



Notice of Preparation and Scoping Meeting

Supplemental Environmental Impact Report for the Ukiah 2026 Reorganization Project

Date: May 12, 2026

To: Reviewing Agencies, Organizations, and Interested Parties

Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report

The City of Ukiah (City), as the lead agency under the California Environmental Quality Act (CEQA), will prepare a Supplemental Environmental Impact Report (SEIR) for the Ukiah 2026 Reorganization Project (“project”). Pursuant to CEQA Guidelines section 15060(d), the City has determined that a SEIR is required for the project tiered from the certified Ukiah 2040 General Plan Final EIR (SCH# 2022050556). In accordance with CEQA Guidelines Section 15082, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

The purpose of this notice is to:

1. Serve as the Notice of Preparation of a Supplemental Environmental Impact Report for the Office of Land Use and Climate Innovation (LCI), Responsible Agencies, public agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to CEQA Guidelines Section 15082; and
2. Solicit comments and suggestions regarding the preparation of the SEIR, environmental issues to be addressed in the SEIR, and any other related issues, from interested parties, including interested or affected members of the public.

Project Location

The proposed project is located within and adjacent to the City of Ukiah and consists of multiple unincorporated areas located within the City’s existing Sphere of Influence (SOI) but outside of current city limits. The proposed project area includes several geographically distinct areas generally located south, north-northeast, north, and east of the city boundaries. These areas are currently served by the Ukiah Valley Sanitation District, Millview County Water District, and Willow County Water District.

Figure 1 illustrates the regional location of the City of Ukiah, Figure 2 shows the proposed project area in relation to existing city limits, and Figure 3 illustrates the individual reorganization areas included in the proposed project.

Project Description

The Ukiah 2026 Reorganization Project proposes a reorganization of service territories within the City’s existing Sphere of Influence and the pre-zoning of annexed unincorporated areas. The proposed project consists of two components: a Reorganization Component and a Pre-Zone Component.

The Reorganization Component would include annexation of unincorporated territories currently served by the Millview County Water District and Willow County Water District, with concurrent detachment of those territories from the respective districts. The City would also annex territory within the Ukiah Valley Sanitation District. Once at least 70 percent of the acreage of the Sanitation District is within city limits, the City would establish the Sanitation District as a subsidiary district, consistent with applicable law. The

City does not propose to annex land within the Pinoleville Rancheria and would consult with the Tribe regarding service provision to maintain existing levels of service.

The Pre-Zone Component would involve applying City land use designations and zoning districts to annexed territories concurrent with annexation. Pre-zoning would be consistent with existing Mendocino County General Plan designations, the Ukiah Valley Area Plan, and County zoning standards. The proposed project would not change allowable land uses, development intensity, or site development standards, and would not induce growth or enable development beyond what is currently permitted.

SEIR Scope

The City of Ukiah adopted the City of Ukiah 2040 General Plan and certified a Program Environmental Impact Report (State Clearinghouse No. 2022050556) that evaluated the environmental effects of buildout under the General Plan. The City of Ukiah, as Lead Agency under CEQA, has determined that the Ukiah 2026 Reorganization Project constitutes a change requiring preparation of a SEIR pursuant to CEQA Guidelines Sections 15162 and 15163. The SEIR will evaluate the environmental effects of the proposed annexations, detachments, establishment of a subsidiary district, and pre-zoning actions as the “whole of the project” under CEQA, to the extent that those effects were not adequately analyzed in the previously certified General Plan EIR.

The SEIR will assess the potential direct, indirect, and cumulative environmental impacts of the proposed project in relation to key environmental resource topics outlined in the CEQA Environmental Checklist (CEQA Guidelines, Appendix G) and listed below. Additional resource areas may be analyzed depending on the information developed through the scoping process. Mitigation measures will be identified for significant impacts, as warranted.

- Agricultural and Forestry Resources
- Land Use and Planning
- Hydrology and Water Quality
- Utilities and Service Systems

In addition to evaluation of potential impacts and identification of mitigation measures, the SEIR will discuss a reasonable range of potentially feasible alternatives to the project that may accomplish basic objectives while lessening or eliminating any potentially significant project-related impacts.

As provided in the CEQA Guidelines, the SEIR also will include other CEQA considerations including but not limited to the following information: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant unavoidable impacts, 4) significant irreversible environmental changes, 5) references and organizations/persons consulted, and 6) SEIR authors.

Opportunity for Public Review and Comment

This Notice is available for review on the City’s website at: <https://cityofukiah.com/ceqa-review/>

The City of Ukiah would like to receive your input on the scope of the information and analysis to be included in the SEIR. Due to time limits, as established by CEQA, your response should be sent at the earliest possible date, but no later than 30 days after publication of this notice. Please submit your comments **by 5:00 p.m. on June 10, 2026** by mail or e-mail to:

