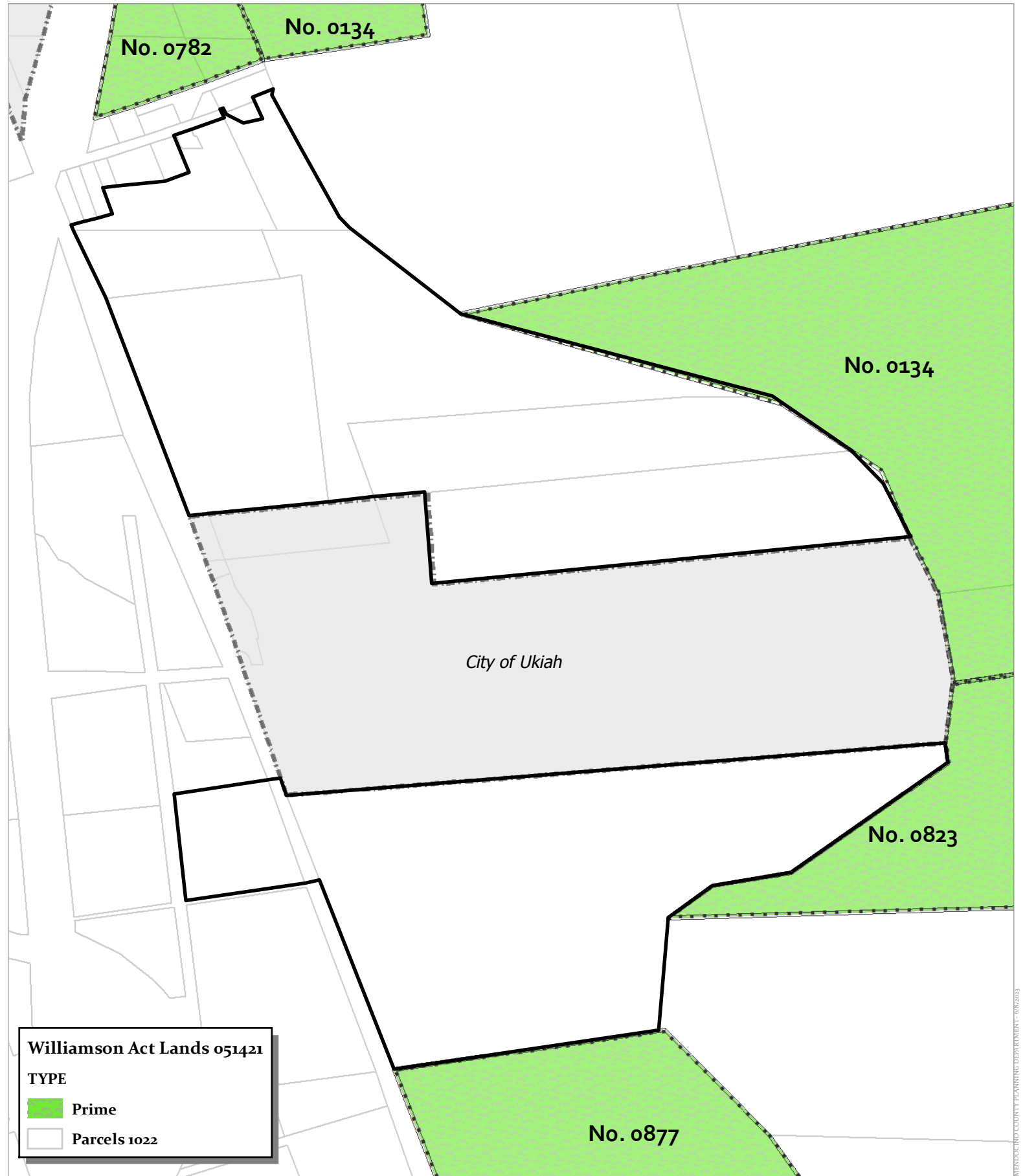
-  City Limits
-  Russian River Flood District
-  County Water Districts



WATER DISTRICTS

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MENDOCINO COUNTY PLANNING DEPARTMENT - 6/8/2023



Williamson Act Lands 051421

TYPE

- Prime
- Parcels 1022

- City Limits
- Contract Boundaries

0 250 500 Feet

0 0.0425 0.085 Miles

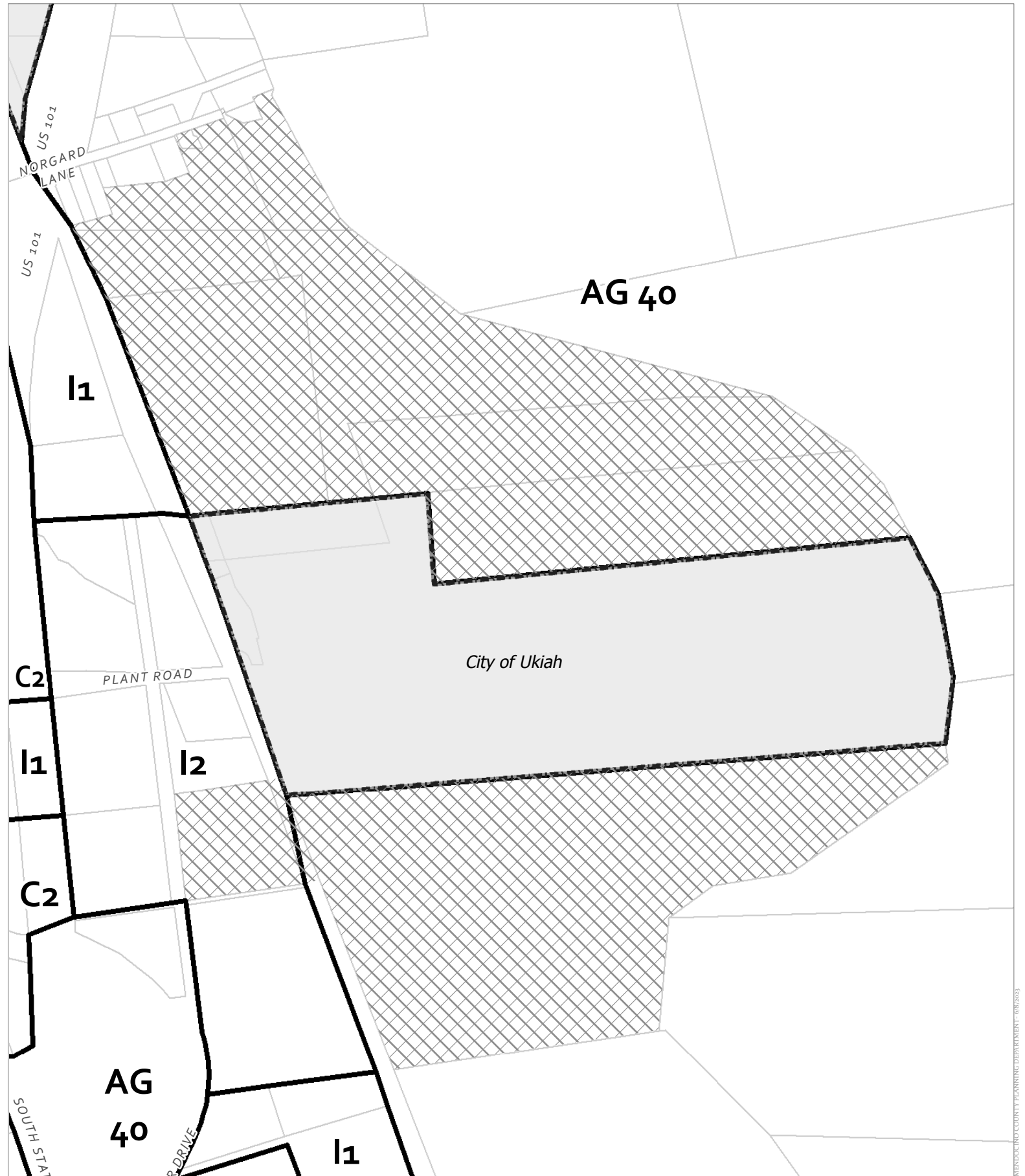
1:6,000

Map produced by the Mendocino County Planning & Building Svcs. Dept., June 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2022
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LANDS IN WILLIAMSON ACT CONTRACTS

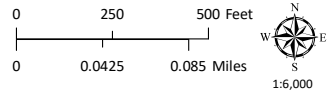
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MENDOCINO COUNTY PLANNING DEPARTMENT - 6/8/2023



Map produced by the Mendocino County Planning & Building Svcs. Dept., June 2023
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-  City Limits
-  Zoning Districts



MENDOCINO COUNTY PLANNING DEPARTMENT - 6/8/2023

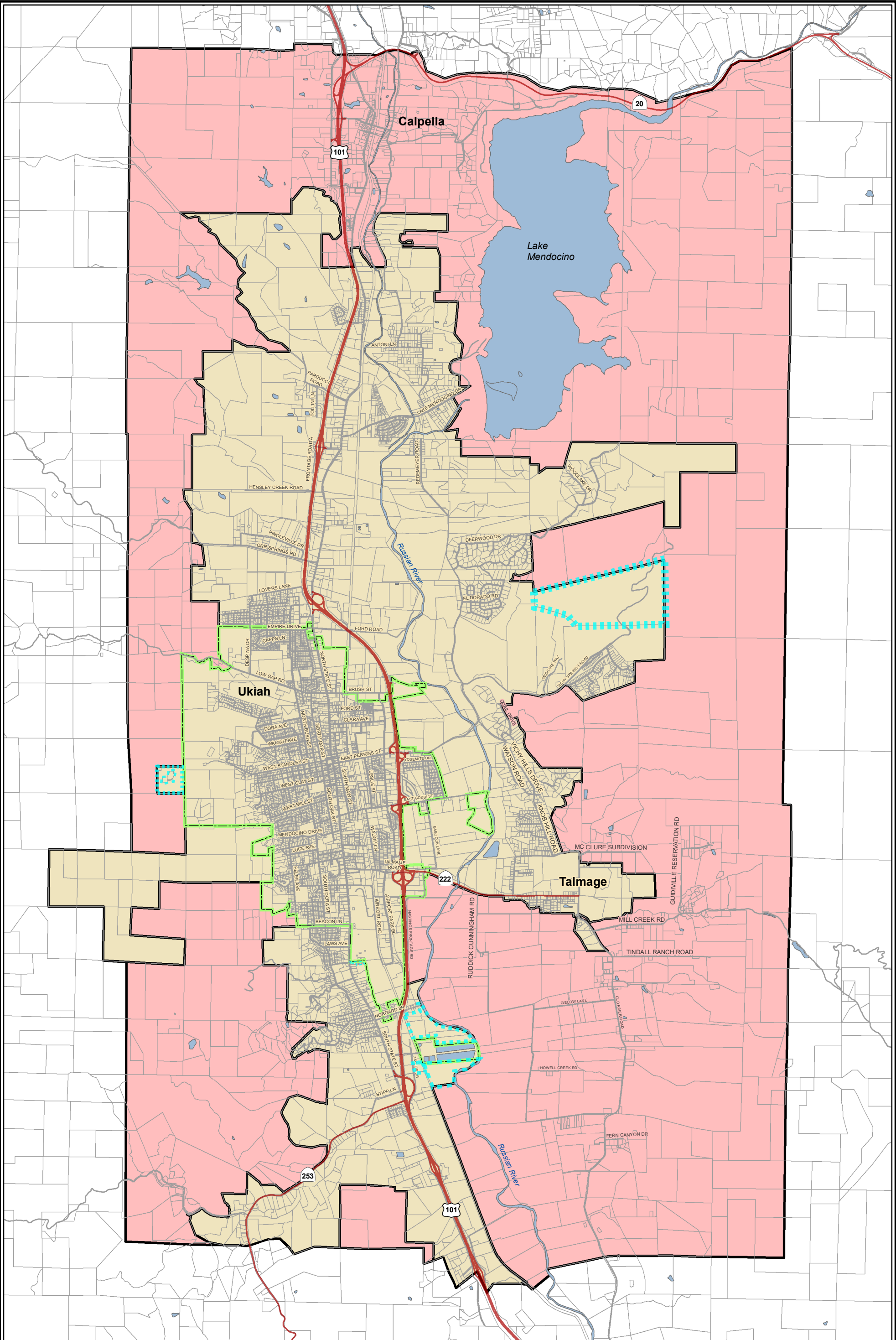
ZONING DISPLAY MAP

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ATTACHMENT 6

City Maps:

