



September 13, 2024

Uma Hinman, Executive Officer
Mendocino County LAFCo
200 S School Street, # 2
Ukiah, CA 95482

Dear Mendocino LAFCo,

We write with regard to the City of Ukiah's Western Hills Annexation and Sphere of Influence Amendment application (A-2022-02) to express agreement between the City of Ukiah and Mendocino County as it pertains to the recently adopted Master Tax Sharing Agreement (MTSA).

In 2022, consistent with direction received from the Ukiah City Council and its 2040 General Plan, the City of Ukiah submitted an application to the Mendocino Local Agency Formation Commission (LAFCo) to annex more than 700 acres adjacent to its western jurisdictional boundary. In 2023, an additional 40-acre parcel (APN 003-190-11) became available for purchase, prompting City Council direction to acquire it for access opportunities to the original Western Hills Annexation Area. Despite being outside the City's Sphere of Influence, this parcel is within the City's Planning Area, and adjacent to both existing City limits and the original Western Hills Annexation Area. As proposed, 15 acres of this purchase area are allocated for the development of three (3) residential parcels, while the remaining 25 acres would be combined with the City's public holdings to yield a total area of 665 acres for open space preservation.

The County of Mendocino and the City of Ukiah recognize the unique nature of this annexation request due to the submittal of A-2022-02 prior to the implementation of the MTSA. Both parties agree that the MTSA applies, and that there are no special circumstances particular to this request that require additional or separate negotiation between the parties. The subject parcels are outside of the "Ukiah Balance Area" identified by the MTSA and do not include any commercial parcels that convey sales tax revenue, which simplifies tax collection and distribution considerations. In fact, besides limited residential development adjacent to existing infrastructure and services, the majority of the annexed land will be preserved as open space.

In addition to the preservation of critical open space, A-2022-02 will correct several long-standing mapping errors that have resulted in the bifurcation of multiple residential parcels between the County and City. Furthermore, as determined by the MTSA, A-2022-02 assigns 27 future unincorporated housing units to the City of Ukiah for the 7th Cycle Housing Element, ensuring compliance with California Government Code (GC §56668(m)).

While no formal conference was conducted, staff of the City of Ukiah's Department of Community Development and Mendocino County's Department of Planning & Building Services engaged on numerous occasions, and closely collaborated on application aspects related to mapping, housing and permit coordination.

Additionally, the County and City agree that June 19, 2024, is an appropriate "*Change of Organization Proposal Date.*" On this date the County and City affirmed the acceptability of A-2022-02 to both

parties prior to a regular City Council hearing at which the City adopted a revised '*Resolution of Application*' for submittal to LAFCo.

The City and County appreciate the opportunity to work collaboratively on this transformational request and hope that it will enable future applications. We are confident that this commitment to collaboration provides pathways for other jurisdictions to ensure the efficient provision of public services, preservation of open-space resources, as well as the orderly growth of our communities.

If necessary, we are available to schedule a coordination meeting at your convenience to discuss any further items prior to a public hearing. Thank you in advance for your review and consideration of this correspondence.

Sincerely,


Darcie Antle, Chief Executive Officer
County of Mendocino

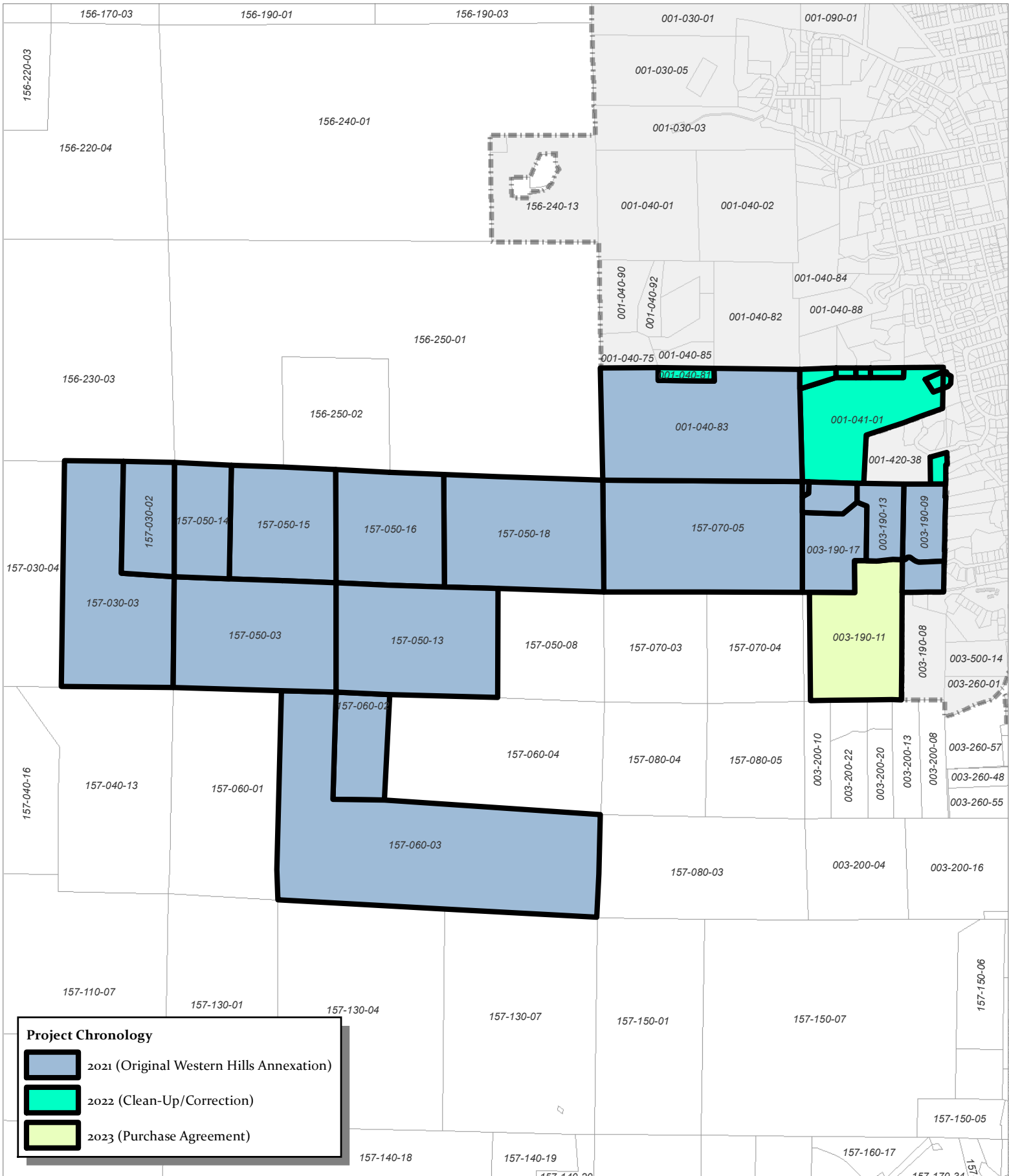

Sage Sangiacomo, City Manager
City of Ukiah

Enclosures: A-2022-02 List of Parcels; A-2022-02 Maps

CC: Craig Schlatter, AICP (City of Ukiah, Community Development Director); Julia Krog (County of Mendocino, Planning & Building Services Director); Maya Simerson (City of Ukiah, City Manager's Office); Larkyn Feiler (Mendocino LAFCo)