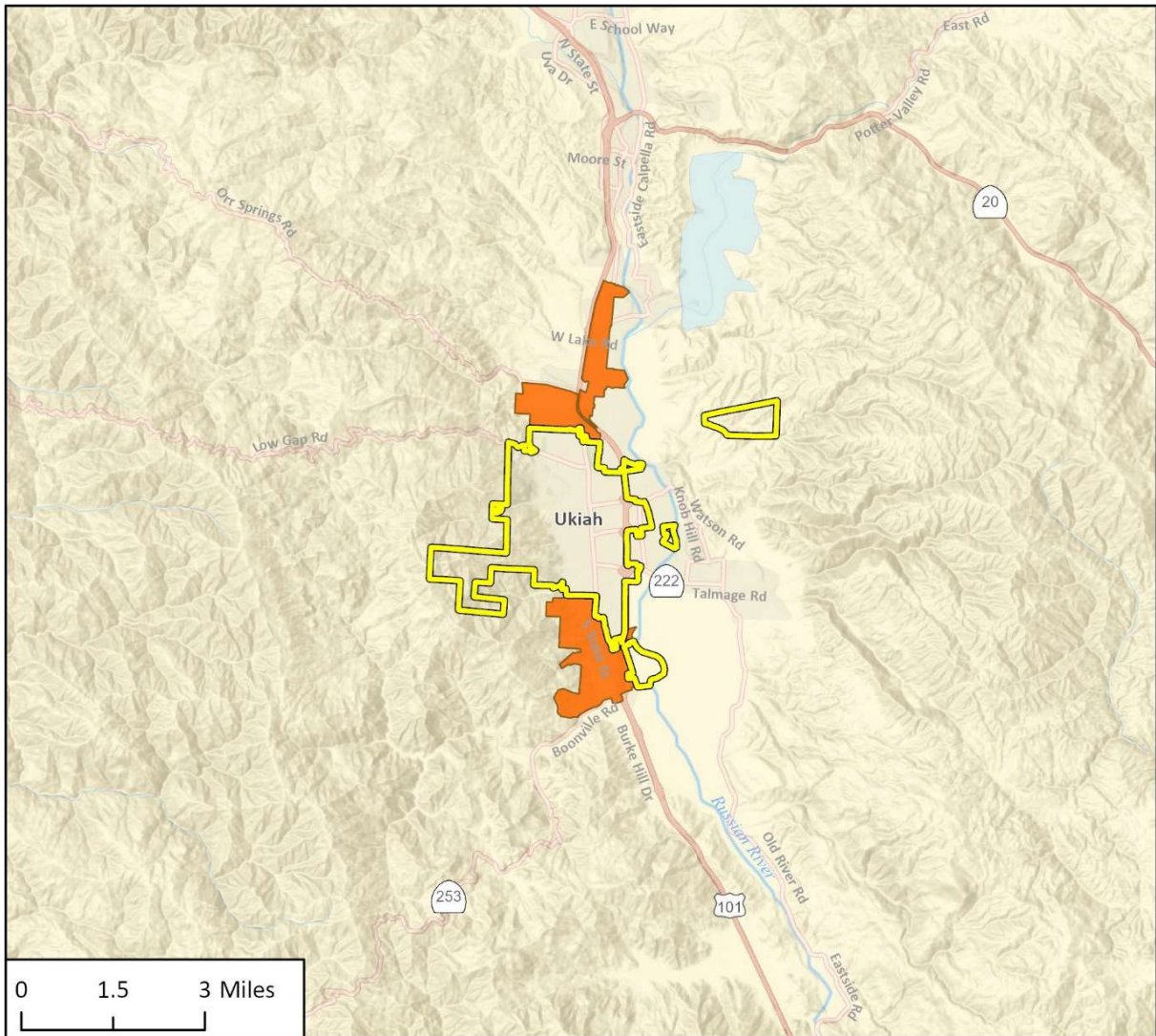
Maya Simerson, Project and Grant Administrator
City of Ukiah
300 Seminary Avenue
Ukiah, California 95482
MSimerson@cityofukiah.com

Please include the name, phone number, and address of a contact person in your response.

SEIR Public Scoping Meeting

The City will hold a public SEIR scoping meeting in-person to provide an opportunity for agency staff and interested members of the public to submit verbal comments on the scope of the environmental issues to be addressed in the SEIR. The scoping meeting will be held on **June 1, 2026 at 5:00 PM at the Ukiah Valley Conference Center, located at 200 S. School Street, Ukiah, California 95482.**

Figure 1 Regional Location



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-  Project Location
-  City of Ukiah Boundary
-  Proposed Project Area