**Adopted SOI & Planning Area Map,
Adopted 2040 General Plan Map**



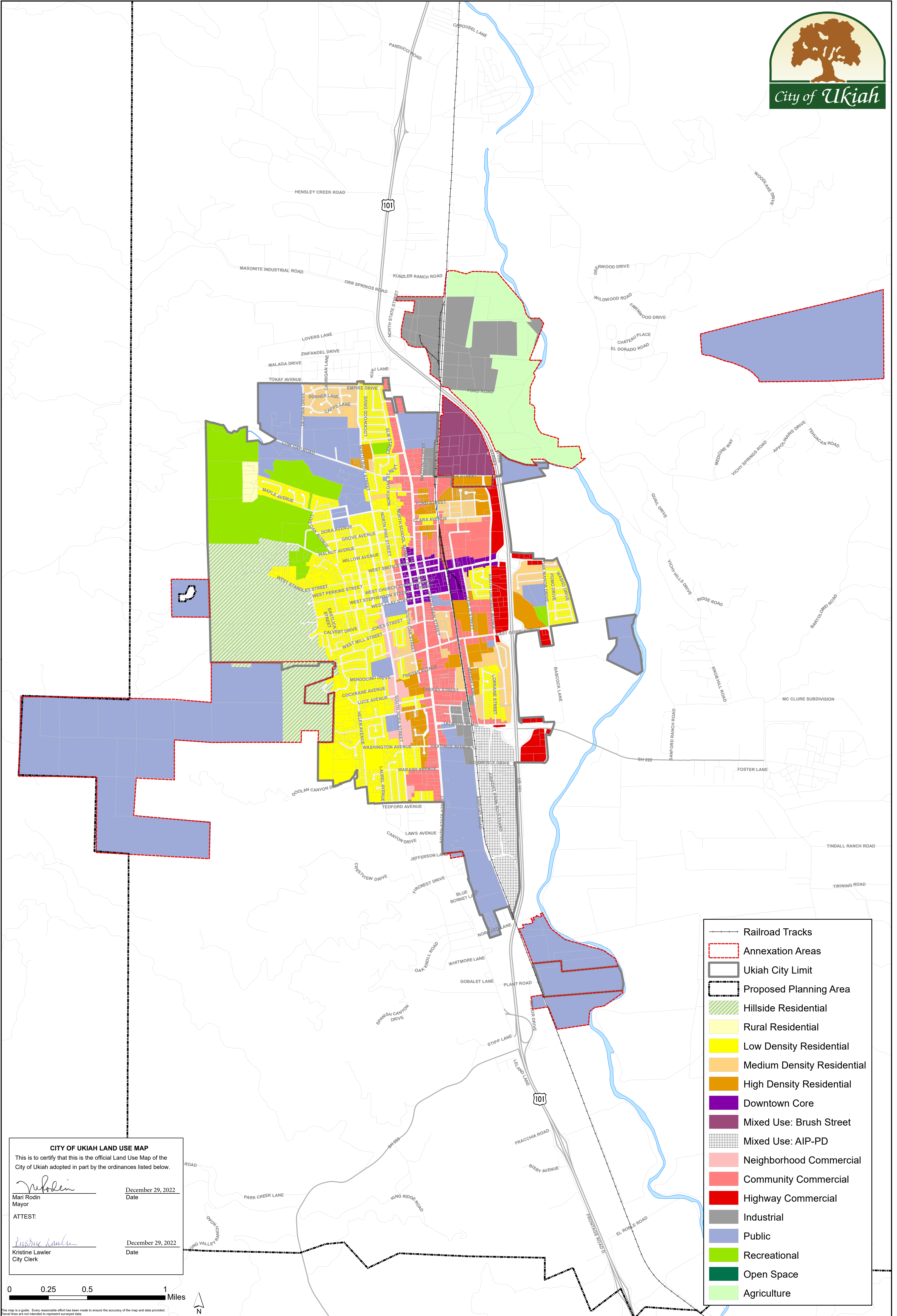
City of Ukiah Area of Interest

Source: This map was created by the Mendocino County Information Services GIS Program, November 30, 2022.
 Note: This map is not a survey product and should not be used to determine legal boundaries.

- Area of Interest
- Sphere of Influence
- City of Ukiah
- Proposed Annexation
- Parcels
- Highways
- Roads



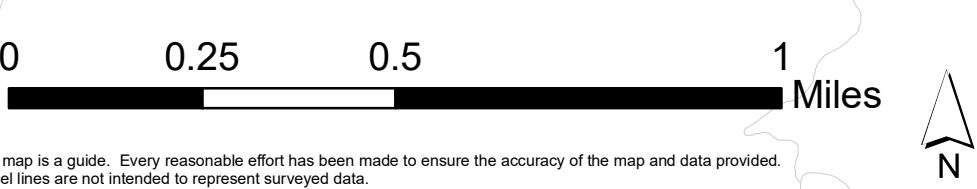
UKIAH GENERAL PLAN - 2040 Land Use Diagram



CITY OF UKIAH LAND USE MAP
 This is to certify that this is the official Land Use Map of the City of Ukiah adopted in part by the ordinances listed below.

Mari Rodin
 Mari Rodin
 Mayor
 Date: December 29, 2022

ATTEST:
Kristine Lawler
 Kristine Lawler
 City Clerk
 Date: December 29, 2022



- Railroad Tracks
- Annexation Areas
- Ukiah City Limit
- Proposed Planning Area
- Hillside Residential
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Core
- Mixed Use: Brush Street
- Mixed Use: AIP-PD
- Neighborhood Commercial
- Community Commercial
- Highway Commercial
- Industrial
- Public
- Recreational
- Open Space
- Agriculture

This map is a guide. Every reasonable effort has been made to ensure the accuracy of the map and data provided. Parcel lines are not intended to represent surveyed data.

Document Path: S:\Public Works\GIS\Andrew\GIS Maps\GIS\Projects\Planning\General Plan 2040.mxd
 Date Saved: 11/22/2022 3:46:57 PM

ATTACHMENT 7

Associated Resolutions &

Ordinances

ORDINANCE NO. 1231

UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UKIAH TO PREZONE CERTAIN PARCELS IN ASSOCIATION WITH THE ANNEXATION OF CITY-OWNED PROPERTIES WITHIN UNINCORPORATED MENDOCINO COUNTY

The City Council of the City of Ukiah hereby ordains as follows:

SECTION ONE. FINDINGS

1. The City of Ukiah proposes to annex approximately 451 acres, including the following APNs in unincorporated Mendocino County that the City currently owns and utilizes for public services, purposes and utilities:
 - Area 1: APN 178-130-01 for remediation of a former refuse disposal area; Public Facilities (PF).
 - Area 2: APNs 156-240-02; 156-240-13 for natural resource conservation area; PF.
 - Area 3: APNs 003-330-68; 003-330-69; 003-330-70 for airports and aviation-related functions and uses; PF.
 - Area 4: APNs 184-080-36; 184-080-37; 184-090-01; 184-090-07; 184-100-04; 184-080-40; 184-100-05; 184-090-06 for public utility facilities and uses (recycled water distribution) and agricultural uses incidental or accessory to allowed uses (ongoing lease for agricultural purposes per GC 37382); PF and Agricultural Combining District (-A).
 - Area 5: APNs 184-150-01; 184-140-13 for public utility facilities and uses (Wastewater) and refuse disposal and refuse transfer stations; PF.
2. Government Code Section 65859 allows the City to adopt a zoning district for land outside of the city limits in anticipation of annexation and development, i.e. prezone.

SECTION TWO.

The City Council of the City of Ukiah hereby ordains that:

1. City-owned annexation area and prezoning were identified within the 2040 General Plan EIR, which adequately addresses the potential environmental impacts of the proposed prezoning for the purposes of CEQA. The actions adopted by Council related to the prezoning also qualify for exemption under CEQA Guidelines §15319 and §15320.
2. The proposed prezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
3. The proposed prezoning is consistent with Government Code Section 65859 and Ukiah City Code Section 9267.
4. A list and maps of the affected territories depicted on Exhibit A, List of parcels and prezoning Maps, attached hereto and by reference incorporated herein.

SECTION THREE

1. Publication: Within fifteen (15) days after its adoption, this Ordinance shall be published once in a newspaper of general circulation in the City of Ukiah. In lieu of publishing the full text of the

Ordinance, the City may publish a summary of the Ordinance once 5 days prior to its adoption and again within fifteen (15) days after its adoption.

2. **Effective Date:** Section 2 and 3 of this ordinance shall become effective as of the date that the annexation City-Owned properties becomes final.

Introduced by title only on April 5, 2023, by the following roll call vote:

AYES: Councilmembers Orozco, Sher, Duenas, and Mayor Rodin
NOES:
ABSENT: Councilmember Crane
ABSTAIN:

Adopted on April 19, 2023, by the following roll call vote:

AYES: Councilmembers Orozco, Sher, Crane, Duenas, and Mayor Rodin
NOES: None
ABSENT: None
ABSTAIN: None



Mari Rodin, Mayor

ATTEST:



Kristine Lawler, City Clerk

Exhibit A: Parcel List and Prezone Maps

RESOLUTION NO. 2022-04

RESOLUTION OF APPLICATION OF THE CITY COUNCIL OF THE CITY OF UKIAH INITIATING PROCEEDINGS FOR THE ANNEXATION OF LAND OWNED BY THE CITY OF UKIAH.

WHEREAS:

1. The City of Ukiah desires to continue a proceeding for the adjustment of boundaries specified herein; and
2. Pursuant to Government Code Section 56654(a), the City must approve a resolution of application in order to initiate annexation proceedings.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code, specifically Government Code § 56654(a).
2. This proposal is an annexation to the City of Ukiah.
3. Legal descriptions of the affected territories are set forth in Exhibit A, and maps of the affected territories are set forth in Exhibit B, attached hereto and by reference incorporated herein.
4. A territory to be annexed is uninhabited and consists of one parcel of ±283.5 acres (Area No. 1, below) that is non-contiguous to the City. Additional parcels (Area Nos. 2, 3, 4, and 5) are contiguous to the City boundaries.
5. The reasons for the proposal are to annex and subject to the City's jurisdiction parcels that the City currently owns in fee and uses for government purposes, which are currently outside the City's jurisdiction and not subject to County land use regulation or control. The parcels as numbered on Exhibits A and B consist of:

Area Number	City Use of Property
1, 2	Conservation and natural resource conservation areas
3	Airports and aviation-related functions and uses
4	Existing public utility facilities and uses (Wastewater); Ongoing lease for agricultural purposes per GC 37382;
5	Public utility facilities and uses (Wastewater); Refuse disposal and refuse transfer stations

6. The proposal to annex Area No. 1 complies with Government Code Section 56742 in that the property is 1) located in Mendocino County where the City is situated; (2) owned by the City and (3) used for municipal purposes at the time these commission proceedings are initiated.
7. Area Nos. 1, 2, 3, 4, and 5 are within the City's Sphere of Influence.
8. The annexation of Area No. 1 should be subject to the terms and conditions as set forth in Government Code Section 56742. No special conditions are proposed for Area Nos. 2, 3, 4, and 5.

9. The City Council adopts the determination by the City's Director of Community Development that this annexation is a categorically exempt project under the California Environmental Quality Act. Upon adoption of this resolution, the Director of Community Development is authorized and directed to record a Notice of Exemption with the Mendocino County Clerk.
10. Once the territory is annexed by the City, it will no longer be subject to property taxes. Moreover, the use of the property for governmental purposes will not generate any other tax revenues, such as sales tax. As such, this reorganization will not result in any taxes that could be shared by the City and County pursuant to a tax sharing agreement.

PASSED AND ADOPTED this 19th day of January, 2022, by the following roll call vote:

AYES: Councilmembers Orozco, Crane, Rodin, Duenas, and Mayor Brown
NOES: None
ABSENT: None
ABSTAIN: None



Jim O. Brown, Mayor

ATTEST:



Kristine Lawler, City Clerk/CMC

Kristine Lawler, City Clerk/CMC

RESOLUTION NO. 2023-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UKIAH RECOMMENDING THE CITY COUNCIL PREZONE CERTAIN PARCELS IN ASSOCIATION WITH THE ANNEXATION OF CITY-OWNED PROPERTIES WITHIN UNINCORPORATED MENDOCINO COUNTY

WHEREAS, on January 16, 2020, the Ukiah City Council adopted an Annexation Policy (Resolution No. 2020-06) that states that the City will pursue, apply for, and support the annexation of unincorporated areas to the City to avoid the negative consequences of continued urban sprawl and to ensure the efficient provision of municipal services to unincorporated areas without placing an undue financial burden on the City or its residents; and

WHEREAS, per Government Code Section 65859 and Ukiah City Code Section 9267, the City may prezone unincorporated territory adjoining the City for the purpose of determining the zoning which will apply to such property in the event of subsequent annexation to the City; and

WHEREAS, on November 4, 2020, the City Council adopted Resolution No. 2020-61, approving submittal to the Mendocino County LAFCo an application for annexation of previously acquired City-owned properties subject to the City's authority parcels that the City currently owns in fee and uses for government purposes; and

WHEREAS, on February 22, 2021, an application for annexation for the City-owned properties was submitted the Mendocino County LAFCo (LAFCo File No. A-2021-01); and

WHEREAS, the application for annexation was subsequently reviewed by LAFCo on March 23, 2021, and as part of that review, clarifications were requested by LAFCo staff prior to a Certificate of Filing being issued pursuant to Government Code §56658(f); and

WHEREAS, on January 19, 2022, the City Council adopted Resolution No.2022-04 for a revised submittal to the Mendocino County LAFCo to annex city-owned properties; and

WHEREAS, on January 21, 2022, a Notice of Exemption (NOE) for annexation of the City-owned properties was filed with the Mendocino County Clerk/Recorder's office, deeming the project to be categorically exempt from further review, in accordance with the California Environmental Quality Act (CEQA) Guidelines 15320, Change In Organization, and 15319(a), Annexations of Existing Facilities; and

WHEREAS, on December 7, 2022, the City Council adopted Resolution No. 2022-79, adopting a comprehensive update to the City's General Plan ("2040 General Plan") in conformance with the requirements of the California Government Code; and

WHEREAS, on December 7, 2022, the City Council adopted Resolution 2022-78, certifying a Program-level Environmental Impact Report (EIR) for the 2040 General Plan update in accordance with the requirements of CEQA (SCH No. 2022050556); and

WHEREAS, City-owned annexation area and prezoning were identified within the 2040 General Plan EIR, which adequately addresses the potential environmental impacts of the proposed prezoning for the purposes of CEQA.