ANNEXATION PARCEL	CURRENT APNs	SITUS	OWNER	CURRENT ACREAGE	PROPOSED ACREAGE	COUNTY ZONING	UKIAH PROPOSED GENERAL PLAN	UKIAH PROPOSED ZONING	SANITATION	WATER
003-110-90 (Private)	003-110-90	620 Redwood Ave.	Adonis & Sarah Noguera	4.14	4.14	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	CoU; UVSD	CoU; None
003-190-09 (Private)	003-190-09	620 Redwood Ave.	Adonis & Sarah Noguera	10.2	10.2	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	None
001-420-40 (Private)	001-420-40	145 Mendocino Place	Robert R Beltrami	1.49	1.49	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD; CoU	CoU
001-041-02 (Private)	001-041-02	500 Lookout Dr.	Grayden Huff	1.33	1.33	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD; CoU	CoU; None
001-041-03 (Private)	001-041-03	4 Lookout Dr.	Amanda Reiman	0.66	0.66	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD; CoU	CoU; None
001-041-04 (Private)	001-041-04	3 Lookout Dr.	Amanda Reiman	0.48	0.48	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD; CoU	CoU; None
001-041-05 (Private)	001-041-05	2 Lookout Dr.	Marlene Werra TTEE	1.13	1.13	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD; CoU	CoU; None
001-041-06 (Private)	001-041-06	415 Hillview Ave.	Marlene Werra TTEE	0.74	0.74	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD; CoU	CoU; None
001-041-01 (Private)	001-041-01	TBD	Marlene Werra TTEE	35.5	35.5	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	None
001-040-81 (Private)	001-040-81	335 Janix Dr.	William Edwards	2.4	2.4	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	CoU; None	CoU; None
Development Agreement - Parcel 1	003-190-13	TBD	D&J Investments, LLC	10	10	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	Private Shared
Development Agreement - Parcel 2	003-190-15	TBD	D&J Investments, LLC	5	5	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	Private Shared
Development Agreement - Parcel 3	157-050-18; 157-070-05; 003-190-16; 003-190-17	TBD	D&J Investments, LLC	153.2	5	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	Private Shared
Development Agreement - Parcel 4	001-040-83	TBD	D&J Investments, LLC	77.6	9.9	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	Private Shared
Development Agreement - Parcel 5	157-050-16	TBD	D&J Investments, LLC	40.3	9.9	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	Private Shared
Development Agreement - Parcel 6	157-050-15	TBD	D&J Investments, LLC	40.4	9.2	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	Private Shared
Development Agreement - Parcel 7	157-030-02; 157-050-14	TBD	D&J Investments, LLC	40.2	5	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	Private Shared
Development Agreement - Parcel 8	157-050-13; 157-060-02	TBD	City of Ukiah	78.4	665.09	Upland Residential (UR:40)	Public (P)	PF - Public Facility (Open Space)	UVSD; None	None
Development Agreement - Parcel 9	157-030-03	TBD	D&J Investments, LLC	60	5	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	Private Shared
Development Agreement - Parcel 10	157-050-03; 157-060-03	TBD	D&J Investments, LLC	188.57	5	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	Private Shared
Development Agreement - Parcel 11	003-190-11	TBD	D&J Investments, LLC	40	5	Upland Residential (UR:40)	Hillside Residential (HR)	R1(-H) - Low Desnity Residential (Hillside)	UVSD	Private Shared

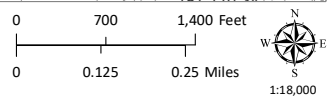
2021 Western Hills - Annexation Parcel (Original)	
2022 Western Hills - Correction/Clean-Up Parcels	
2023 Western Hills - Purchase Agreement	



Project Chronology

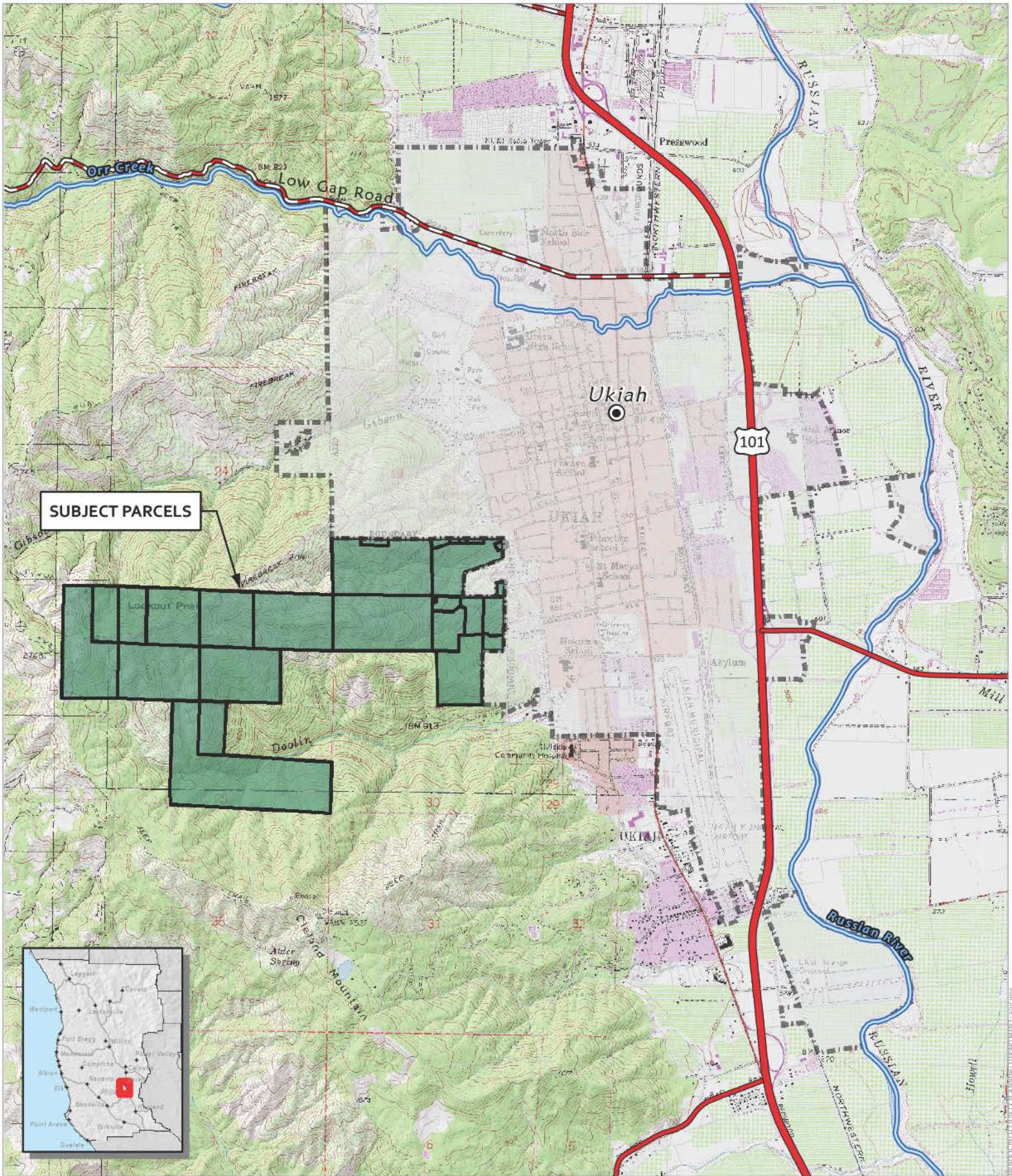
- 2021 (Original Western Hills Annexation)
- 2022 (Clean-Up/Correction)
- 2023 (Purchase Agreement)

City Limits







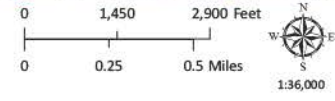
CASE: LAFCo A_2022-0002
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