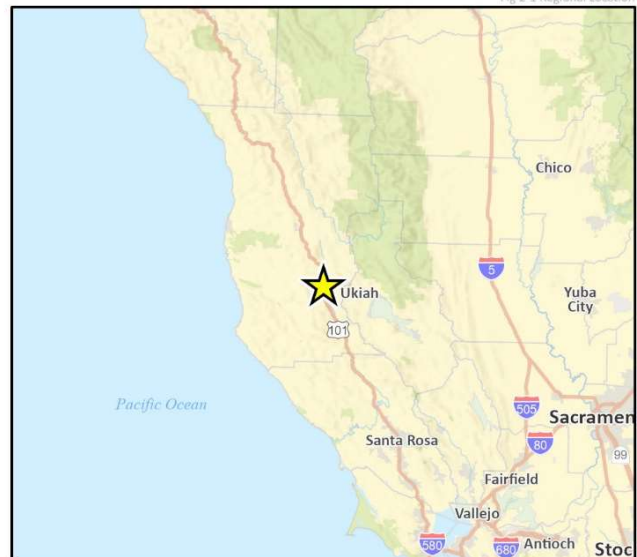
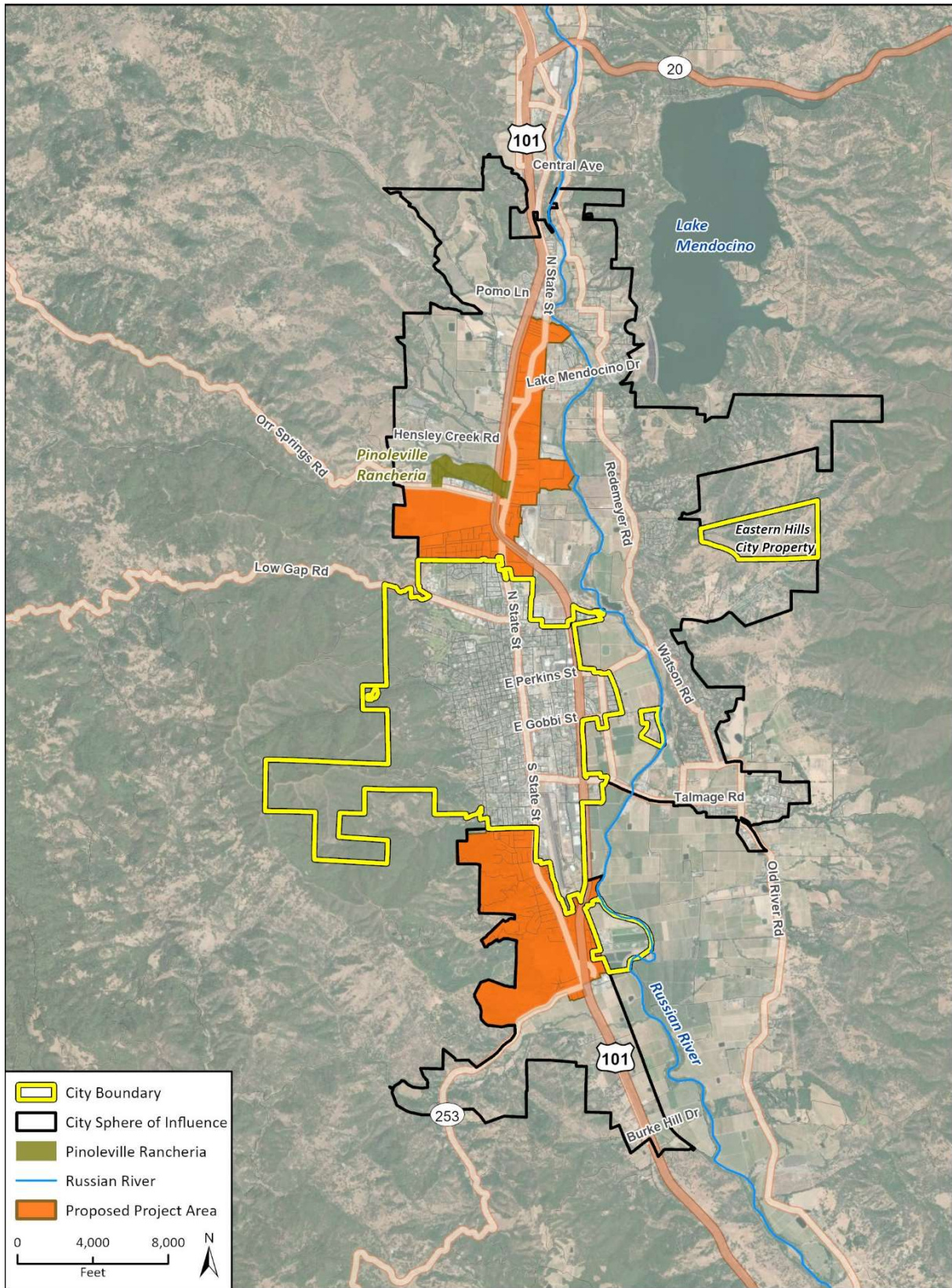
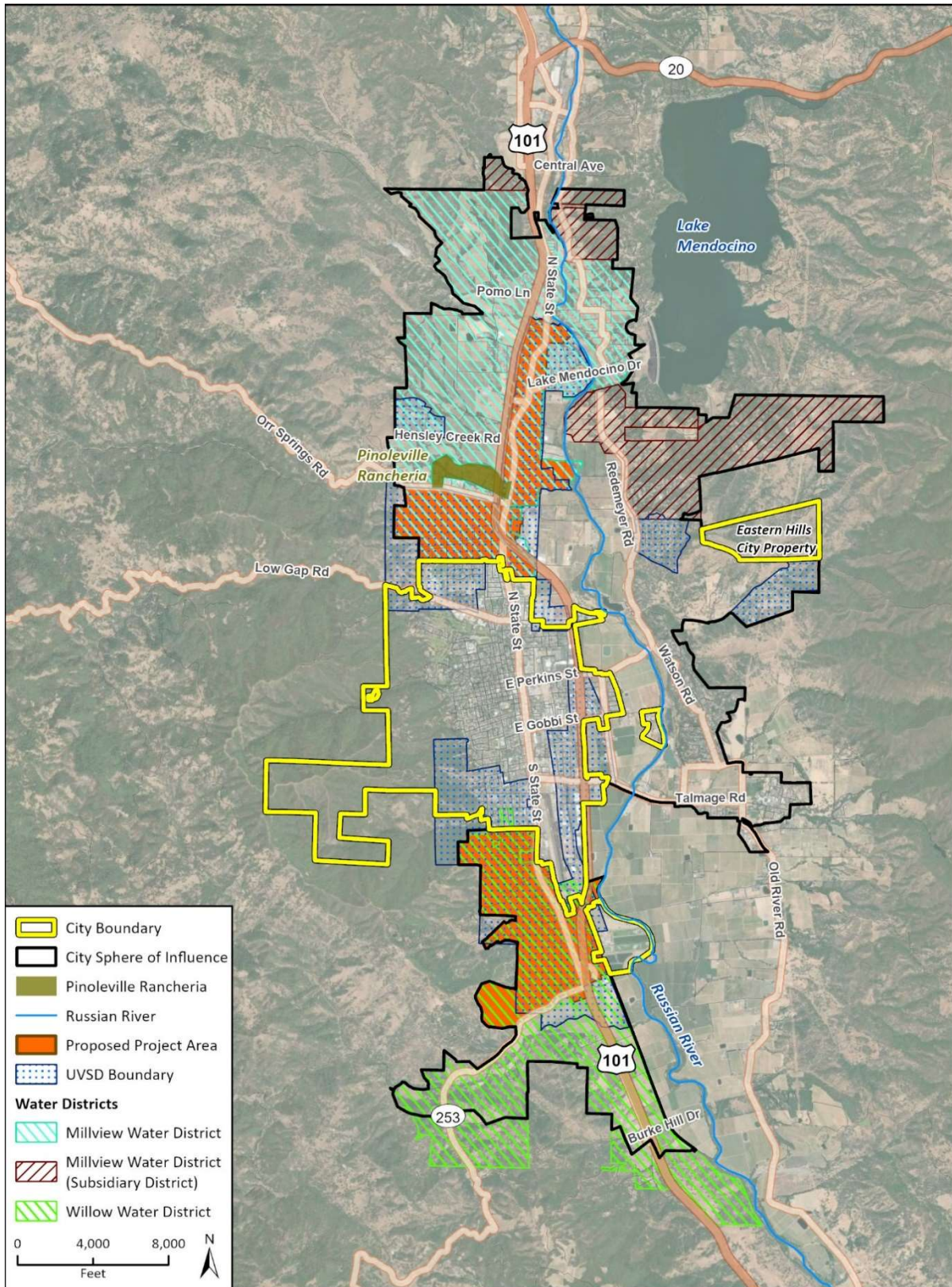