WHEREAS, upon Council approval of the resolution(s) to formalize the updated considerations associated with the annexation application noted throughout the March 14, 2023 Staff Report, an updated NOE will be prepared and provided to LAFCo as a part of the annexation application resubmittal; and

WHEREAS, on October 20, 2022, the Mendocino County Airport Land Use Commission reviewed the 2040 General Plan for consistency with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), in accordance with UKIALUCP Policy 2.2.1(b) and Public Utilities Code Section 21676, and adopted Resolution 22-0006, finding the 2040 General Plan (and identified annexation areas) consistent with the UKIALUCP; and

WHEREAS, on December 8, 2022, a Notice of Determination (NOD) was posted at the State Clearinghouse and the Mendocino County Clerk/Recorder's office; and

WHEREAS, on March 22, 2023, the Planning Commission held a duly noticed public hearing on the rezoning and recommended approval of the rezoning to the City Council; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Ukiah does hereby recommend that the City Council approve the rezoning approximately 451 acres associated with the annexation of City-owned properties within unincorporated Mendocino County, as summarized below and depicted on Exhibit A, List of Parcels and Rezoning Maps.

Area 1: APN 178-130-01 for natural resource conservation area; Public Facilities (PF).

Area 2: APNs 156-240-02; 156-240-13 for natural resource conservation area; PF.

Area 3: APNs 003-330-68; 003-330-69; 003-330-70 for airports and aviation-related functions and uses; PF.

Area 4: APNs 184-080-36; 184-080-37; 184-090-01; 184-090-07; 184-100-04; 184-080-40; 184-100-05; 184-090-06 for public utility facilities and uses (recycled water distribution) and agricultural uses incidental or accessory to allowed uses (ongoing lease for agricultural purposes per GC 37382); PF and Agricultural Combining District (-A).

Area 5: APNs 184-150-01; 184-140-13 for public utility facilities and uses (Wastewater) and refuse disposal and refuse transfer stations; PF.

BE IT FURTHER RESOLVED, that based on the evidence presented and the records and files referenced herein, that the Planning Commission of the City of Ukiah finds and determines:

- A. The proposed rezoning is consistent with Government Code Section 65859 and Ukiah City Code Section 9267; and
- B. The proposed rezoning is consistent with the City's 2040 General Plan and the City of Ukiah Zoning Code; and
- C. The proposed rezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).


PASSED AND ADOPTED this 22nd day of March, 2023, by the following roll call vote:

AYES: Commissioners Phi, de Grassi, R. Johnson, M. Johnson, and Chair Hilliker
NOES: None
ABSENT: None
ABSTAIN: None



Mark Hilliker, Chair

ATTEST:



Kristine Lawler, City Clerk

RESOLUTION NO. 2023-18

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH PREZONING CERTAIN PARCELS IN ASSOCIATION WITH THE ANNEXATION OF CITY-OWNED PROPERTIES WITHIN UNINCORPORATED MENDOCINO COUNTY

WHEREAS, on January 16, 2020, the Ukiah City Council adopted an Annexation Policy (Resolution No. 2020-06) that states that the City will pursue, apply for, and support the annexation of unincorporated areas to the City to avoid the negative consequences of continued urban sprawl and to ensure the efficient provision of municipal services to unincorporated areas without placing an undue financial burden on the City or its residents; and

WHEREAS, per Government Code Section 65859 and Ukiah City Code Section 9267, the City may prezone unincorporated territory adjoining the City for the purpose of determining the zoning which will apply to such property in the event of subsequent annexation to the City; and

WHEREAS, on November 4, 2020, the City Council adopted Resolution No. 2020-61, approving submittal to the Mendocino County LAFCo an application for annexation of previously acquired City-owned properties subject to the City's authority parcels that the City currently owns in fee and uses for government purposes; and

WHEREAS, on February 22, 2021, an application for annexation for the City-owned properties was submitted the Mendocino County LAFCo (LAFCo File No. A-2021-01); and

WHEREAS, the application for annexation was subsequently reviewed by LAFCo on March 23, 2021, and as part of that review, clarifications were requested by LAFCo staff prior to a Certificate of Filing being issued pursuant to Government Code §56658(f); and

WHEREAS, on January 19, 2022, the City Council adopted Resolution No.2022-04 for a revised submittal to the Mendocino County LAFCo to annex city-owned properties; and

WHEREAS, on January 21, 2022, a Notice of Exemption (NOE) for annexation of the City-owned properties was filed with the Mendocino County Clerk/Recorder's office, deeming the project to be categorically exempt from further review, in accordance with the California Environmental Quality Act (CEQA) Guidelines 15320, Change In Organization, and 15319(a), Annexations of Existing Facilities; and

WHEREAS, on December 7, 2022, the City Council adopted Resolution No. 2022-79, adopting a comprehensive update to the City's General Plan ("2040 General Plan") in conformance with the requirements of the California Government Code; and

WHEREAS, on December 7, 2022, the City Council adopted Resolution 2022-78, certifying a Program-level Environmental Impact Report (EIR) for the 2040 General Plan update in accordance with the requirements of CEQA (SCH No. 2022050556); and

WHEREAS, on December 19, 2022, the Mendocino County Local Agency Formation Commission adopted the City of Ukiah Municipal Service Review and Sphere of Influence Update; and

WHEREAS, City-owned annexation area and rezoning were identified within the 2040 General Plan EIR, which adequately addresses the potential environmental impacts of the proposed rezoning for the purposes of CEQA.

WHEREAS, upon Council approval of the resolution(s) to formalize the updated considerations associated with the annexation application noted throughout the March 14, 2023 Staff Report, an updated NOE will be prepared and provided to LAFCo as a part of the annexation application resubmittal; and

WHEREAS, on October 20, 2022, the Mendocino County Airport Land Use Commission reviewed the 2040 General Plan for consistency with the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), in accordance with UKIALUCP Policy 2.2.1(b) and Public Utilities Code Section 21676, and adopted Resolution 22-0006, finding the 2040 General Plan (and identified annexation areas) consistent with the UKIALUCP; and

WHEREAS, on December 8, 2022, a Notice of Determination (NOD) was posted at the State Clearinghouse and the Mendocino County Clerk/Recorder's office; and

WHEREAS, on March 22, 2023, the Planning Commission held a duly noticed public hearing on the rezoning and adopted Resolution No. 2023-02, recommending approval of the rezoning to the City Council; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Ukiah does hereby recommend that the City Council approve the rezoning approximately 451 acres associated with the annexation of City-owned properties within unincorporated Mendocino County, as summarized below and depicted on Exhibit A, List of Parcels and Rezoning Maps.

Area 1: Area 1: APN 178-130-01 for remediation of a former refuse disposal area; Public Facilities (PF).

Area 2: APNs 156-240-02; 156-240-13 for natural resource conservation area; PF.

Area 3: APNs 003-330-68; 003-330-69; 003-330-70 for airports and aviation-related functions and uses; PF.

Area 4: APNs 184-080-36; 184-080-37; 184-090-01; 184-090-07; 184-100-04; 184-080-40; 184-100-05; 184-090-06 for public utility facilities and uses (recycled water distribution) and agricultural uses incidental or accessory to allowed uses (ongoing lease for agricultural purposes per GC 37382); PF and Agricultural Combining District (-A).

Area 5: APNs 184-150-01; 184-140-13 for public utility facilities and uses (Wastewater) and refuse disposal and refuse transfer stations; PF.

BE IT FURTHER RESOLVED, that based on the evidence presented and the records and files referenced herein, that the City Council of the City of Ukiah finds and determines:

- A. The proposed rezoning is consistent with Government Code Section 65859 and Ukiah City Code Section 9267; and

- B. The proposed rezoning is consistent with the City's 2040 General Plan and the City of Ukiah Zoning Code; and
- C. The proposed rezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).


PASSED AND ADOPTED this 5th day of April 2023, by the following roll call vote:

AYES: Councilmembers Orozco, Sher, Duenas, and Mayor Rodin
NOES: None
ABSENT: Councilmember Crane
ABSTAIN: None



Mari Rodin, Mayor

ATTEST:



Kristine Lawler, Clerk

Kristine Lawler, Clerk

Exhibit A: Parcel List and Prezone Maps

ATTACHMENT 8

Associated CEQA Documentation



NOTICE OF CEQA EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

X County Clerk: County of Mendocino
501 Low Gap Rd # 1020
Ukiah, CA, 95482

PROJECT TITLE: City of Ukiah Annexation (LAFCo File No. A-2021-01)
– Prezone City-Owned Parcels

PROJECT LOCATION: City-owned parcels within unincorporated Mendocino County, including the following APNS (178-130-01; 156-240-02 156-240-13; 003-330-68; 003-330-69; 003-330-70; 184-080-36; 184-080-37; 184-090-01; 184-090-07; 184-100-04; 184-080-40; 184-100-05; 184-090-06; 184-150-01; 184-140-13)

DESCRIPTION OF PROJECT: Prezoning sixteen (16) parcels Public Facilities (PF) with an Agricultural (-A) combining district assigned as appropriate, in coordination with the annexation of city-owned properties within unincorporated Mendocino County (LAFCo File No. A-2021-01).

PUBLIC AGENCY APPROVING PROJECT: City of Ukiah – City Council

DATE OF APPROVAL: April 19, 2023

NAME OF PROJECT APPLICANT: City of Ukiah

CEQA EXEMPTION STATUS:

- Ministerial
- Declared Emergency
- X **Categorical Exemption: § 15320(a), Class 20, Annexations of Existing Facilities**
- Statutory Exemption Section

REASONS WHY PROJECT IS EXEMPT: The City of Ukiah previously approved the aforementioned Annexation request on January 9, 2022. Upon review, it can be determined that this associated prezone request will not result in either a direct physical change to the environment or a reasonably foreseeable



indirect change because it is merely a change in governmental organizational that updates jurisdictional authority; it does not authorize any development and will not result in any direct or indirect changes to the environment, as all existing improvements or uses on each property are appropriate, vested or built-out, and are consistent with the City's general plan, zoning code, and municipal service review.

Lead Agency Contact Person Craig Schlatter
Community Development Director
Phone Number (707) 463-6203
Email cschlatter@cityofukiah.com

This is to certify that the record of project approval is available to the General Public at:

Community Development Department, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482


	April 20, 2023	Community Development Director
Signature (Public Agency)	(Date)	(Title)

Exhibit (A) - List of Parcels & Prezone Maps



City of Ukiah

2022-E0004

Recorded at the request of:

CITY OF UKIAH

01/21/2022 02:33 PM

Fee: \$50.00 Pgs: 1 of 12

OFFICIAL RECORDS

Katrina Bartolomie - Clerk-Recorder
Mendocino County, CA

NOTICE OF CEQA EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

X County Clerk: County of Mendocino
501 Low Gap Rd # 1020
Ukiah, CA, 95482

PROJECT TITLE: City of Ukiah Annexation – City Owned Properties

PROJECT LOCATION: City-owned parcels within unincorporated Mendocino County, including the following APNS (178-130-01; 156-240-02 156-240-13; 003-330-68; 003-330-69; 003-330-70; 184-080-36; 184-080-37; 184-090-01; 184-090-07; 184-100-04; 184-080-40; 184-100-05; 184-090-06; 184-150-01; 184-140-13)

DESCRIPTION OF PROJECT: Annexation to subject to the City's jurisdiction parcels that the City currently owns in fee and uses for government purposes, but that remain unincorporated territory.