PARCELS BY CHRONOLOGY

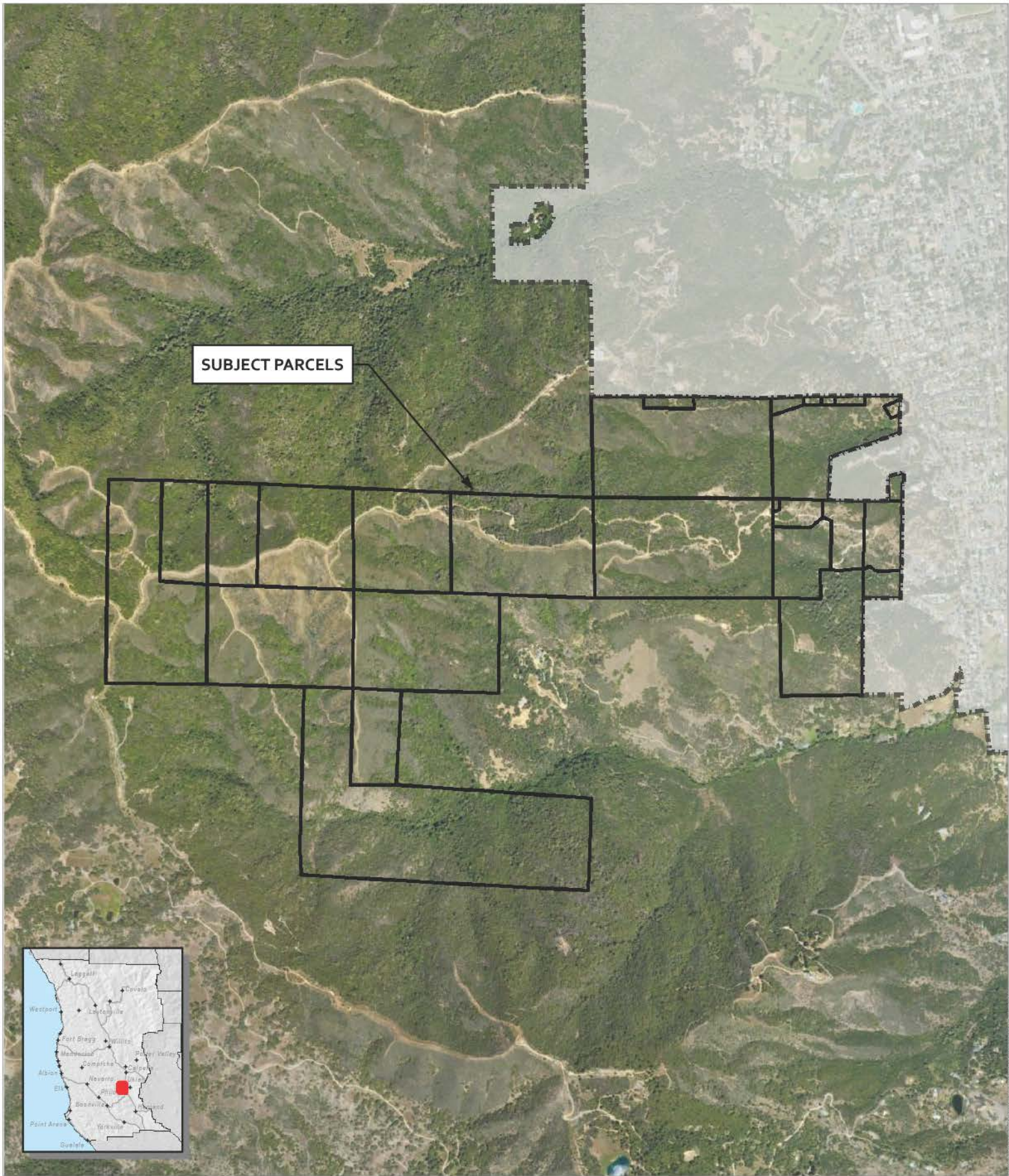


CASE: ANX 2021-0001
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

-  Highways
-  Major Roads
-  City Limits
-  Western Hills Annexation Area





LOCATION MAP

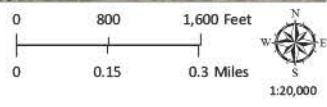


SUBJECT PARCELS



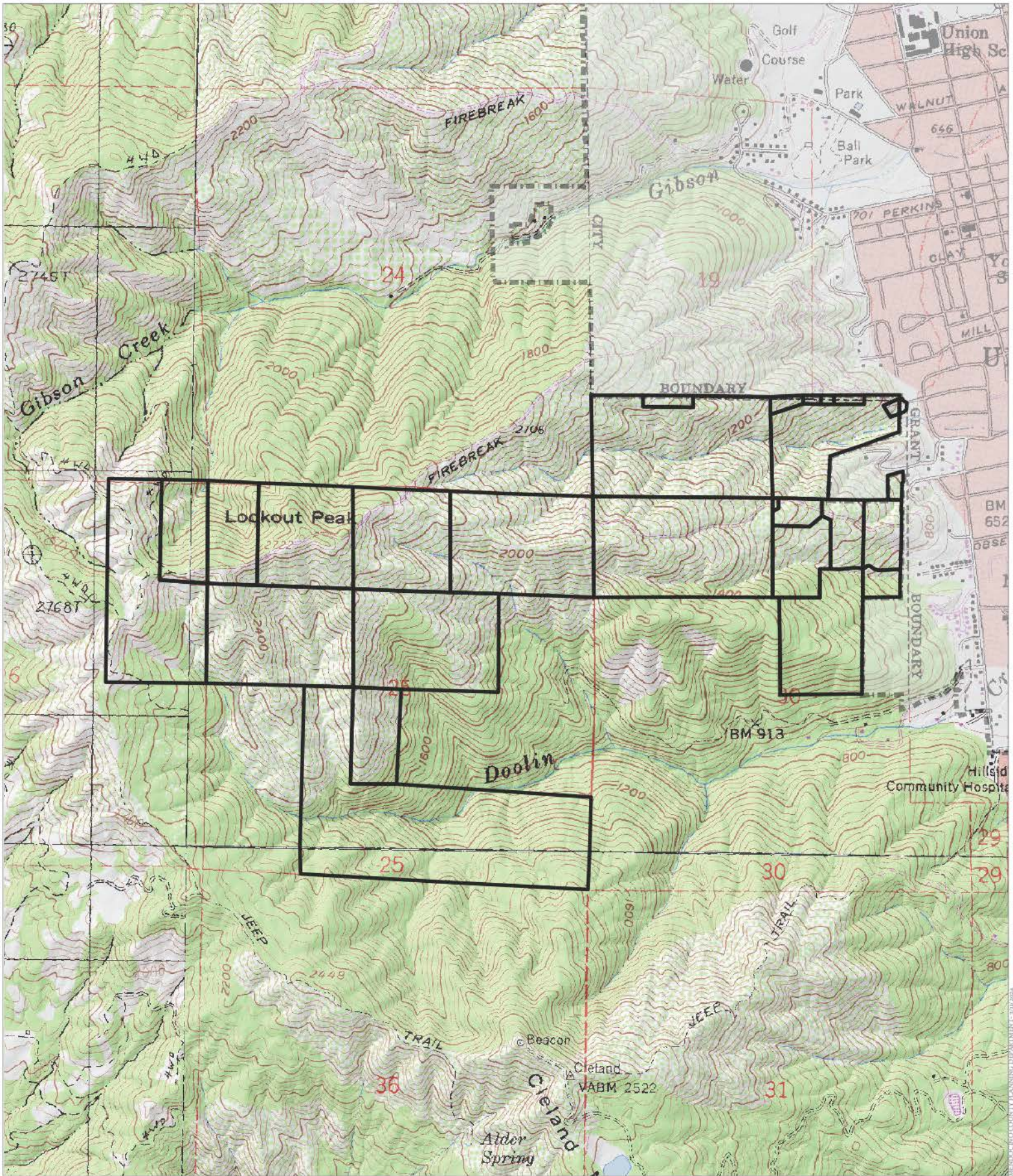
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OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