Figure 2 Project Area (Proposed Annexation Area)



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Additional data provided by County of Mendocino, 2026.

Figure 3 Project Reorganization Detail



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 Additional data provided by County of Mendocino, 2026.



NATIVE AMERICAN HERITAGE COMMISSION

May 21, 2026

Maya Simerson
City of UkiahVia Email to: MSimerson@cityofukiah.comCHAIRPERSON
REGINALD PAGALING
CHUMASHVICE-CHAIRPERSON
BUFFY MCQUILLEN
YOKAYO POMO, YUKI,
NOMLAKISECRETARY
ISAAC BOJORQUEZ
OHLONE-COSTANOANPARLIAMENTARIAN
WAYNE NELSON
LUISEÑOCOMMISSIONER
SARA DUTSCHKE
MIWOKCOMMISSIONER
STANLEY RODRIGUEZ
KUMEYAAYCOMMISSIONER
BENNAE CALAC
PAUMA-YUIMA BAND OF
LUISEÑO INDIANSCOMMISSIONER
VACANTCOMMISSIONER
VACANTEXECUTIVE SECRETARY
Andrew Alejandro
Paskenta Band of
Nomlaki IndiansNAHC HEADQUARTERS
1550 HARBOR BOULEVARD
SUITE 100
WEST SACRAMENTO,
CALIFORNIA 95691
(916) 373-3710
NAHC@NAHC.CA.GOV

Re: 2022050556, Ukiah 2026 Reorganization Project, Mendocino County

To Whom It May Concern:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a.** A brief description of the project.
- b.** The lead agency contact information.
- c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:

A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a.** Alternatives to the project.
- b.** Recommended mitigation measures.
- c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a.** Type of environmental review necessary.
- b.** Significance of the tribal cultural resources.
- c.** Significance of the project's impacts on tribal cultural resources.
- d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3.** Contact the NAHC for:
- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4.** Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

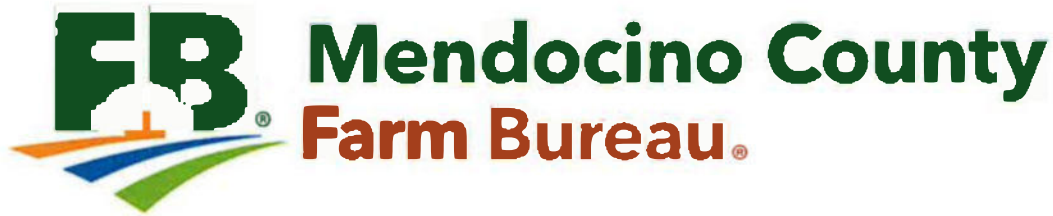
If you have any questions, please contact me at my email address: melina.carlos@nahc.ca.gov

Sincerely,

Melina Carlos

Melina Carlos
Cultural Resources Analyst

cc: State Clearinghouse



June 8, 2026
Maya Simerson, Project and Grant Administrator
City of Ukiah
300 Seminary Avenue
Ukiah, California 95482

Re: MCFB comments on SEIR scoping

Dear Mrs. Simmerson and city staff,

Mendocino County Farm Bureau is submitting these comments regarding the Supplemental Environment Impact Report (SEIR) being prepared for the proposed Ukiah 2026 Reorganization Project.

While we appreciate that most, but not all, of the farmland that was included in the initial proposal has been removed from the current proposal, many of the concerns that we expressed have not been addressed. We are hoping some of these concerns will be adequately analyzed in the SEIR. We have listed our concerns and what we want to see analyzed below.

1. Land Use/Planning and Aesthetics-We acknowledge that the City of Ukiah has adopted a Right to Farm ordinance, Right to Industry ordinance and Mendocino County Inland Zoning Code as a part of pre-zoning ahead of any annexation. While this allows annexed residents to maintain the same entitlements they currently enjoy, some of those entitlements, such as raising backyard livestock, require permits and fees which are not required by the County. We are concerned that the City of Ukiah will adopt new zoning ordinances soon after any annexation is approved. There is potential for annexation to accelerate residential development in areas currently under County jurisdiction which could negatively impact our rural character and community identity. We want the areas where this could happen to be identified.

2. Transportation/Traffic- While annexation/reorganization does not immediately lead to proposed development which would impact traffic, it has the potential to accelerate development which would impact traffic. We also have concerns over the city's ability to take on the maintenance of any roads currently under county jurisdiction and want to see a roads maintenance plan.

3. Agriculture and Forestry Resources-This current proposed annexation/reorganization has removed most of the agricultural zoned lands but there is still the potential for developments spurred by reorganization to lead to conflict between newly developed residential areas adjacent to commercial agricultural lands leading to complaints over noise, pesticide applications, dust, etc. that arise from normal farm business operations.