PUBLIC AGENCY APPROVING PROJECT: City of Ukiah – City Council

DATE OF APPROVAL: January 19, 2022

NAME OF PROJECT APPLICANT: City of Ukiah

CEQA EXEMPTION STATUS:

Ministerial

Declared Emergency

X **Categorical Exemption:** § 15320(a), Class 20, Annexations of Existing Facilities

Statutory Exemption Section

REASONS WHY PROJECT IS EXEMPT: The City of Ukiah previously approved the aforementioned Annexation request on November 4, 2020. It can be determined that there is no potential that this revised Annexation request will result in either a direct physical change to the environment or a reasonably foreseeable indirect change to the environment because it is a change in governmental organizational that merely authorizes a boundary change; it will not result in any direct or indirect

300 Seminary Avenue • Ukiah • CA • 95482-5400

Phone: (707)463-6200 • Fax: (707)463-6204 • www.cityofukiah.com

RECORDED FROM 1/21/22 TO 2/21/22

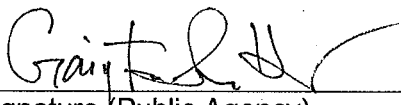


changes to the environment, as all existing development entitlements or uses on each property are appropriate, vested or built-out, and are consistent with the City's general plan and zoning code. Under the categorical "change in organization" exemption (State CEQA Guidelines § 15320), the Annexation does not change the geographical area in which previously existing powers are exercised but is a boundary change to allow the continued provision of existing municipal services. Based on the foregoing, the project qualifies for the above CEQA exemption.

Lead Agency Contact Person Craig Schlatter
Community Development Director
Phone Number (707) 463-6203
Email cschlatter@cityofukiah.com

This is to certify that the record of project approval is available to the General Public at:

Community Development Department, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482

	January 19, 2021	Community Development Director
_____ Signature (Public Agency)	_____ (Date)	_____ (Title)

Exhibits: (A) Legal Description; (B) Plat Maps



Recorded at the request of
CITY OF UKIAH
11/13/2020 01:33 PM
Fee: \$50.00 Pgs: 1 of 1

OFFICIAL RECORDS
Katrina Bartolome - Clerk-Recorder
Mendocino County, CA



NOTICE OF CEQA EXE

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk
County of Mendocino
Courthouse

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

PROJECT TITLE: City of Ukiah Resolution of Application Authorizing Annexation of City-owned Properties

PROJECT LOCATION: City-owned properties located in the unincorporated areas of Mendocino County and as illustrated within Exhibit A.

DESCRIPTION OF PROJECT: City of Ukiah application to Local Agency Formation Commission to annex properties owned by the City of Ukiah currently located within unincorporated areas into the incorporated limits of the City of Ukiah.

PUBLIC AGENCY APPROVING PROJECT: City of Ukiah (City Council)

DATE OF APPROVAL: November 4, 2020

NAME OF PROJECT APPLICANT: City of Ukiah

CEQA EXEMPTION STATUS:

- Ministerial
- Declared Emergency
- Categorical Exemption: Article 19, Sections 15061(b)(3), 15301, and 15320.
- Statutory Exemption Section

REASONS WHY PROJECT IS EXEMPT:

POSTED FROM 11/13/20 TO 12/14/20

The California Environmental Quality Act (CEQA) provides several "categorical exemptions" which are applicable to categories of projects and activities that the Lead Agency has determined generally do not pose a risk of significant impacts on the environment. The project under CEQA is the City Council's



adoption of a resolution of application authorizing the City to annex City-owned properties currently located within unincorporated areas into the incorporated limits of the City of Ukiah. The properties are located within Mendocino County unincorporated areas near Ukiah incorporated limits and as illustrated within Exhibit A. The project is exempt from the provisions of the CEQA pursuant to CEQA Guidelines, Article 19 §15061(b)(3), §15301, and §15320.

The project is categorically exempt from environmental review under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility the proposed action may have a significant impact on the environment. The annexation will not change the type, intensity, or manner of services the City already provides. The same services will be provided by the same personnel using the same equipment and facilities pre- and post-annexation. The project is also categorically exempt under CEQA Guidelines section 15301 because it involves the continued operation and maintenance of existing facilities and involves no expansion of existing or former use. Finally, the project is categorically exempt under CEQA Guidelines section 15320 because the annexation is a change in local government organization that does not change the City's manner of providing services or the geographical area in which previously existing powers are exercised.

Lead Agency Contact Person Craig Schlatter, Community Development Director
Phone Number (707) 463-6219
Email cschlatter@cityofukiah.com

This is to certify that the record of project approval is available to the General Public at:

**Community Development Department, Planning Division, Ukiah Civic Center
300 Seminary Avenue, Ukiah, CA 95482**

Signature (Public Agency)

November 9, 2020
(Date)

Director of Community
Development
(Title)

Exhibit(s): (A) Map of Areas 1-6, City of Ukiah Annexation of City-Owned Properties

Notice of Determination

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Mendocino
Address: 501 Low Gap Road, #1020
Ukiah, California 95482

From:

Public Agency: City of Ukiah
Address: 300 Seminary Avenue
Ukiah, California 95482
Contact: Craig Schlatter, Community Dev. Dir.
Phone: 707-463-6219

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022050556

Project Title: City of Ukiah 2040 General Plan Update

Project Applicant: City of Ukiah

Project Location (include county): City of Ukiah, Mendocino County

Project Description:

The proposed project consists of an update to the City's existing General Plan (1995) which will serve as a long-term framework for future growth and development. The 2040 General Plan represents the community's view of its future and contains the goals and polices upon which the City Council, Planning Commission, staff, and the entire community will base land use and resource decisions.

This is to advise that the City of Ukiah has approved the above
(Lead Agency or Responsible Agency)

described project on 12/07/2022 and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
300 Seminary Avenue, Ukiah, California 95482 and online at: <https://ukiah2040.com/>

Signature (Public Agency):  Title: Community Development Director

Date: 12-08-22 Date Received for filing at OPR: _____

ATTACHMENT 9

Metes and Bounds Descriptions

Updated June 7, 2022

EXHIBIT "A"
LEGAL DESCRIPTION
CITY OF UKIAH ANNEXATION

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

AREA No. 1:

Being a portion of Lot 99 of the Healey's Survey and Map of Yokayo Rancho and being the lands of the City of Ukiah described in that certain deed recorded in Book 389 of Official Records at Page 557, Mendocino County Records (M.C.R), more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 3-1/4" Aluminum Disc marked CA DOT / 101 MEN 25.13; thence North 78°01'20" East 13,294.14 feet to a point on the east line of said Lot 99 and the **POINT OF BEGINNING**; said point also being North 00°03'03" East 397.32 feet from the southwest corner of Section 11, Township 15 North, Range 12 West, M.D.M, said point also being the southeast corner of last said lands of the City of Ukiah; thence along the boundary of last said lands of City of Ukiah the following eighteen (18) courses:

1. (1) North 89°56'57" West 4,150.78 feet;
2. (2) North 25°56'57" West 114.79 feet;
3. (3) North 45°04'57" West 186.78 feet;
4. (4) North 41°08'57" West 130.49 feet;
5. (5) North 59°03'57" West 82.39 feet;
6. (6) North 65°11'57" West 83.69 feet;
7. (7) North 58°49'57" West 154.08 feet;
8. (8) North 77°44'57" West 73.19 feet;
9. (9) North 65°18'57" West 178.58 feet;
10. (10) North 70°03'57" West 220.68 feet;
11. (11) North 76°56'57" West 223.98 feet;
12. (12) North 73°49'57" West 243.67 feet;
13. (13) North 67°31'57" West 65.09 feet;
14. (14) North 65°10'57" West 157.18 feet;
15. (15) North 83°11'57" West 315.76 feet;
16. (16) North 02°46'33" West 733.99 feet;
17. (17) North 77°11'49" East 6,302.38 feet;
18. (18) South 00°03'03" West 3,036.00 feet to the **POINT OF BEGINNING**.

Area 1 containing 301.2 acres, more or less.

AREA No. 2:

Being a portion of the Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ Section 24, Township 15 North, Range 13 West, Mount Diablo Meridian, and being the lands of the City of Ukiah as described as Parcel One and Parcel Two in that certain Grant Deed recorded in Document No. 2013-09089, M.C.R, more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 3-1/4" Aluminum Disc marked CA DOT / 101 MEN 25.13; thence South $68^{\circ}13'23''$ West 10,566.35 feet to the northeast corner of the said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 24 and the **POINT OF BEGINNING**, said point being South $01^{\circ}40'53''$ East 1,380.15 feet from the northeast corner of said Section 24; said point also being the northeast corner of last said Parcel One; thence from said point of beginning along the boundary of last said lands of City of Ukiah and the boundary of the said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 24 the following four (4) courses:

19. (1) South $01^{\circ}40'53''$ East 1,281.14 feet;
20. (2) North $89^{\circ}35'05''$ West 1,293.15 feet;
21. (3) North $01^{\circ}02'15''$ West 1,279.04 feet;
22. (4) South $89^{\circ}39'30''$ East 1,278.72 feet to the **POINT OF BEGINNING**.

Containing 37.8 acres, more or less.

EXCEPTING THEREFROM, areas # 2 and # 3 described as being excepting therefrom said Parcel One of said Grant Deed recorded in Document No. 2013-09089, M.C.R, more particularly described as follows:

COMMENCING at the northeast corner of the said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 2, thence South $65^{\circ}44'36''$ West 573.61 feet to the northeast corner of said area # 2 and the **POINT OF BEGINNING**; thence along easterly boundary of said area # 2 the following two (2) courses:

23. (1) South $00^{\circ}00'00''$ East 114.99 feet
24. (2) South $30^{\circ}00'00''$ East 79.99 feet more or less to the centerline of Gibson Creek;

thence along the easterly and southerly boundary of said areas # 2 and 3 and the centerline of Gibson Creek the following seven (7) courses:

25. (1) South $34^{\circ}29'20''$ West 67.07 feet;
26. (2) South $21^{\circ}35'09''$ West 127.70 feet;
27. (3) South $57^{\circ}09'56''$ West 37.23 feet;
28. (4) South $35^{\circ}53'29''$ West 57.70 feet;
29. (5) South $74^{\circ}27'11''$ West 67.61 feet;

30. (6) South 82°23'58" West 69.99 feet;
31. (7) North 89°50'08" West 72.50 feet;

thence leaving said centerline of Gibson Creek and continuing along the boundary of said areas # 2 and 3 the following six (6) courses:

32. (1) South 00°00'00" East 79.99 feet;
33. (2) North 90°00'00" West 219.98 feet;
34. (3) North 00°00'00" West 259.97 feet;73
35. (4) North 90°00'00" East 219.98 feet;
36. (5) North 26°43'00" East 304.97 feet;
37. (6) North 90°00'00" East 179.98 feet to the **POINT OF BEGINNING**.

Exception area containing 4.0 acres, more or less.

Area 2 resultant area containing 33.8 acres, more or less

AREA No. 3:

Being a portion of Lot 73 of the 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 Document No. 1999-05298, M.C.R, more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 2-1/2" Aluminum Disc marked CA DOT / NPGN D CA 1-CG, thence North 17°57'43" West 10,348.76 feet to the **POINT OF BEGINNING**, said point also being the southeast corner of last said lands of the City of Ukiah; thence from said point of beginning along the boundary of last said lands of City of Ukiah the following six (6) courses:

38. (1) South 78°58'59" West 465.17 feet;
39. (2) North 08°18'52" West 157.78 feet;
40. (3) South 83°51'42" West 249.97 feet to a point on the easterly right-of-way line of South State Street; said point also being the beginning of a non-tangent curve, concave easterly, having a radius of 2,951.91 feet; and to which beginning a radial line bears South 83°32'58" West;
41. (4) northerly along last said easterly right-of-line and said curve, through a central angle of 00°37'28", an arc distance of 32.17 feet;
42. (5) leaving said easterly right-of-way line North 83°51'42" East 679.53 feet;
43. (6) South 21°00'55" East 155.49 feet to the **POINT OF BEGINNING**.

Area 3 containing 1.9 acres, more or less.