 City Limits
 Western Hills Annexation Area



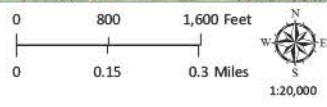
AERIAL IMAGERY

REDCLOUD COUNTY PLANNING DEPARTMENT - 9/16/2024

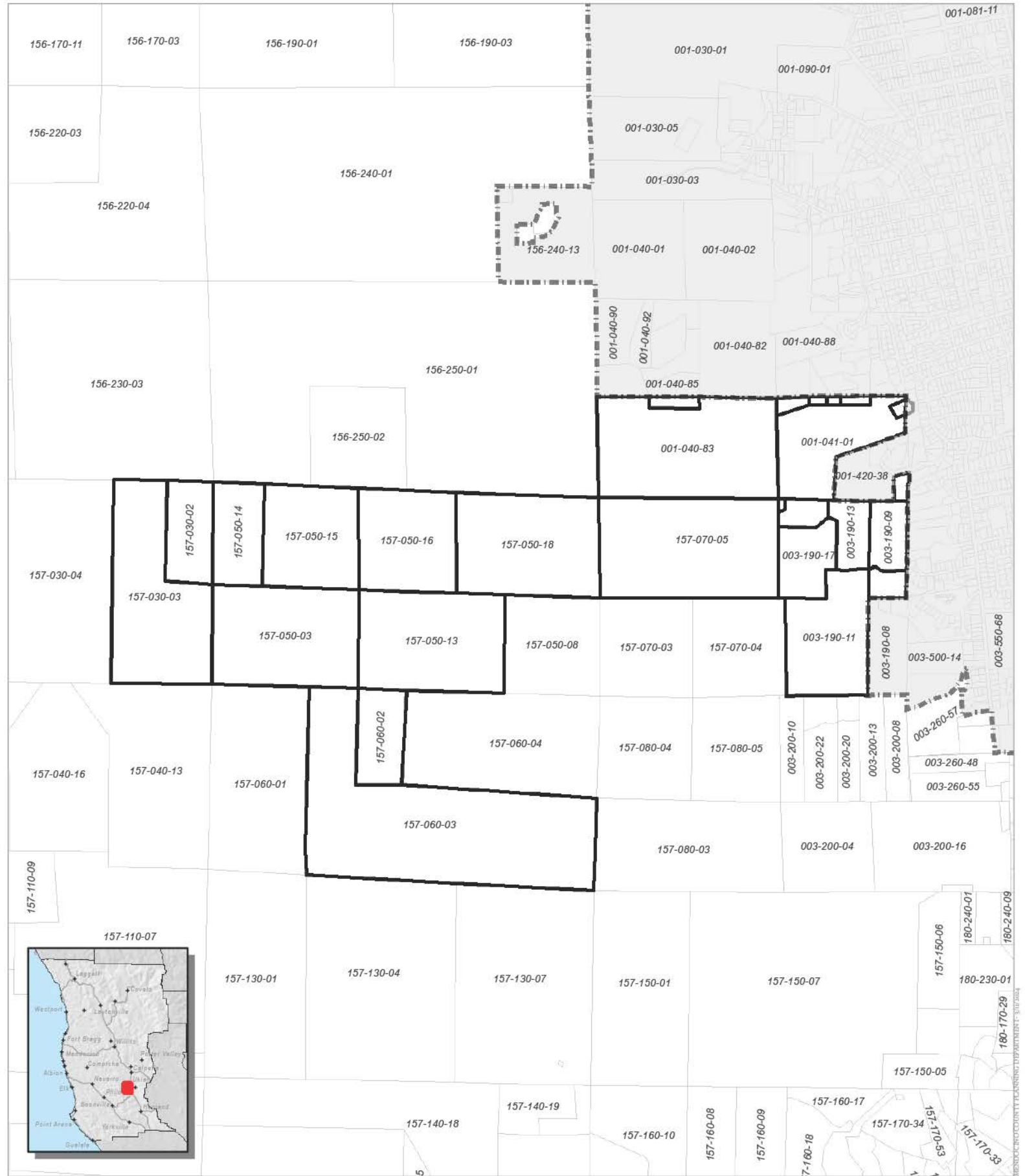


CASE: ANX 2021-0001
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills



 Western Hills Annexation Area
 City Limits

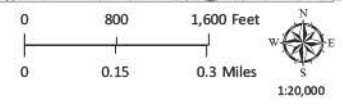


USGS TOPOGRAPHIC MAP

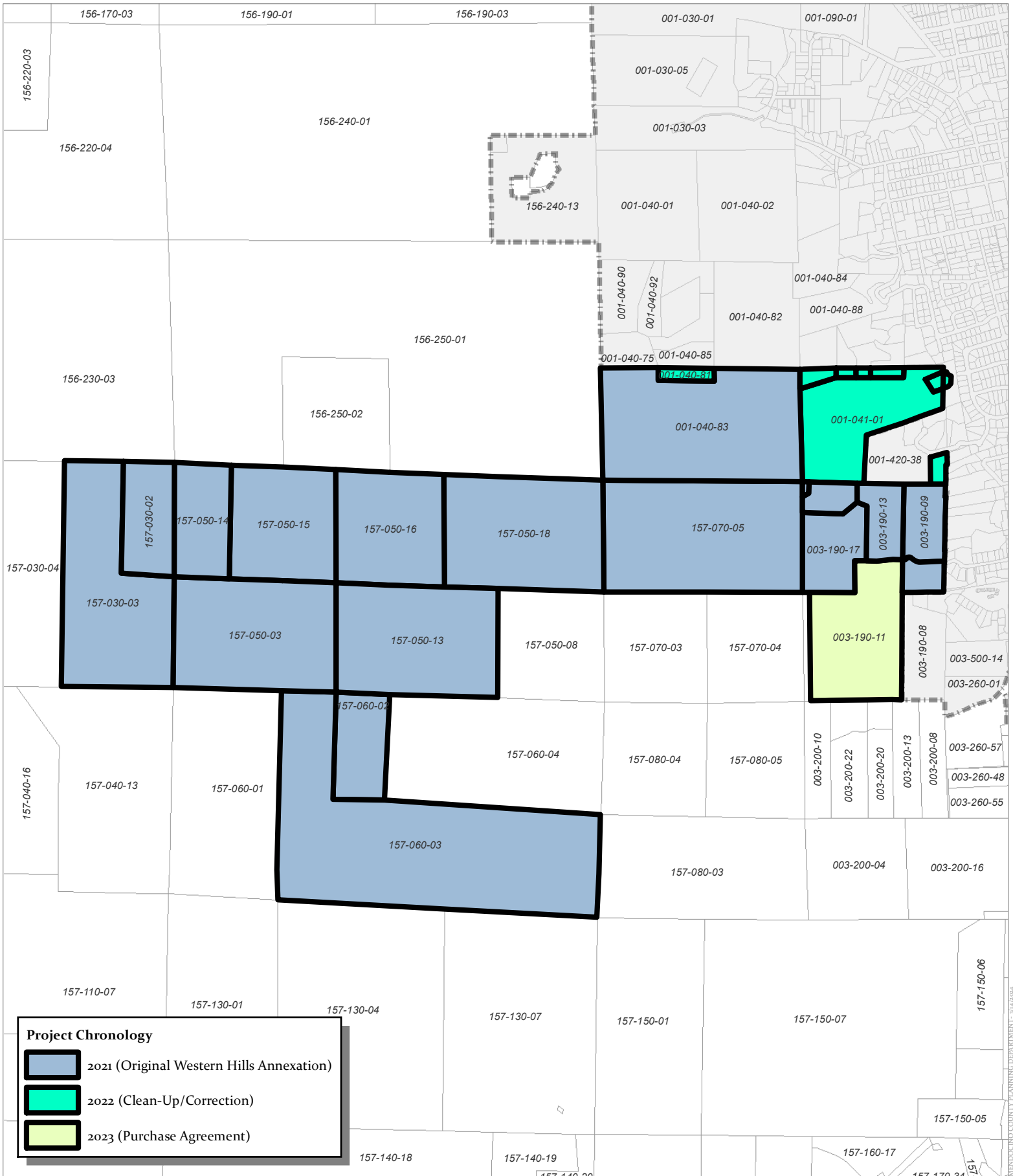


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OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