4. Public Services-We question the city's ability to provide adequate law enforcement to newly annexed areas. There are a few areas, such as the Brush Street triangle and Orr Creek Commons, that were not included in the current proposed annexation which seemed like they should have been. We want to see a plan that outlines how the city will staff up to provide adequate law enforcement to these areas. We also are concerned about the fiscal impact on the county which would negatively impact the county's ability to provide the level of service currently supplied to county residents. We want to see a detailed financial analysis of how the proposed annexation/reorganization would impact county finances, and by extension, their ability to provide services.

5. Hydrology/Water Quality- Agriculture requires secure water supplies and availability. We are concerned that growth induced by the annexation/reorganization would negatively affect water available for agriculture. We want water supplies, supply allocations, and future water needs to be analyzed.

6. Reasonable Alternatives- During the negotiations that led to the adoption of the Master Tax Sharing agreement, there was a proposed map for potential annexation/reorganization that was a much smaller footprint than what is being proposed. We would like that original area to be analyzed or any other prudent alternative that is much smaller in size than what is currently being looked at.

While the current proposal is smaller in scope than the original, we still have concerns about the lack of an open and public process in its development and the lack of public input and transparency.

We respectfully request that these comments be included in the administrative record and the issues that we identified be fully analyzed.

Thank you for the opportunity to comment.

Respectfully,



Adam Gaska, Executive Director
Mendocino County Farm Bureau



Bill Pauli, Land Use Chair
Mendocino County Farm Bureau

Leslie Slayday

From: Matt Maddox
Sent: Monday, June 8, 2026 4:17 PM
To: Leslie Slayday
Subject: FW: [EXT] FW: Annexation

Follow Up Flag: Follow up
Flag Status: Flagged



Matt Maddox, AICP, MESM
Principal
mmaddox@rinconconsultants.com
805-644-4455 Main | 916-204-9142 Mobile | 916-706-1374 Direct
Sacramento, California

OOO Alert: 6/22-6/30; 7/20-7/24

From: Craig Schlatter <cschlatter@cityofukiah.com>
Sent: Monday, June 8, 2026 3:50 PM
To: Matt Maddox <mmaddox@rinconconsultants.com>
Cc: Philip Williams <pwilliams@azimuslaw.com>; Maya Simerson <msimerson@cityofukiah.com>; Jesse Davis <jdavis@cityofukiah.com>
Subject: [EXT] FW: Annexation

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-----Original Message-----

From: Jarchain <jarchain@comcast.net>
Sent: Friday, June 5, 2026 7:27 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: Annexation

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I have concerns on what will happen to the areas of Ukiah that are not being annexed and will lose County dollars that will now go to the City. The residents in this part of Ukiah do not want our services cut or increased for lack of County dollars that they will be losing if this annexation goes through. Also I believe that residents of the unannexed areas should have a say on residents losing that additional revenue.

Joyce Archain
3551 Eastside Calpella
Ukiah

Sent from my iPhone

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To City of Ukiah

Attn: Craig Schlatter, Community Services Director

RE: proposed 2026 Reorganization Project California Environmental Quality Act (CEQA)
process SEIR

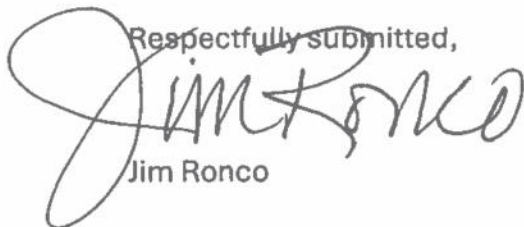
Please provide answers to the following environmental impacts in the SEIR

What are the environmental impacts of following:

1. Adding water supply to the underserved areas to be annexed into the City of Ukiah
2. Adding sewer service to the underserved areas to be annexed into the City of Ukiah
3. Adding electrical service to the underserved areas to be annexed into the City of Ukiah.
4. Adding police protection, increased police patrols and police surveillance to the underserved areas to be annexed into the City of Ukiah
5. Adding infrastructure support to the underserved areas to be annexed into the City of Ukiah on the sewer, water, electricity and police services currently supplied to the residents and businesses within the existing City of Ukiah
6. Adding growth from undeveloped lands to the available resources, i.e., water, sewer, electricity, roads/streets and police services into the City of Ukiah
7. Developing additional services, i.e., water, sewer, electricity and roads/streets to serve underserved areas to be annexed into the City of Ukiah
8. Cumulative impacts of increasing city staff employees to cover the increase in services provided to the underserved areas to be annexed into the City of Ukiah
9. Policing non-compliant existing land uses to conform to City of Ukiah code requirements
10. Retrofitting and or replacing existing structures and land uses to comply with City of Ukiah ordinances
11. Adding existing County of Mendocino served land areas into the City of Ukiah
12. Reducing the service areas of county water districts and the sewer district.
13. Increased road surface maintenance and improvement to accommodate adding underserved areas to be annexed into the City of Ukiah.
14. Eliminating businesses and manufacturing due to City of Ukiah taxation, license fees and or regulations.

15. Jerrymandering the annexation boundaries to delete neighboring properties due to land use or political considerations i.e., lack of contribution to sales tax revenue and or business license revenue.
16. Reducing available agricultural lands by annexation into the City of Ukiah.
17. Annexing lands served or underserved, to the City of Ukiah for the sole purpose of revenue enhancement.
18. Mismanagement and overregulation by the City of Ukiah on lands currently served by the County of Mendocino, the businesses, residences and open space located therein.
19. Cumulative impact of significant increase of population to the finances of the City of Ukiah to serve existing city residents.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jim Ronco". The signature is stylized with large, sweeping loops and is written over the typed name "Jim Ronco".