AREA No. 4:

Being a portion of Lots 70 and 71 of the Healey's Survey and Map of Yokayo Rancho, and being portions of the lands of City of Ukiah as said lands are described in that certain "Individual Grant Deed" recorded in Book 1500, at Page 242, M.C.R, and in that certain "Grand Deed in Lieu of Condemnation" recorded in Document No. 2007-11428, M.C.R, and in that certain "Grant Deed" record in Document No. 2018-06759, M.C.R; more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 2-1/2" Aluminum Disc marked CA DOT / NGPN D CA 1-CG, thence North 10°16'16" West 7,481.51 feet to the **POINT OF BEGINNING**; said point being on the easterly right-of-way of Northwestern Pacific Railroad; said point also being a point on the boundary of said lands of City of Ukiah described in said "Grant Deed" recorded in Document No 2018-06759; thence along the boundary of last said lands of City of Ukiah the follow two (2) courses:

44. (1) North 72°06'47" East 157.38 feet;
45. (2) North 19°47'15" West 117.34 feet to the southwesterly corner of the lands of Norgard Properties, Inc. as said lands are described in that certain "Grant Deed" recorded in Document No. 2018-06761, M.C.R;
46. thence along the southerly line of said lands of Norgard Properties and its easterly prolongation North 83°11'52" East 267.38 feet to a point on the boundary of said lands of Ukiah;

thence along said boundary of City of Ukiah the following seven (7) courses:

47. (1) North 18°01'48" West 170.00 feet to a point on the centerline of Norgard Lane;
48. (2) along last said centerline and its easterly prolongation North 71°58'12" East 282.94 feet;
49. (3) leaving last said centerline and its easterly prolongation South 18°01'48" East 6.00 feet;
50. (4) South 65°16'14" East 79.76 feet;
51. (5) North 78°28'12" East 87.00 feet;
52. (6) North 18°01'48" West 70.00 feet;
53. (7) North 71°58'12" East 91.91 feet to a point on center of the channel of Russian River;

thence along continuing along said lands of City of Ukiah and said center of channel the following eleven (11) courses:

54. (1) South 26°25'18" East 285.98 feet;
55. (2) South 28°27'48" East 263.77 feet;
56. (3) South 46°31'18" East 323.86 feet;
57. (4) South 60°17'48" East 344.96 feet;
58. (5) South 65°01'48" East 239.72 feet;
59. (6) South 73°52'48" East 195.88 feet;

60. (7) South 68°57'48" East 378.81 feet;
61. (8) South 88°36'21" East 373.95 feet;
62. (9) South 56°40'31" East 391.22 feet;
63. (10) South 43°01'44" East 190.38 feet;
64. (11) South 27°48'04" East 242.52 feet;

thence leaving said center of channel and continuing along said boundary of said lands of City of Ukiah the following four (4) courses:

65. (1) South 84°00'16" West 1,904.56 feet;
66. (2) North 05°59'44" West 377.15 feet;
67. (3) South 84°00'17" West 938.48 feet to a point on the easterly right-of-way of Northwestern Pacific Railroad;
68. (4) along last said easterly right-of-way North 20°48'24" West 1,240.88 feet to the **POINT OF BEGINNING**.

Area 4 containing 67.2 acres, more or less.

AREA No. 5:

Being a portion of Lots 69 and 70 of the Healey's Survey and Map of Yokayo Rancho, more particularly described as follows:

COMMENCING at aforementioned Point "B"; said point being a point on the easterly right-of-way of Northwestern Pacific Railroad; thence along last said easterly right-of-way South 20°48'24" East 1,156.24 feet to the **POINT OF BEGINNING**;

69. thence from said point being continuing along last said easterly right-of-way South 20°48'24" East 55.75 feet to the northwesterly corner of the lands of City of Ukiah as said lands are described as Parcel One of that certain "Grant Deed" recorded in Document No. 2011-11526, M.C.R,
70. thence along the northerly boundary of last said lands of City of Ukiah North 85°48'06" East 2,638.83 feet to a point on the center of channel of Russian River;

thence continuing along the boundary of last said lands and said center of channel the following nine (9) courses:

71. (1) South 04°42'54" West 87.41 feet;
72. (2) South 41°18'20" West 185.74 feet;
73. (3) South 54°13'13" West 231.23 feet;
74. (4) South 63°18'43" West 347.79 feet;
75. (5) South 80°12'28" West 339.00 feet;

76. (6) South 55°36'44" West 90.18 feet;
77. (7) South 37°39'59" West 91.84 feet;
78. (8) South 21°25'25" West 170.28 feet;
79. (9) South 11°26'08" East 259.26 feet;

thence leaving said center of channel and continuing along the boundary of last said lands of City of Ukiah the following two (2) courses:

80. (1) South 81°10'50" West 1,126.78 feet to a point on the easterly right-of-way of Northwestern Pacific Railroad;
81. (2) along last said easterly right-of-way North 20°48'24" West 799.68 feet to the intersection with the southerly boundary and its easterly prolongation of the lands of the City of Ukiah as said lands are described in that certain "Grant Deed" recorded in Document 2017-03138; M.C.R;
82. thence along last said southerly boundary and its easterly prolongation South 81°47'40" West 547.08 feet to the southwest corner of last said lands of City of Ukiah; said corner being a point on the easterly right-of-way of Tayler Drive;
83. thence along last said easterly right-of-way North 07°20'50" West 423.99 feet to the northwest corner of last said lands of City of Ukiah;
84. thence along the northerly boundary of last said lands and its easterly prolongation North 83°07'21" East 448.40 feet to the **POINT OF BEGINNING**.

Area 5 containing 47.5 acres, more or less.

Total Combined Annexation Areas containing 451.6 acres, more or less

The basis of bearings for this description 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 MEN 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 0.999890795 to obtain ground distances.

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.

Lester E. Carter Jr.

Lester E. Carter Jr., CA. LS No 6148

06/7/2022

Date



ATTACHMENT 10

Proposed Plat Maps

Areas 1-5

Updated June 2,

2022

EXHIBIT "B"

CITY OF UKIAH ANNEXATION NO. A-2021-01

PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYA RANCHO, AND
 PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 13 WEST,
 MOUNT DIABLO MERIDIAN (M.D.M.)

MENDOCINO COUNTY, CALIFORNIA

June 2, 2022
 SHEET 1 OF 4



LEGEND:

APN	ASSESSOR PARCEL NUMBER
POB	POINT OF BEGINNING
---	CURRENT CITY OF UKIAH BOUNDARY
---	PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

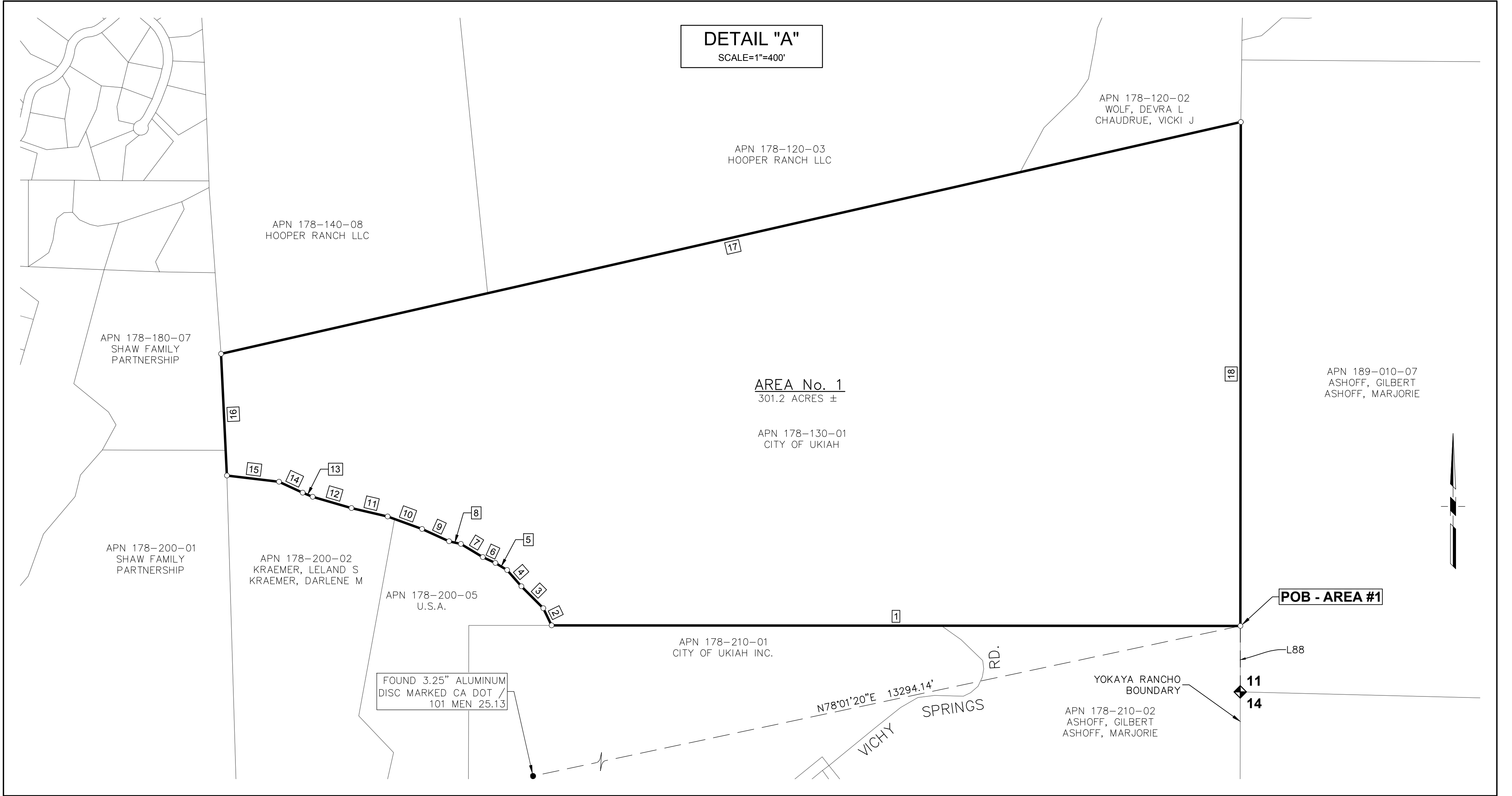
- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED ON NAD 83, CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 2 (2010.00 EPOCH DATE) USING THE TWO FOUND NATIONAL GEODETIC SURVEY MONUMENTS DESIGNATED '101 MEN 25.13' AND 'HPGN D CA 01 CG'. ALL DISTANCES CITED HEREIN ARE GRID VALUES WHICH ARE THE BASIS FOR THE AREAS SHOWN HEREON. TO OBTAIN GROUND VALUES DIVIDE THE DISTANCES BY 0.999890795 TO OBTAIN GROUND DISTANCES.
 - THE PURPOSE OF THIS EXHIBIT IS TO ACCOMPANY THE LEGAL DESCRIPTION "EXHIBIT A" FOR ANNEXATION PURPOSES AND TO COMPLY WITH THE STATE BOARD OF EQUALIZATION'S "WRITTEN LEGAL (GEODETIC) DESCRIPTION REQUIREMENTS". THE LEGAL DESCRIPTION AND THIS EXHIBIT IS TO BE USED TO ESTABLISH GEODETIC POSITION ONLY AND IS NOT INTENDED TO ESTABLISH PROPERTY OWNERSHIP.

SURVEYOR'S STATEMENT
 THIS MAP WAS PREPARED UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF THE CITY OF UKIAH BETWEEN DECEMBER 2019 JUNE 2020, AND UPDATED AS OF THE DATE BELOW.