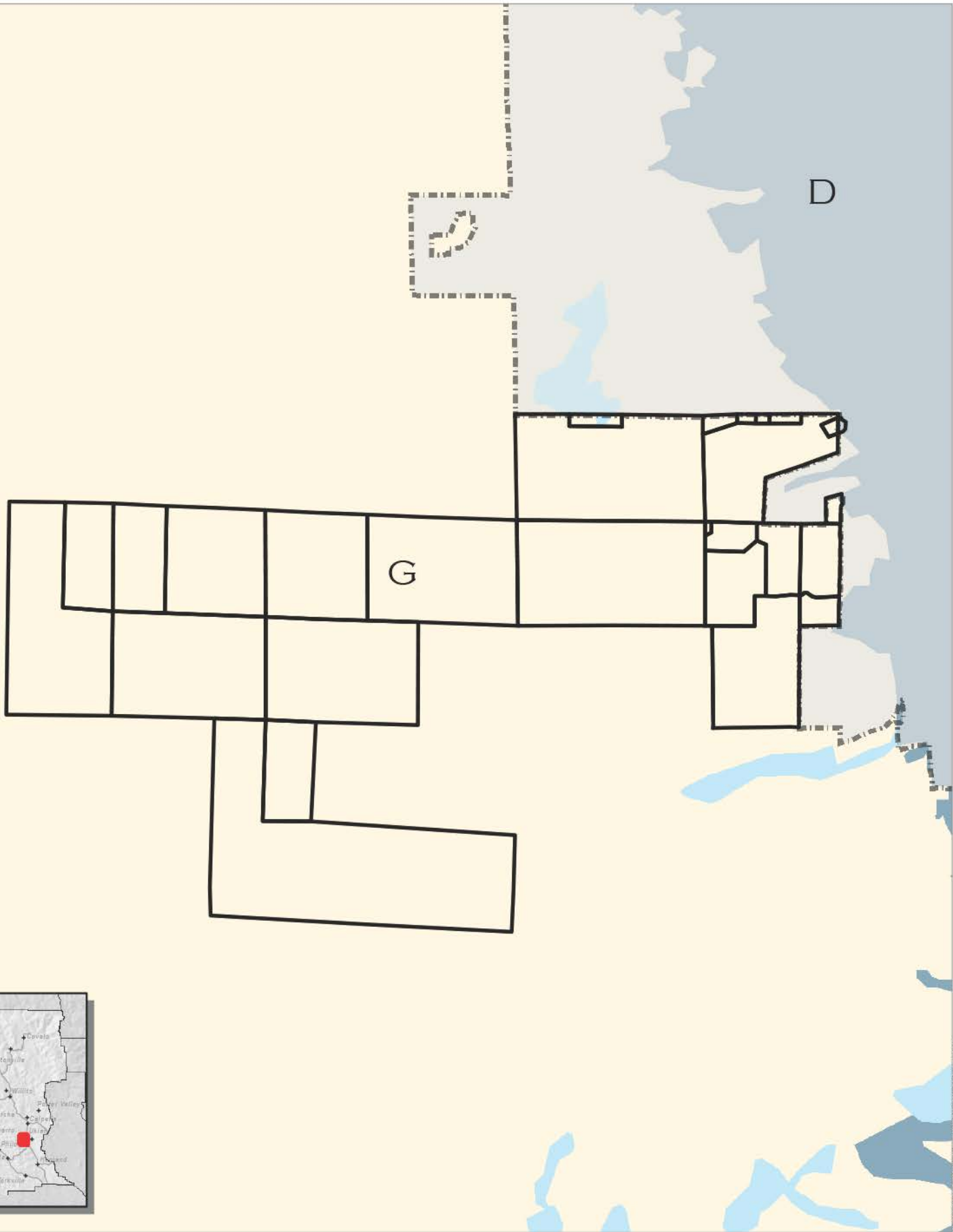
 City Limits
 Western Hills Annexation Area





ASSessor's PARCELS

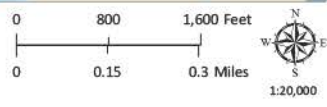


CASE: LAFCo A_2022-0002
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills



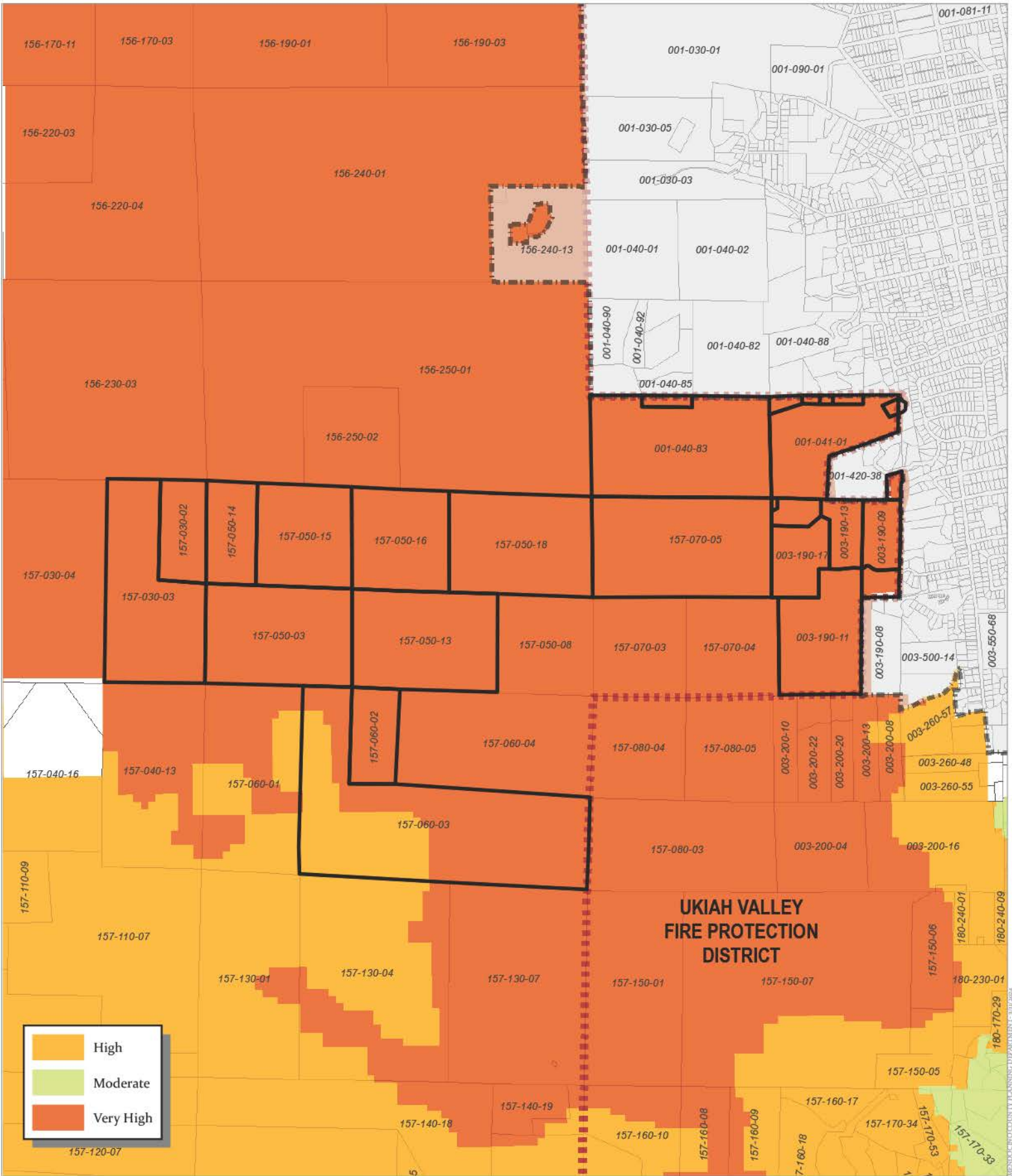
CASE: ANX 2021-0001
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