Jim Ronco

June 1, 2026

Maya Simerson
Project and Grant Administrator
msimerson@cityofukiah.com
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

RE: Public Comment for COU Annexation Scoping Session 06.01.26

I am writing as a property owner directly affected by the City of Ukiah's proposed annexation. I own both agriculture-zoned land with an established vineyard and industrial-zoned land that supports my car restoration business, wine storage business and commercial lease. None of these properties have ever been under City of Ukiah jurisdiction or regulation.

I strongly object to the annexation of my properties. This is an Annexation of the unwilling! And it appears to be primarily a revenue-driven effort to expand the City's tax base against the express wishes of affected property owners. I request that the Supplemental Environmental Impact Report (SEIR) fully and transparently analyze the following issues as part of the scoping process:

- **Direct impacts on existing agricultural operations:** My property includes actively farmed agriculture-zoned land with a producing vineyard that has operated successfully for years under County jurisdiction. Annexation would subject this land to City of Ukiah regulations, permitting requirements, fees, and policies for the first time. I request that the SEIR thoroughly analyze the direct, indirect, and cumulative impacts on ongoing agricultural operations, including potential changes to water use, irrigation practices, pest management, frost protection, harvesting activities, and other normal farming practices.
- Of particular concern is the risk that new City rules, restrictions, or increased costs could substantially diminish the economic viability and value of my vineyard — effectively functioning as a regulatory taking or inverse condemnation without compensation. The SEIR

should evaluate whether annexation would interfere with my reasonable investment-backed expectations, result in a significant diminution of property value, or otherwise constitute a de facto taking of my agricultural enterprise. This analysis must include the permanent loss or impairment of productive agricultural land and compliance with state policies protecting farmland (e.g., Williamson Act considerations if applicable).

- **Impacts on existing industrial and commercial uses:** My car restoration and wine storage businesses operate on industrial-zoned land outside City limits. The SEIR should analyze how City regulations, zoning overlays, business licensing, building codes, and fees would affect these established operations, including any compliance costs or operational changes required post-annexation.
- **Fiscal impacts on property owners:** The SEIR must include a clear, property-specific analysis of expected increases in property taxes, assessments, development impact fees, and other City-imposed costs versus the level of services that would actually be provided. Claims of fiscal benefit to the City should not override the direct financial burden on unwilling property owners.
- **Infrastructure and service extensions:** Any required extension of City water, sewer, roads, or other infrastructure to serve annexed areas must be fully evaluated for cost, who will bear those costs, and whether current City systems have adequate capacity without negatively affecting existing City residents.
- **Alternatives to annexation:** The SEIR should analyze alternatives that do not include involuntary annexation of privately owned, productive agricultural and industrial lands, including maintaining the current County jurisdiction.

The public has had extremely limited meaningful opportunity to weigh in before the Notice of Preparation was filed. We only had one very disorganized meeting. I urge the City to extend the scoping period, hold additional public meetings in the affected areas, and ensure the SEIR provides a thorough, unbiased evaluation of these impacts rather than serving as a procedural step toward pre-determined annexation.

Annexation should not be used to force higher taxes and new regulations onto productive property owners who have successfully operated outside City limits for years. My properties are not blighted or in need of City intervention—they are active, contributing agricultural and business assets.

Thank you for considering these comments during the scoping process. I request written acknowledgment that these issues will be addressed in the SEIR.

Respectfully submitted,

Julie Golden

Property Owner: Vineyard, Car Restoration, and Wine Storage

P.O. Box 340, Hopland, CA 95449

julie@goldenvineyards.com

(707) 272-8815

Leslie Slayday

From: Leslie Slayday
Sent: Tuesday, June 9, 2026 10:16 AM
To: Leslie Slayday
Subject: FW: [EXT] FW: Annexation - REIR

From: Marcia Morgan Lazaro <marciamorganlazaro@gmail.com>
Sent: Monday, June 8, 2026 4:24 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Cc: John Lazaro <lazaro.john@outlook.com>
Subject: Annexation - REIR

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Craig.

After reviewing the City's website page on the proposed annexation, and giving more thought to the conversation I had with Jesse Davis and Kim Larue as we walked to our cars after the June 2 meeting, certain concerns still arise for our family. How these fit in to the REIR is not totally clear to me but perhaps they will be more apparent to you.

1. Reading Shannon's email, and I believe this is mentioned on your website as well, we would like to see Mr. Maddox or you define the City of Ukiah's "Sphere of Influence." What does this "sphere" include, is it ridge to ridge of the Ukiah Valley, is it distance from commercial shopping areas, is it a radius from the heart of town? The new map is still very ambitious but does not clearly show why these annexation targets would benefit from being annexed or what the City's goals are. One could guess that the City's sphere of influence is broad because of the daily draw into City limits because of the County seat, hospital, and shopping, but your annexation plans left out the College. On the south side of town, you clearly are pulling in the residential areas that have higher density but on the north side you left out the new developments along Lake Mendocino Drive. So what is the City's sphere of influence that would create and define the new version of your annexation plans?

2. How will wildfire events be handled if the current annexation map is adopted. We live 1 mile out on Boonville Road and on Friday saw a beautifully swift response to an afternoon fire at 2401 Boonville Road. Whose responsibility will it be to handle wildfire events as you reach up into the western hills and down Boonville Road. What was the motivation to make the turn down Boonville Road and using Highway 253 as the boundary? Why are our neighbors on the north side of 253 included in the annexation but not those of us across the street...except for Fireside Village which would fall under the City's desire to have all of the higher density neighborhoods. How will the annexation affect those of us outside your limits when you are reaching further into the urban woodlands, how does the annexation change the jurisdiction for fire fighting, policing and first responders?