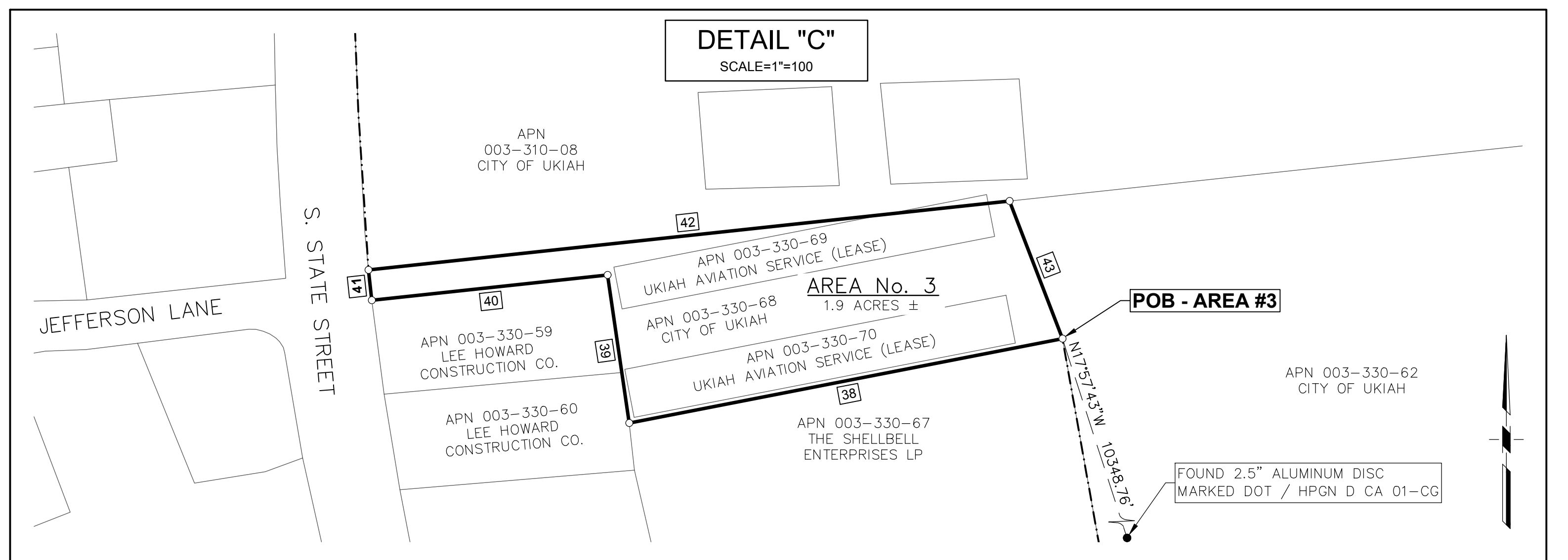
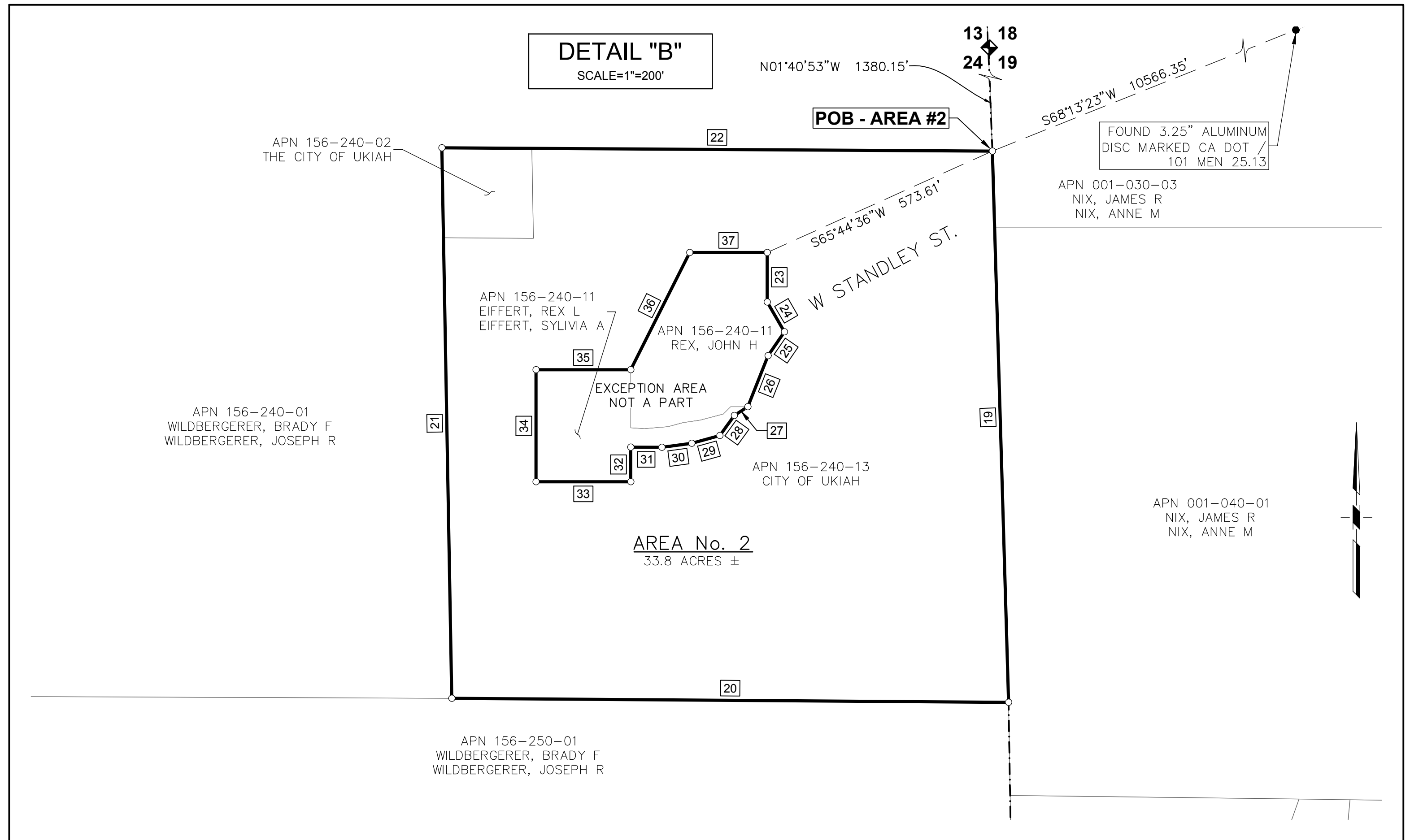
Lester E. Carter Jr. 6/2/2022
 LESTER E. CARTER JR., PLS 6148 DATE
 MY REGISTRATION EXPIRES: 3/31/2024
PSOMAS
 11661 Blocker Drive, Suite 200
 Auburn, CA 95603
 Ph: 530-885-7072; Cell: 805-503-3632

SCALE: 1" = 1500'
 0 750 1500 3000 4500

EXHIBIT "B"
CITY OF UKIAH ANNEXATION NO. A-2021-01
 PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYA RANCHO, AND
 PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 13 WEST,
 MOUNT DIABLO MERIDIAN (M.D.M.)
MENDOCINO COUNTY, CALIFORNIA
 June 2, 2022
 SHEET 2 OF 4



SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
1	4150.78	N89° 56' 57"W	
2	114.79	N25° 56' 57"W	
3	186.78	N45° 04' 57"W	
4	130.49	N41° 08' 57"W	
5	82.39	N59° 03' 57"W	
6	83.69	N65° 11' 57"W	
7	154.08	N58° 49' 57"W	
8	73.19	N77° 44' 57"W	
9	178.58	N65° 18' 57"W	
10	220.68	N70° 03' 57"W	
11	223.98	N76° 56' 57"W	
12	243.67	N73° 49' 57"W	
13	65.09	N67° 31' 57"W	
14	157.18	N65° 10' 57"W	
15	315.76	N83° 11' 57"W	
16	733.99	N2° 46' 33"W	
17	6302.38	N77° 11' 49"E	
18	3036.00	S0° 03' 03"W	
19	1281.14	S1° 40' 53"E	
20	1293.15	N89° 35' 05"W	
21	1279.04	N1° 02' 15"W	
22	1278.72	S89° 39' 30"E	
23	114.99	S0° 00' 00"E	
24	79.99	S30° 00' 00"E	
25	67.07	S34° 29' 20"W	
26	127.70	S21° 35' 09"W	
27	37.23	S57° 09' 56"W	
28	57.70	S35° 53' 29"W	
29	67.61	S74° 27' 11"W	
30	69.99	S82° 23' 58"W	
31	72.50	N89° 50' 08"W	
32	79.99	S0° 00' 00"E	
33	219.98	N90° 00' 00"W	
34	259.97	N0° 00' 00"E	
35	219.98	N90° 00' 00"E	
36	304.97	N26° 43' 00"E	
37	179.98	N90° 00' 00"E	
38	465.17	S78° 58' 59"W	
39	157.78	N8° 18' 52"W	
40	249.97	S83° 51' 42"W	
41	32.17	0°37'28"	2951.91'
42	679.53	N83° 51' 42"E	
43	155.49	S21° 00' 55"E	



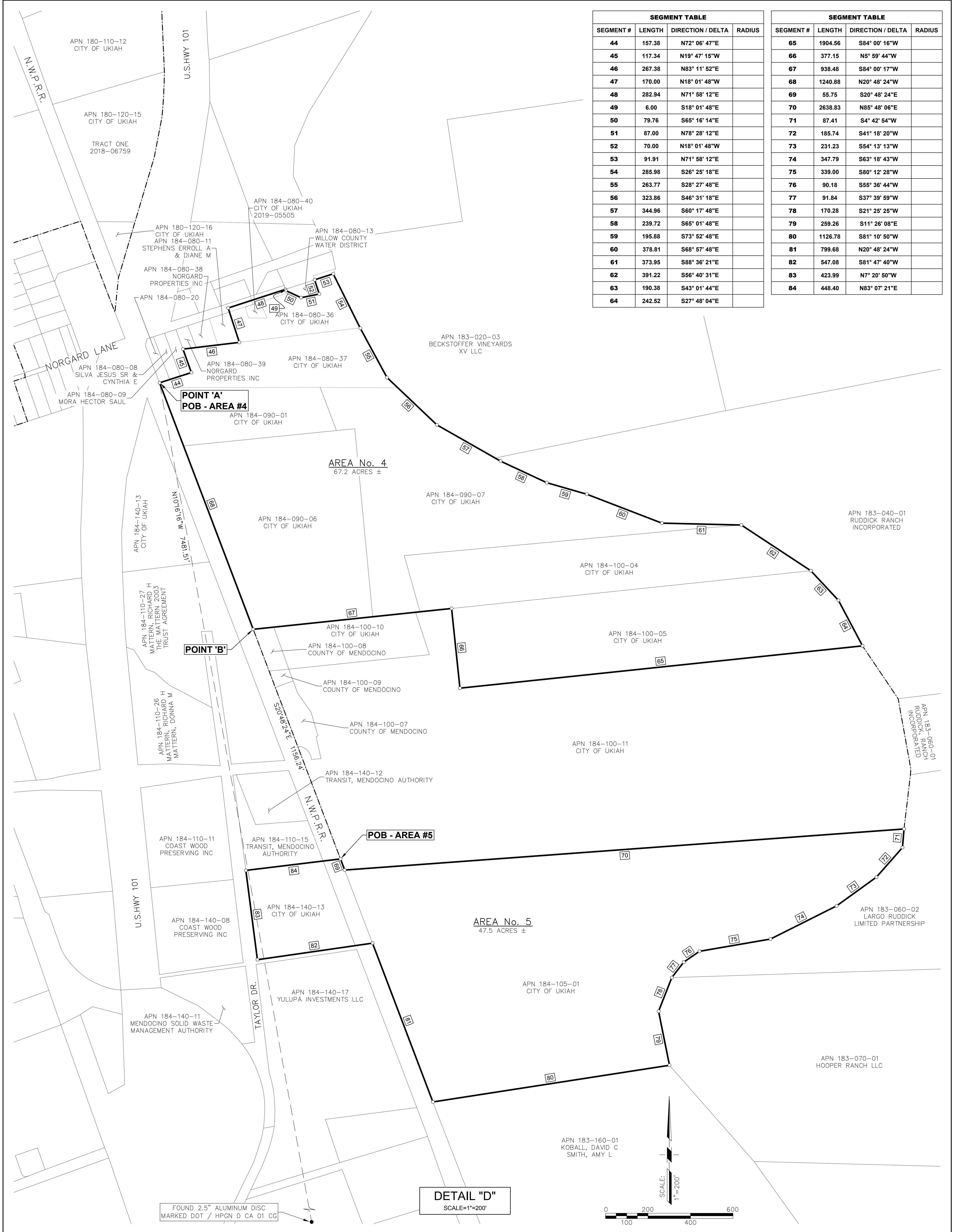
LEGEND:
 APN ASSESSOR PARCEL NUMBER
 POB POINT OF BEGINNING
 - - - - - CURRENT CITY OF UKIAH BOUNDARY
 ——— PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

SURVEYOR'S STATEMENT
 THIS MAP WAS PREPARED UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF THE CITY OF UKIAH BETWEEN DECEMBER 2019 JUNE 2020, AND UPDATED AS OF THE DATE BELOW.

Lester E. Carter Jr.
 DATE 6/2/2022
 LESTER E. CARTER JR., PLS 6148
 MY REGISTRATION EXPIRES: 3/31/2024
 PSOMAS
 11661 Blocker Drive, Suite 200, Auburn, CA 95603
 Ph: 530-885-7072; Cell: 805-503-3632

REGISTERED LAND SURVEYOR
 L. E. CARTER JR.
 Exp. 3-31-2024
 No. 6148
 STATE OF CALIFORNIA

EXHIBIT "B"
CITY OF UKIAH ANNEXATION NO. A-2021-01
 PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYA RANCHO, AND
 PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 13 WEST,
 MOUNT DIABLO MERIDIAN (M.D.M.)
MENDOCINO COUNTY, CALIFORNIA
 June 2, 2022
 SHEET 3 OF 4



SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
44	157.38	N72° 06' 47"E	
45	117.34	N19° 47' 15"W	
46	267.38	N83° 11' 52"E	
47	170.00	N18° 01' 48"W	
48	282.94	N71° 58' 12"E	
49	6.00	S18° 01' 48"E	
50	79.76	S65° 16' 14"E	
51	87.00	N78° 28' 12"E	
52	70.00	N18° 01' 48"W	
53	91.91	N71° 58' 12"E	
54	285.98	S26° 25' 18"E	
55	263.77	S28° 27' 48"E	
56	323.86	S46° 31' 18"E	
57	344.96	S60° 17' 48"E	
58	239.72	S65° 01' 48"E	
59	195.88	S73° 52' 48"E	
60	378.81	S68° 57' 48"E	
61	373.95	S88° 36' 21"E	
62	391.22	S56° 40' 31"E	
63	190.38	S43° 01' 44"E	
64	242.52	S27° 48' 04"E	

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
65	1904.56	S84° 00' 16"W	
66	377.15	N5° 59' 44"W	
67	938.48	S84° 00' 17"W	
68	1240.88	N20° 48' 24"W	
69	55.75	S20° 48' 24"E	
70	2638.83	N85° 48' 06"E	
71	87.41	S4° 42' 54"W	
72	185.74	S41° 18' 20"W	
73	231.23	S54° 13' 13"W	
74	347.79	S63° 18' 43"W	
75	339.00	S80° 12' 28"W	
76	90.18	S55° 36' 44"W	
77	91.84	S37° 39' 59"W	
78	170.28	S21° 25' 25"W	
79	259.26	S11° 26' 08"E	
80	1126.78	S81° 10' 50"W	
81	799.68	N20° 48' 24"W	
82	547.08	S81° 47' 40"W	
83	423.99	N7° 20' 50"W	
84	448.40	N83° 07' 21"E	