 Western Hills Annexation Area
 City Limits



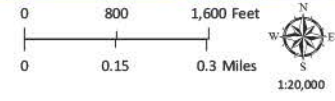
FARMLAND CLASSIFICATIONS

REDDUCO COUNTY PLANNING DEPARTMENT 5/20/2024

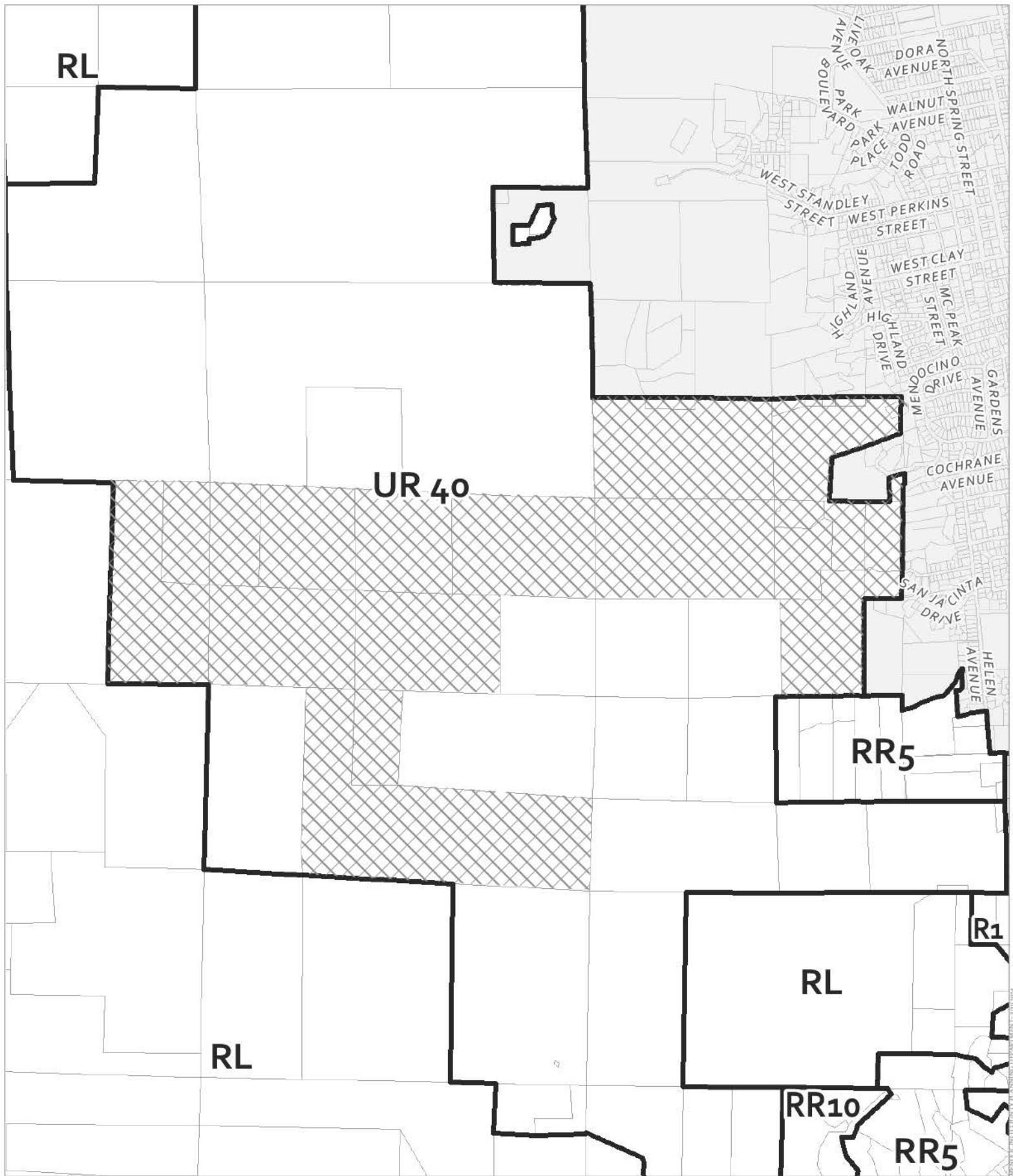


CASE: ANX 2021-0001
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills




Western Hills Annexation Area
 City Limits

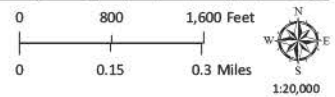


FIRE HAZARD ZONES



CASE: ANX 2021-0001
 OWNER: Various
 APN: Various
 APLCT: City of Ukiah
 AGENT: City of Ukiah
 ADDRESS: Western Hills

-  Western Hills Annexation Area
-  Zoning Districts
-  City Limits



RL 160

RMR 40

RR 5




RL 160

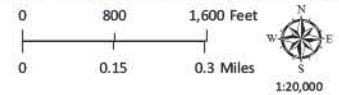
RR 10

RR 5

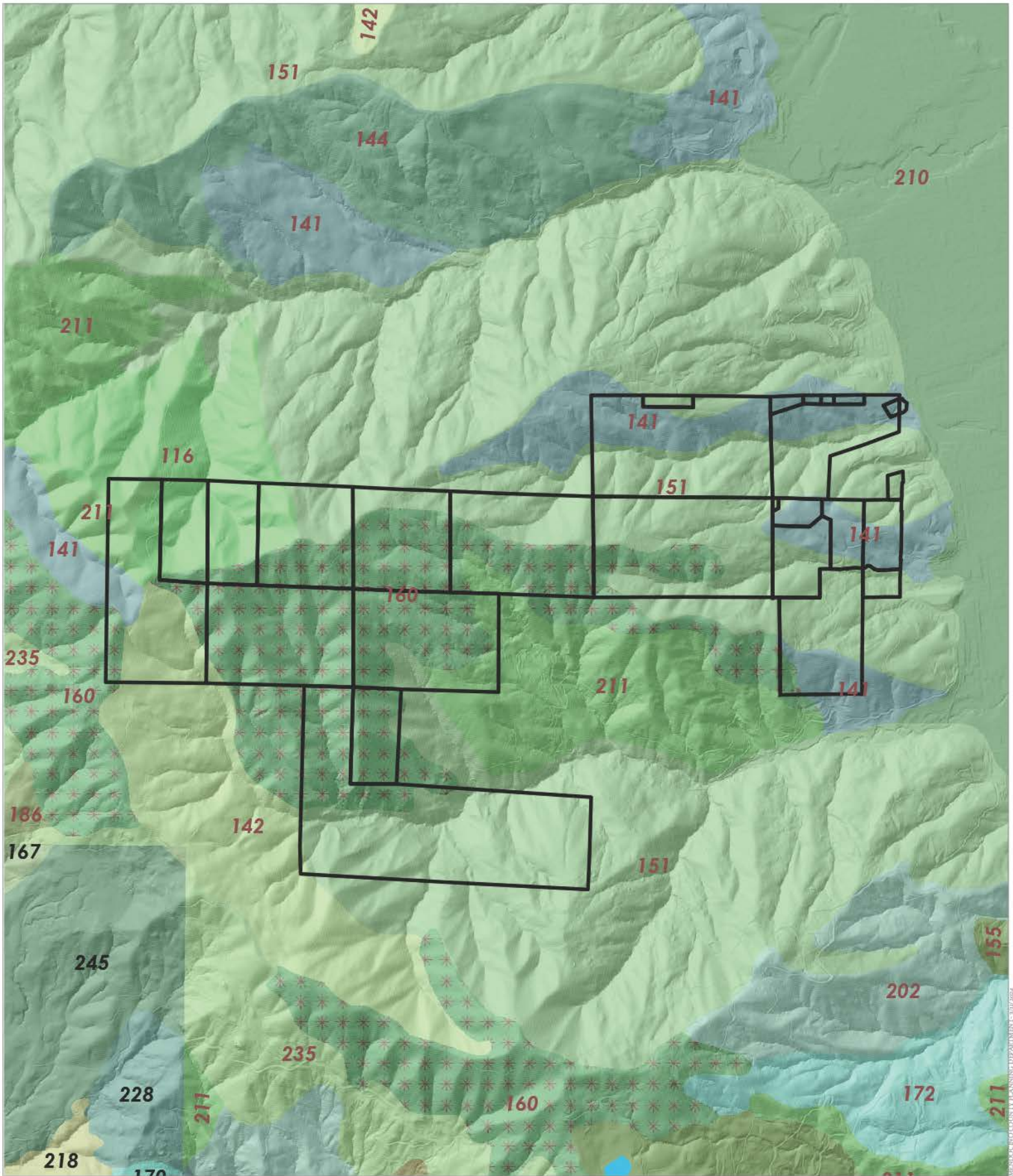
LIVE OAK AVENUE
 PARK BOULEVARD
 DORA AVENUE
 NORTH SPRING STREET
 WALNUT AVENUE
 PARK AVENUE
 TODD ROAD
 WEST STANDLEY STREET
 WEST PERKINS STREET
 WEST CLAY STREET
 HIGHLAND AVENUE
 H DRIVE
 GILAND DRIVE
 MOCINO DRIVE
 GARDENS AVENUE
 COCHRANE AVENUE
 SAN JACINTA DRIVE
 HELEN AVENUE