3. Jesse mentioned that most of the people who got up and spoke lived outside the proposed annexation map, as do we. However, we own properties inside City limits and I also have a 7-plex on N Bush that will be inside the proposed annexation. Will the REIR address not just how the areas within the annexation are affected but also how those properties left out of the annexation will be impacted. As the City grows its boundaries and collects a greater share of County property and sales taxes, what affect will that have on the County's budget and ability to meet the needs of those of us living outside your new boundaries? That includes fire, safety, utilities, etc. Will our life in the County be better because the City is sharing more of the load of providing services?

Everyone in this community will be impacted by the City's expanded boundaries and everyone should be included in the conversation. Just because someone lives outside the proposed annexation map does not mean their life won't be impacted or that their concerns aren't viable.

4. Will the REIR be able to identify the benefits to being annexed into the City? Aside from having the ability to influence the City Council on how Ukiah will be run, I found no clear outline of how annexation will make life better for us or our tenants, both inside the City and out. Will the newly annexed areas get better police or fire services, better utility infrastructure, better housing options?

While communication isn't the job of the REIR, perhaps Mr. Maddox could provide some guidance on how City staff can work their way out of the contentious situation created within the community by the City's initial approach to annexation. It's disheartening to attend meetings like last week's.

Marcia Lazaro

Marcia Morgan Lazaro
REALTOR®
COLDWELL BANKER MENDO REALTY
(707) 972-4204

marciamorganlazaro@gmail.com

DRE #01915451



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To The City of Ukiah

From: Pinky Kushner

Comments regarding potential environmental impacts of the annexation proposed by the City of Ukiah.

Foremost, I urge the City to consider especially and precisely, with numerical details, the most reasonable project alternative: that of postponing the annexation until the City has shown, in a multi-year time period, its ability to participate and operate, with broad citizen satisfaction, the combined services for the Ukiah Valley, eg, water, sewer, garbage, police, and fire control.

1. Population: With the current restrictions on immigration, the population of the USA and especially of border states such as CA is bound to be reduced. Hence the State's mandate to build more housing in all likelihood will go down for demand will go down. As one example, already schools in Mendo county are seeing a reduction in pupils. This will only continue downwards with the current federal policy on immigration. In response, the EIR should examine carefully the population trends of the past decade in Mendocino County and make predictions as to the future population base in the next years.

2. Heat Island Effect: as more of the valley gets paved over, what changes will happen to the weather? Combined with increasing temperatures, these changes must be detailed in the EIR with appropriate compensatory mechanisms.

3. Air quality: With more pavement, more sidewalks and driveways (per Ukiah's municipal code), will degrade. By how much?

4. Lights: are a definite negative environmental effect. The City and its city lights will increase throughout the length of the Ukiah Valley. The problem will not be reduced even if the size of the proposed annexation has been reduced. Light knows no bounds, even with downward casted lights, which reflect and disperse. What effects will increasing lights at night have on avian and other animal species? What effects will increasing lights at night have on human behavior, especially on the incidence of cancer? What will be the effects on bird life and critter life, on the land that forms the gathering point—e.g., the basin of the Russian River?

6. Is there enough water? I note that in the City's just published Water Usage Draft that the City has not come into alignment with the reduction required by the State. This document demonstrates that in spite of the recycling program of the City of Ukiah, there has not been enough reduction in usage. Besides being the year 2025 being out of compliance, what will

it take to come into compliance? For instance, a minor but a major proposal might be to eliminate the Golf Course. Life without GOLF would be a major blow to the community in many ways. Other water dependent services might also be threatened.

7. The environmental analysis should include a discussion directed to people living within the proposed annexation who do not want street lights, who do not want sidewalks, who prefer a rural life style. These people should have their rights respected. The EIR should detail how these people will not be harmed by the urbanization of their rural life.

8. The environmental study must include a NO PROJECT analysis. This analysis should determine whether, by State of California law, water, sewer, trash and police services can be centralized without the proposed annexation. This analysis should consider that the consolidation of services is quite recent. This fact should be evaluated relative to the assumption of the additional new multitude of tasks involved in annexation. What the public deserves is an assurance that recently consolidated services are truly able to continue to operate effectively. This aspect of the EIR analysis should also include a description of the severe problems that the City of Ukiah and Mendocino County had over many years during the effort of the consolidation of only the trash services. The public remembers these problems and is not confident that the proposed annexation won't end up in the bickering and legal chaos that occurred during the trash services multiyear mess. So much money was consumed in this legal mess that the public had to have been harmed by it.

Not going forward at this time with annexation will allow the City the opportunity to prove that they can handle those service agencies. Surely the preferred action, the more rational action is to have no annexation at this time and to review the possibility of annexation when there is more buy in from the public.

My wife and I strongly oppose the proposed annexation. We see no benefit to this plan for property owners. The City of Ukiah cannot properly maintain its current boundaries.

Regards, Rob

Rob and Tuesday McAsey

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Leslie Slayday

From: Matt Maddox
Sent: Monday, June 8, 2026 4:17 PM
To: Leslie Slayday
Subject: FW: [EXT] FW: NO ANNEXATION!!!

Follow Up Flag: Follow up
Flag Status: Flagged



Matt Maddox, AICP, MESM
Principal
mmaddox@rinconconsultants.com
805-644-4455 Main | 916-204-9142 Mobile | 916-706-1374 Direct
Sacramento, California

OOO Alert: 6/22-6/30; 7/20-7/24

From: Craig Schlatter <cschlatter@cityofukiah.com>
Sent: Monday, June 8, 2026 3:45 PM
To: Matt Maddox <mmaddox@rinconconsultants.com>
Cc: Maya Simerson <msimerson@cityofukiah.com>; Philip Williams <pwilliams@azimusalaw.com>; Jesse Davis <jdavis@cityofukiah.com>
Subject: [EXT] FW: NO ANNEXATION!!!