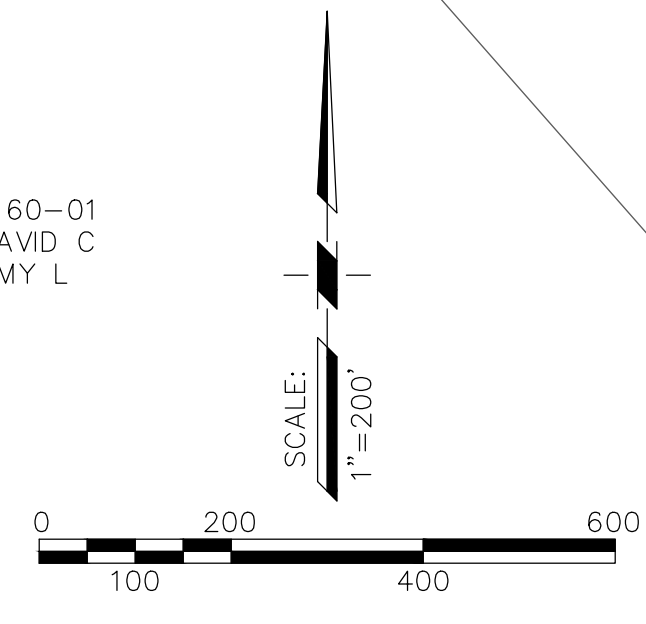
POINT 'A'
POB - AREA #4

POINT 'B'

POB - AREA #5

DETAIL "D"
SCALE=1"=200'

FOUND 2.5" ALUMINUM DISC
MARKED DOT / HPGN D CA 01 CG



- LEGEND:**
- APN ASSESSOR PARCEL NUMBER
 - POB POINT OF BEGINNING
 - CURRENT CITY OF UKIAH BOUNDARY
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Lester E. Carter Jr. 6/2/2022
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PSOMAS
 11661 Blocker Drive, Suite 200, Auburn, CA 95603
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ATTACHMENT 11

**REGULATIONS IN PUBLIC
FACILITIES (PF) &
AGRICULTURAL (-A) ZONING
DISTRICTS**

CHAPTER 2 ZONING

ARTICLE 10. REGULATIONS IN COMBINING AGRICULTURAL (-A) DISTRICTS

SECTION:

§9125: Combining Agricultural Or -A Districts

§9126: Uses Allowed

§9127: Uses Permitted

§9125 COMBINING AGRICULTURAL OR -A DISTRICTS

A Combining Agricultural (-A) District may be combined with any district or portion of a district defined in this Chapter. The regulations contained in this Article, and the regulations governing any district which is combined with a Combining Agricultural (-A) District shall apply in all combining Agricultural (-A) Districts. (Ord. 793, §2, adopted 1982)

§9126 USES ALLOWED

The following uses are allowed uses in Combining Agricultural (-A) Districts in addition to the uses allowed or permitted in any district with which an (-A) District is combined and providing the property is a minimum of five (5) acres in size:

Farming, fish, fowl, small animal and livestock raising, excepting hogs and turkeys. (Ord. 793, §2, adopted 1982)

§9127 USES PERMITTED

The following uses may be permitted in a Combining Agricultural (-A) District subject to first securing a use permit, as provided in this chapter, in each case, in addition to the uses allowed or permitted in any district with which a (-A) district is combined and provided the property is a minimum of one acre:

- A. Farming, fish, fowl, small animal and livestock raising.
- B. Hog, turkey and mink raising.
- C. Kennels, veterinarian, riding academies, labor camps and retail sales of products grown or raised on the premises. (Ord. 793, §2, adopted 1982)

The Ukiah City Code is current through Ordinance 1228, passed September 21, 2022.

Disclaimer: The City Clerk's office has the official version of the Ukiah City Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

CHAPTER 2 ZONING

ARTICLE 15. REGULATIONS IN PUBLIC FACILITIES (PF) ZONING DISTRICT¹

SECTION:

§9170: Purpose And Intent

§9170.1: Allowed Uses

§9170.2: Permitted Uses

§9170.3: Building Height Limits

§9170.4: Required Site Area

§9170.5: Required Yard Setbacks

§9170.6: Required Parking

§9170.7: Additional Requirements

§9170.8: Determination Of Appropriate Use

§9170 PURPOSE AND INTENT

This district classification is intended to be applied to properties which are used for or are proposed to be used for public or quasi-public purposes or for specified public utility purposes. Additionally, the purpose of the Public Facilities Zoning District is to provide business opportunities on large public-serving land uses such as the airport. Finally, the Public Facilities Zone is consistent with the Public ("P") land use designation of the General Plan. (Ord. 1009, §1, adopted 1998)

§9170.1 ALLOWED USES

The following uses are allowed in the Public Facilities (PF) Zoning District:

Airports and aviation-related functions and uses.

Civic centers and similar sites and uses.

Conservation and natural resource conservation areas.

Fairgrounds.

Historical sites and monuments.

Parks and recreation areas and facilities.

Public gardens.

Public schools.

Public utility facilities and uses.

Uses and structures which are incidental or accessory to allowed uses. (Ord. 1009, §1, adopted 1998)

§9170.2 PERMITTED USES

The following uses are permitted in the Public Facilities (PF) Zoning District subject to first securing a use permit:

Cannabis cultivation – Large indoor.

Cannabis cultivation – Large mixed light.

Cannabis cultivation – Medium indoor.

Cannabis cultivation – Medium mixed light.

Cannabis cultivation – Small indoor.

Cannabis cultivation – Small mixed light.

Cannabis cultivation – Specialty cottage.

Cannabis cultivation – Specialty indoor.

Cannabis cultivation – Specialty mixed light.

Cannabis distribution.

Cannabis manufacturing – Level 1.

Cannabis microbusiness.

Cannabis nursery.

Cannabis retailer.

Cannabis testing laboratory.

Community concerts, farmers markets, craft bazaars, and flea markets.

Corporation yards.

Establishment, maintenance, operation and removal of circuses, carnivals, amusement parks, open-air theaters, or other similar temporary establishments involving large assemblages of people.

Light manufacturing and industrial uses.

Minor food services unrelated to the primary use.

Public cemeteries and similar uses.

Public transportation facilities.

Quasi-public land uses.

Refuse disposal/recycling areas, and refuse transfer stations and similar uses.

Storage facilities and bulk fuel storage.

Uses and structures which are incidental or accessory to permitted uses. (Ord. 1009, §1, adopted 1998; Ord. 1186, §4, adopted 2018)

§9170.3 BUILDING HEIGHT LIMITS

The maximum height limits for buildings in a Public Facilities (PF) Zoning District are as follows:

- A. Airport Buildings: The height limit for buildings on the City airport grounds varies depending upon exact location. The maximum height shall be pursuant to the provisions of Division 3, Chapter 9, Article 2 of this Code.
- B. City Park Buildings: Thirty feet (30').
- C. City Utility Facilities And Public Safety Structures: Forty feet (40'), except for electrical transmission towers, which are not limited in height.

D. School Buildings: Thirty feet (30').

E. Fairground Buildings: Thirty feet (30'). (Ord. 1009, §1, adopted 1998)

§9170.4 REQUIRED SITE AREA

There is no required site area for the Public Facilities (PF) Zoning District. (Ord. 1009, §1, adopted 1998)

§9170.5 REQUIRED YARD SETBACKS

While no specific yard setbacks are established for the PF Zoning District, it is intended that the yard setbacks shall be equal to or greater than those for adjacent districts. The exact yard setbacks for development projects in the PF Zoning District shall be established and set forth as conditions of approval in the discretionary review process. (Ord. 1009, §1, adopted 1998)

§9170.6 REQUIRED PARKING

The minimum parking area required in the Public Facilities (PF) Zoning District shall be as follows:

A. Public Utility Facilities: One parking space for each employee on duty at any one time, and one space for each vehicle used in connection with the facility with a minimum of three (3) spaces. One additional space for every two hundred fifty (250) square feet of office space.

B. Elementary And Junior High Schools: Three (3) spaces for each classroom. A minimum of one designated bus zone for loading and unloading students. One space per office, and a minimum of three (3) on-site designated drop-off/pick-up spaces.

C. Senior High School: One space for each member of the faculty and each employee, plus one space for each six (6) students. A minimum of three (3) on-site designated drop-off/pick-up spaces.

D. Airport: The number of required parking spaces at the airport shall depend on the individually proposed uses. The number of spaces shall be determined by the provisions contained in Article 17 of this Chapter.

E. Stadiums And Ball Fields: The number of spaces shall be equal in number to thirty three percent (33%) of the capacity of the facility.

F. Golf Driving Range: One parking space per tee, plus the spaces required for additional uses on the site.

G. Golf Course: Six (6) spaces per hole, plus the spaces required for accessory uses on the site.

- H. Miniature Golf Course: Three (3) spaces per hole, plus the spaces required for accessory uses on the site.
- I. Commercial Swimming Pool: One space for each one hundred (100) square feet of water surface.
- J. Tennis Courts: Three (3) spaces for each court, plus the spaces required for accessory uses on the site.
- K. Other Uses: All other uses are subject to the provisions contained in Article 17 of this Chapter. (Ord. 1009, §1, adopted 1998)

§9170.7 ADDITIONAL REQUIREMENTS

The following additional requirements are applicable in the Public Facilities (PF) Zoning District:

- A. Existing development as of the date hereof inconsistent with the provisions listed herein, shall be considered legal nonconforming, provided that they were legal at the time of their creation, and shall be subject to the nonconforming provisions contained in this Chapter.
- B. A site development permit shall be required for development projects in the Public Facilities (PF) Zoning District, pursuant to the requirements of subsection 9261B of this Chapter.
- C. All development projects in the PF Zoning District requiring discretionary review shall include a proposed landscaping plan commensurate with the size and scale of the proposed development project. Landscaping plans shall be submitted as a required component of all site development and use permits at the time of application filing.
- D. Landscaping plans submitted for projects on the Ukiah Municipal Airport property shall not include trees, except in areas deemed acceptable in the airport master plan. Landscaping plans submitted for public utility projects shall only include trees if they will not conflict with utility operations.
- E. All proposed landscaping plans, except as noted in subsection D of this Section shall comply with the following standards:
 - 1. Landscaping shall be proportional to the building elevations.
 - 2. Landscape plantings shall be those which grow well in Ukiah's climate without extensive irrigation. Native species are strongly encouraged.
 - 3. All landscape plantings shall be of sufficient size, health and intensity so that a viable and mature appearance can be attained in a reasonably short amount of time.

4. Deciduous trees shall constitute the majority of the trees proposed along the south and west building exposures; nondeciduous street species shall be restricted to areas that do not inhibit solar access.
5. Parking lots with twelve (12) or more parking stalls shall have a tree placed between every four (4) parking stalls within a continuous linear planting strip rather than individual planting wells, unless clearly infeasible. Parking lot trees shall primarily be deciduous species, and shall be designed to provide a tree canopy coverage of fifty percent (50%) over all paved areas within fifteen (15) years of planting. Based upon the design of the parking lot, a reduced number of trees may be approved through the discretionary review process.
6. Parking lots shall have a perimeter planting strip with both trees and shrubs.
7. Parking lots with twelve (12) or more parking stalls shall have defined pedestrian sidewalks or marked pedestrian facilities within landscaped areas and/or separated from automobile travel lanes. Based upon the design of the parking lot, and the use that it is serving, relief from this requirement may be approved through the discretionary review process.
8. Street trees may be placed on the property proposed for development instead of within the public right of way if the location is approved by the City Engineer, based upon safety and maintenance factors.
9. All new developments shall include a landscaping coverage of twenty percent (20%) of the gross area of the parcel, unless because of the small size of a parcel, such coverage would be unreasonable. A minimum of fifty percent (50%) of the landscaped area shall be dedicated to live plantings.
10. Landscaping plans shall include an automatic irrigation system, signs, lighting plan, and any other design amenities.
11. All required landscaping for public facility development projects shall be adequately maintained in a viable condition.
12. The Planning Director, Zoning Administrator, Planning Commission, or City Council shall have the authority to modify the required elements of a landscaping plan depending upon the size, scale, intensity, and location of the development project. (Ord. 1009, §1, adopted 1998; Ord. 1168, §3, adopted 2016)

§9170.8 DETERMINATION OF APPROPRIATE USE

Whenever a use is not listed in this Article as a use permitted by right or a use subject to a use permit in the PF Zoning District, the Planning Director shall determine whether the use is appropriate for the Zoning District, either as a right or subject to a use permit. In making this determination, the Planning Director shall find as follows:

- A. That the use would not be incompatible with other existing or allowed uses in the PF Zoning District.
- B. That the use would not be detrimental to the continuing development of the area in which the use would be located.
- C. In the case of determining that a use not articulated as an allowed or permitted use could be established with the securing of a use permit, the Planning Director shall find that the proposed use is similar in nature and intensity to the uses listed as permitted uses. All determinations of the Planning Director regarding whether a use can be allowed or permitted in the Public Facilities (PF) Zoning District shall be final unless a written appeal to the City Council, stating the reasons for the appeal, and the appeal fee, if any, established from time to time by City Council resolution, is filed with the City Clerk within ten (10) days of the date the decision was made. Appeals may be filed by an applicant or any interested party. The City Council shall conduct a duly noticed public hearing on the appeal in accordance to the applicable procedures as set forth in this Chapter. At the close of the public hearing, the City Council may affirm, reverse, revise or modify the appealed decision of the Planning Director. All City Council decisions on appeals of the Planning Director's actions are final for the City. (Ord. 1009, §1, adopted 1998)

¹Ord. 793, §2, adopted 1982; rep. by Ord. 1009, §1, adopted 1998.