CASE: ANX 2021-0001
 OWNER: Various
 APN: Various
 APLCT: City of Ukiah
 AGENT: City of Ukiah
 ADDRESS: Western Hills

-  Western Hills Annexation Area
-  General Plan Classes
-  City Limits

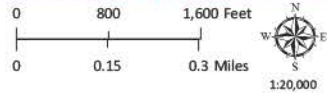


GENERAL PLAN CLASSIFICATIONS

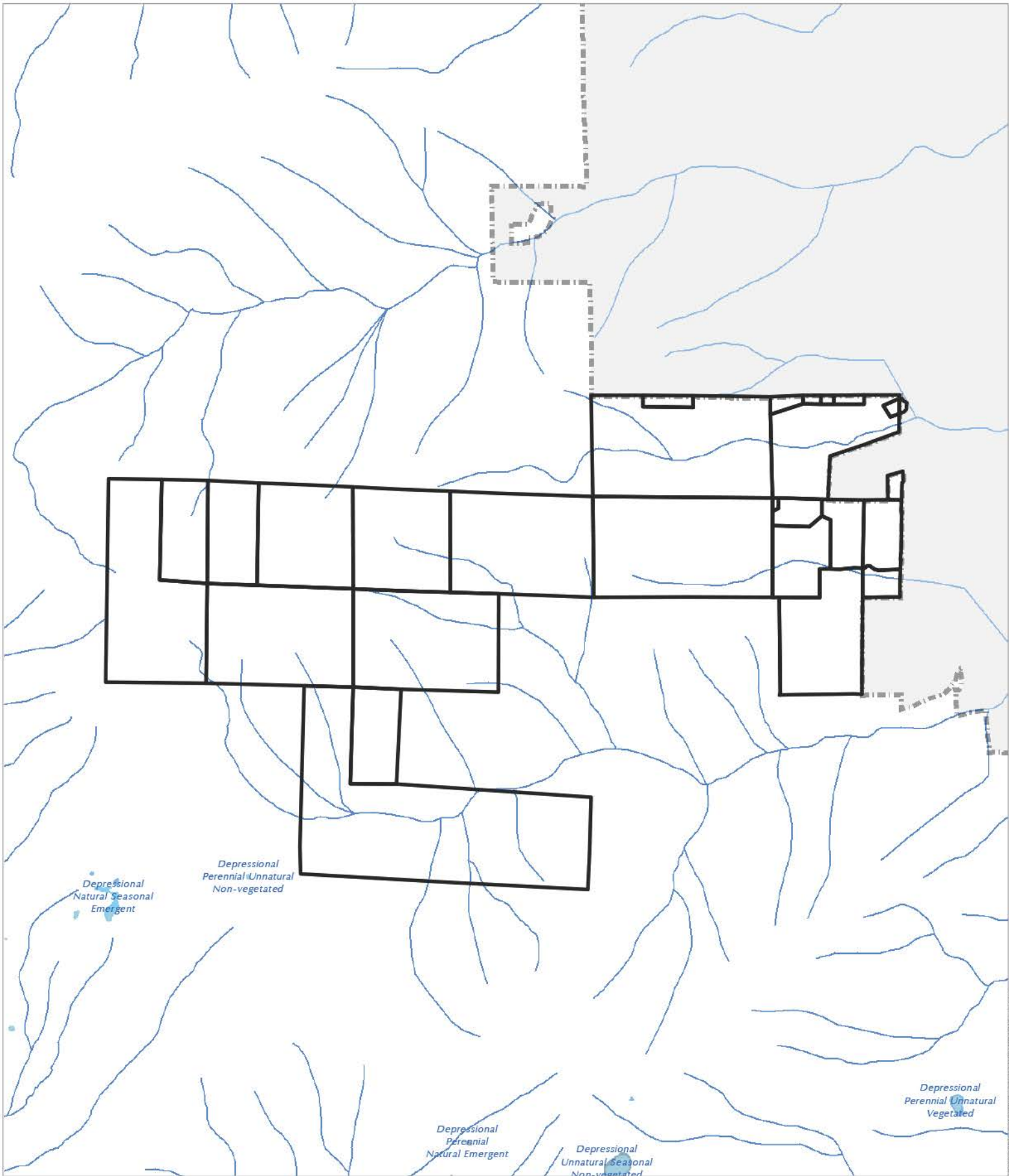


CASE: ANX 2021-0001
 OWNER: Various
 APN: Various
 APLCT: City of Ukiah
 AGENT: City of Ukiah
 ADDRESS: Western Hills



 Western Hills Annexation Area

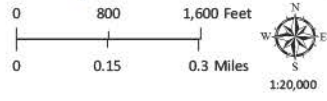


EASTERN SOIL CLASSIFICATIONS



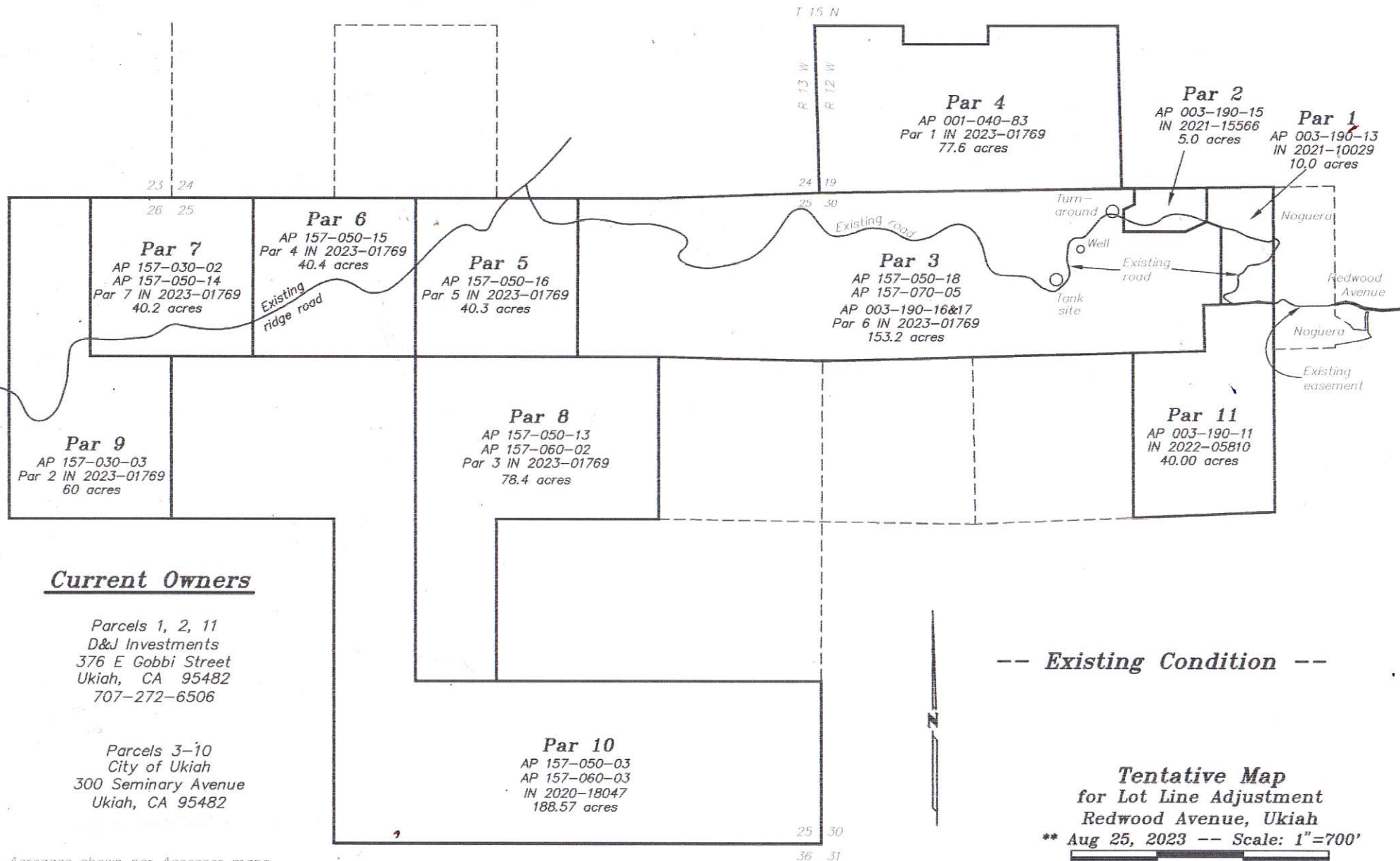
CASE: ANX 2021-0001
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

 Western Hills Annexation Area
 City Limits



CARI WETLANDS

HERNANDO COUNTY PLANNING DEPARTMENT - 3/12/2024



Current Owners

Parcels 1, 2, 11
D&J Investments
376 E Gobbi Street
Ukiah, CA 95482
707-272-6506

Parcels 3-10
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

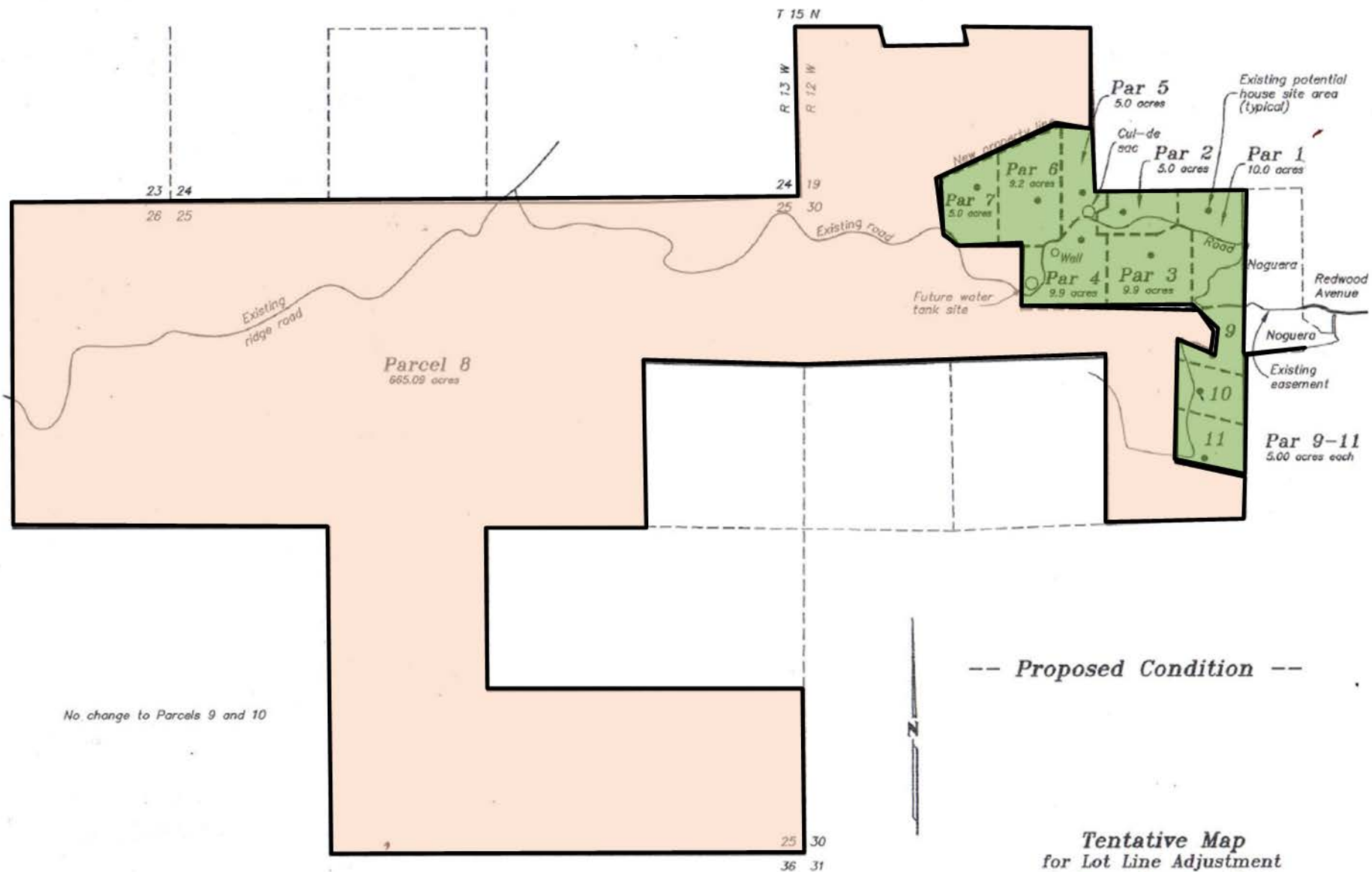
Acreages shown per Assessor maps

-- Existing Condition --

Tentative Map
for Lot Line Adjustment
Redwood Avenue, Ukiah
** Aug 25, 2023 -- Scale: 1"=700'

0 700 1400 2100

** updated AP numbers
Added Parcel 11
Revised owners



Proposed Prezoning Upon Successful Annexation

- Single-Family Residential-Hillside Overlay (R1-H)
- Public Facilities (PF)

Tentative Map
for Lot Line Adjustment
Redwood Avenue, Ukiah
** Aug 25, 2023 -- Scale: 1"=700'
0 700 1400 2100
** updated AP numbers
Added Parcel 11