The Ukiah City Code is current through Ordinance 1218, passed October 6, 2021.

Disclaimer: The City Clerk's office has the official version of the Ukiah City Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.cityofukiah.com/>

City Telephone: (707) 463-6217

[Code Publishing Company](#)

ATTACHMENT 12

**Auditor-Controller
Property Tax Revenue Generated
Statement**



Date: September 22, 2021
To: Affected Agencies, City of Ukiah
Mendocino County Board of Supervisors
From: Chamise Cubbison, Acting Auditor-Controller
Re: LAFCo File A-2021-01 City of Ukiah Annexation of City of Ukiah owned properties

Per Revenue and Taxation Code 99(b)(3) the Auditor shall notify the governing body of each local agency whose service area or service responsibility will be altered by the jurisdictional change of the amount of, and allocation factors with respect to, property tax revenue estimated pursuant to paragraph (2) that is subject to negotiated exchange.

The estimated amount of property tax revenue generated in the Tax Rate Areas associated with the identified parcels, based on the 2020-21 assessed values is \$62,966.

The estimated revenue impact affects all agencies in the related Tax Rate Areas as the likelihood that the parcels will become exempt or zero tax is high. The estimated remaining revenue would come from unsecured assessed property and the value of that estimated tax revenue is \$11,356. Please see page 2 for breakdown of impact to affected entities.

There may be possible additional revenue due to possessory interests, roughly estimated to be \$7,343. The possessory related revenue is not included in the above remaining revenue estimate as that is dependent on long term leases.

It should be noted that this is an estimate and that there may be additional factors to consider should tax sharing negotiation take place.

Per Revenue & Taxation Code 99(b)(4) Upon receipt of the estimates pursuant to paragraph (3), the local agencies shall commence negotiations to determine the amount of property tax revenues to be exchanged between and among the local agencies. Except as otherwise provided, this negotiation period shall not exceed 60 days. If a local agency involved in these negotiations notifies the other local agencies, the county auditor, and the local agency formation commission in writing of its desire to extend the negotiating period, the negotiating period shall be 90 days.

If you have any questions regarding this process, please refer to Revenue & Taxation Code, Section 99 for procedures.

Cc: Mendocino County Counsel
Mendocino LAFCo

Auditor's Estimate of Property Tax Revenue

LAFCo File A-2021-01 Annexation of City of Ukiah

Tax Authority	Total Estimated Tax Revenue	Estimated Unsecured Portion	Estimated Difference	Overall Factor All TRAs
County	19,460	3,505	(18,514)	0.30904865
Russian River Cemetery	507	91	(415)	0.008044144
Ukiah Valley Fire	1,361	250	(1,111)	0.021614578
Mendocino County FC & WC Improvement District	82	15	(67)	0.001297519
Mendocino County RRFC & WCID	96	18	(78)	0.001525737
Ukiah Valley Sanitation	238	53	(185)	0.003783452
ERAF-Education Revenue Augmentation Fund	10,686	1,925	(8,761)	0.169704588
Mendocino County Office of Education	2,810	506	(2,304)	0.044631811
Mendocino Community College District	4,379	789	(3,590)	0.069542597
Ukiah Unified School District	23,348	4,205	(19,143)	0.370806924
Total Tax Revenue from PINs	62,966	11,356	(54,169)	1.00

ATTACHMENT 13

Fee Agreement & Indemnification

MENDOCINO

Local Agency Formation Commission

Ukiah Valley Conference Center | 200 South School Street | Ukiah, California 95482
Telephone: (707) 463-4470 | E-mail: eo@mendola Alco.org | Web: <http://mendola Alco.org>

FEE AGREEMENT and INDEMNIFICATION

(Updated March 2020)

1. DEPOSIT

Applicant agrees to pay the following deposit with execution of this agreement: \$ 5,000. LAFCo charges are based upon actual staff time and other expenses incidental to processing applications including CEQA compliance as a Responsible Agency, reviewing project proposals (Pre-Application Requests), and researching matters as requested. Such charges may be incurred prior to or without the filing of an application with LAFCo. Individuals and agencies who request services, research, or review must provide a deposit toward project expenses, as listed on the current fee schedule (<http://mendola Alco.org/fees/>), along with a signed copy of this agreement. All deposits are subject to increase, should the Executive Officer determine that the magnitude of the project justifies the increase. The staff time necessary to process an application or request for service cannot be easily predicted in advance. Therefore, applicants should be aware that LAFCo charges may exceed the applicable initial deposit.

The deposit will be placed in LAFCo's general account and application expenses incurred by LAFCo will be tracked separately from other LAFCo expenses. No interest will accrue on the deposit. LAFCo will keep an accounting of amounts charged against the deposit. In the event any balance of the deposit remains after subtraction of all LAFCo charges, the balance will be refunded to Applicant upon completion of application services. When the deposit is exhausted, LAFCo will request an additional deposit.

2. BILLING PROCEDURE

LAFCo invoices will detail tasks, hours, staff charge-out rates, staff members responsible for work, and/or costs of contracted services. Invoices will also reflect the remaining balance of the initial deposit. Should the deposit be depleted, all staff work will cease until the deposit on file has been replenished. Projects with delinquent balances will not be scheduled for hearing, and the Commission will consider applicants to have waived any and all statutory deadlines.

This form must be signed by the Applicant as the person responsible for payment. Where an agency has filed a Resolution of Application, an authorized staff member must sign the application and bind the agency as the entity responsible for payment. The application must be filed with LAFCo along with the applicable deposit. Questions regarding specific billing procedures should be directed to the LAFCo Executive Officer at (707) 463-4470.

3. OBJECTIONS TO BILL

Applicant agrees that any questions or disagreements Applicant may have concerning the bill or amount due shall be communicated to LAFCo prior to the end of the payment period, along with payment of any undisputed portion of the bill. If Applicant fails to communicate to LAFCo any objection to the bill prior to the end of the payment period, Applicant is agreeing that the amount stated is correct and is giving up any right to later deny payment to LAFCo.

4. PAYMENT NOT DEPENDENT ON FUTURE ACTIONS

Applicant understands and agrees that the LAFCo charges are payable regardless of whether the application is ultimately filed, withdrawn, denied or otherwise terminated prior to completion. In the event of withdrawal, Applicant shall be responsible for all charges incurred prior to the time of receipt of written notice of application withdrawal, plus LAFCo's reasonable charges for file closure.

5. STAFF ASSIGNMENTS; CONFLICTS OF INTEREST

The Executive Officer shall assign LAFCo staff members to projects as appropriate. Should the scope of a project require that outside consulting or other needed services be obtained, applicants will be responsible for the entire cost of recruitment, source selection, and payment for such outside services. Applicants are responsible for paying actual costs for any services obtained through contract, even if such costs exceed the charge-out rate of a regular staff member providing similar services.

6. INDEMNITY

Should Mendocino LAFCo or any member of its commission, staff, contractors and/or agents be named as a party in any litigation or administrative proceeding in connection with the Applicant's proposal or request for services, Applicant agrees to indemnify, save harmless, and promptly reimburse LAFCo for 1) all reasonable expenses and attorneys fees in connection with the defense of LAFCo and 2) any damages, penalties, fines or other costs imposed upon or incurred by LAFCo. Applicant agrees that LAFCo shall have the right to appoint its own counsel to defend it and conduct its own defense in the manner it deems in its best interest, and that such actions shall not relieve or limit Applicant's obligations to indemnify and reimburse defense costs. Provided however, that LAFCo shall not settle with any plaintiff without consulting with Indemnitor prior to settling. Such indemnity obligation shall include LAFCo defense costs incurred in responding to a legal challenge by the Applicant to a LAFCo decision.

7. WAIVER

LAFCo's failure to enforce any term hereof shall not be deemed to be a waiver. No delay or omission in the exercise of any remedy of LAFCo on default shall impair such right or remedy or be construed as a waiver thereof, unless waiver is set forth clearly in writing and signed by the waiving party. Such written waiver shall not be construed as a waiver of any other default concerning the same or any other agreement provision, charge, or payment of principal amount owing to LAFCo.

8. COMPLIANCE WITH POLITICAL EXPENDITURE AND CONTRIBUTION DISCLOSURE REQUIREMENTS

Pursuant to Government Code Sections 56700.1 and 57009 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and 82015 and 82025 of the Political Reform Act applicants for LAFCo approvals and those opposing such proposals are required to report to LAFCo all political contributions and expenditures with respect to the proposal that exceed \$250. LAFCo has adopted policies to implement the law (Mendocino LAFCo Policy 6.2. By your signature to this application or request for service, you are binding the applicant to abide by these disclosure requirements. You are further agreeing that should LAFCo be required to enforce these requirements against you (or if the agency is the formal applicant, the real party in interest) that you will reimburse LAFCo for all staff cost and legal fees, and litigation expenses incurred in that enforcement process.

9. AUTHORITY TO SIGN

The party executing this agreement on behalf of Applicant personally warrants that they have full authority to enter into this agreement on behalf of the Applicant for which they are signing, and that said entity will be legally bound to the agreement by their signature hereto. In the event that such authority does not exist, the individual who has signed this agreement agrees that he or she shall be personally liable for the charges.

10. AGREEMENT

I certify that I have reviewed the above information, the current LAFCo fee schedule, the State Board of Equalization fee schedule, and the State Department of Fish and Wildlife related to CEQA filing fees. I agree, as project applicant or authorized representative, to pay Mendocino LAFCo for all staff services, materials, and other charges attributable to my application or request for services, including the obligation of indemnification. I understand that services may be required before LAFCo receives a formal application, and I agree to pay for such services whenever incurred and regardless of whether a formal application is submitted to LAFCo. I also understand and agree that LAFCo's charges are payable regardless of whether the application is ultimately filed, withdrawn, denied, or otherwise terminated prior to completion.

I understand that if the cost of services exceeds the deposit on file, staff work on my project will cease, and my project will not be scheduled for hearing until the requested additional funds are provided. I agree to remit the applicable State Board of Equalization filing fee, and State Department of Fish and Wildlife CEQA filing fee if applicable, when required. I agree to pay all charges within 30 days of receipt of invoice or in any case prior to the filing of the Certificate of Completion for the project.

Executed at Ukiah, California, on 22 February, 2021

APPLICANT (Agency Name if Agency Submitted Resolution of Application)

REAL PARTY IN INTEREST (If different from Applicant)

Signature: 

Signature: _____

Title: City Manager

Title: _____



CITY OF UKIAH
 Finance Dept.
 300 Seminary Ave
 Ukiah, CA 95482-5400
 (707) 463-6200 Fax (707) 463-6204

MUFG UNION BANK, N.A.
 GOVERNMENT SERVICES
 851 IRWIN ST. STE. 100
 SAN RAFAEL, CA 94901-3343
 LOS ANGELES, CA 90071-1602
 16-49/1220

Vendor Number: 22178
 Check Date: 12/18/2020
 Check Number: 03041017
 VOID 180 DAYS FROM DATE OF ISSUE

\$5,000.00

Pay Five Thousand Dollars and 00 cents *****

To The Order Of

LAFCO-LOCAL AGENCY FORMATION COMMISSION OF
 MENDOCINO CO
 ATTN: UMA HINMAN
 200 S SCHOOL ST
 UKIAH, CA 95482

Sage Sengier City Manager MP
R Allen Carter City Treasurer MP

⑈03041017⑈ ⑆122000496⑆ 7020022285⑈

CITY OF UKIAH, UKIAH CA, 95482

Page 1 of 1

Check Number: 03041017

Invoice Date	Invoice Number	Description	Invoice Amount
12/17/2020	DV121720	FEES FOR ANNEXATION APP FOR CITY OWNED PARCEL	\$5,000.00
		GL-20012200-52100	\$1,000.00
		GL-84027225-52100	\$2,000.00
		GL-82027110-52100	\$2,000.00

Vendor No. 22178	Vendor Name LAFCO-LOCAL AGENCY FORMATION COMMISSION OF	Check No. 03041017	Check Date 12/18/2020	Check Amount \$5,000.00
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