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From: ROBERT & KATHY MOTHERSHED <robertandkathymothershed@comcast.net>
Sent: Monday, June 8, 2026 10:53 AM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: NO ANNEXATION!!!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I paid a lot of money to buy my property outside of the city limits. I do not want to be in the city limits of Ukiah. Stop shoving this down my throat.

Robert Mothershed
1700 Carrigan Ln.
Ukiah CA 95482

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Leslie Slayday

From: Leslie Slayday
Sent: Tuesday, June 9, 2026 10:13 AM
To: Leslie Slayday
Subject: FW: [EXT] FW: 2026 Reorganization Project

From: rsbostwick@comcast.net <rsbostwick@comcast.net>
Sent: Monday, June 8, 2026 1:41 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Subject: 2026 Reorganization Project

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June 8, 2026

Craig Schlatter, Community Services Director
City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482
RE: CEQA Scoping Comments for the Ukiah 2026 Reorganization Project

Dear Mr. Schlatter:

I am submitting these comments regarding the Supplemental Environmental Impact Report (SEIR) for the proposed Ukiah 2026 Reorganization Project.

Many residents have spent months expressing concerns about this annexation, yet City leaders continue to act as though opposition is simply the result of confusion or misinformation. The reality is much simpler: people understand what is being proposed, and many of them do not want it. Public opposition is not a communications problem for the City to solve; it is a warning sign that the community has serious concerns that deserve to be addressed.

The Supplemental Environmental Impact Report should not be treated as a formality or a box to check on the way to annexation. The SEIR must thoroughly analyze all potential impacts associated with the project, including:

1. Growth and Development Impacts – The potential for annexation to accelerate development in areas currently under County jurisdiction, including impacts on agricultural lands, open space, rural character, and community identity.
2. Public Services and Infrastructure – The ability of the City to provide adequate water, wastewater, police, fire, road maintenance, and other municipal services to annexed areas without reducing service levels elsewhere.

3. Traffic and Transportation – Potential increases in traffic, vehicle miles traveled, congestion, and roadway improvements that may result from future development enabled by annexation.

4. Water Supply and Drought Resilience – The long-term availability of water resources to serve annexed territory, particularly during periods of drought and increasing demand.

5. Fiscal Sustainability – Any environmental impacts that could result from future infrastructure expansion, service extensions, or development patterns encouraged by annexation.

6. Reasonable Alternatives – Alternatives that would reduce environmental impacts, including smaller annexation areas, phased annexation, or maintaining current jurisdictional boundaries.

In addition, I ask that the SEIR clearly identify all assumptions regarding future growth and development within the proposed annexation areas and fully disclose the environmental consequences associated with those assumptions.

The City has repeatedly claimed that this process is transparent and responsive to public input. However, many residents have come away with the opposite impression. When concerns are brushed aside, questions go unanswered, and opposition continues to grow without any meaningful change in direction, it is understandable that people lose confidence in the process. The City should stop treating community opposition as an obstacle and start recognizing it as feedback. The message from many residents has been clear for months: they do not support this annexation and want a full accounting of its impacts before any further action is taken.

I respectfully request that these comments be included in the administrative record and that the issues identified above be fully analyzed in the SEIR.

Thank you for your consideration of these comments.

Sincerely,

Ron Bostwick

2350 Road L, Redwood Valley, CA

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Leslie Slayday

From: Matt Maddox
Sent: Monday, June 8, 2026 4:17 PM
To: Leslie Slayday
Subject: FW: [EXT] FW: LAND USE IF PROPERTY IS ANNEXED INTO THE CITY.

Follow Up Flag: Follow up
Flag Status: Flagged



Matt Maddox, AICP, MESM
Principal
mmaddox@rinconconsultants.com
805-644-4455 Main | 916-204-9142 Mobile | 916-706-1374 Direct
Sacramento, California

OOO Alert: 6/22-6/30; 7/20-7/24

From: Craig Schlatter <cschlatter@cityofukiah.com>
Sent: Monday, June 8, 2026 3:49 PM
To: Matt Maddox <mmaddox@rinconconsultants.com>
Cc: Maya Simerson <msimerson@cityofukiah.com>; Philip Williams <pwilliams@azimuslaw.com>; Jesse Davis <jdavis@cityofukiah.com>
Subject: [EXT] FW: LAND USE IF PROPERTY IS ANNEXED INTO THE CITY.

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From: Steve Miller <smiller10310@yahoo.com>
Sent: Friday, June 5, 2026 6:50 PM
To: Craig Schlatter <cschlatter@cityofukiah.com>
Cc: Steve Miller <smiller10310@yahoo.com>
Subject: LAND USE IF PROPERTY IS ANNEXED INTO THE CITY.

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Craig,
One of the early comments you made in your presentation on Monday June 1st was that if property was annexed into the city that there would be NO required change of land use. How long would

this guarantee last? I'm sorry but just don't trust the city to keep their word on these matters.

Steve Miller

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City of Ukiah
300 Seminary Ave
Ukiah

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June 7 2024

CITY OF UKIAH

1. Population: with the current restrictions on migration, the population of the USA and especially of border states such as CA is bound to be reduced. Hence the State's mandate to build more housing must go down or should go down. In support of this aspect of population, already schools in Mendocino county are seeing a reduction in pupils.
2. Heat Island Effect: as more of the valley gets paved over, what changes will happen to the weather ?
3. Air quality with more pavement,, more sidewalks and driveways (per Ukiah's municipal code) will degrade. By how much and is this in keeping with the stated goals of the City's own General Plan? And the State's plan?
4. Lights: are a definite environmental effect. The City and its city lights will increase throughout the length of the Ukiah Valley. And the problem will not be reduced even if the size of the proposed annexation has been reduced. Light knows no bounds, even with downward casted lights, which reflect and disperse.
5. What is the effect on bird life, critter life, on the land that forms the gathering point, the basin, of the Russian River?
6. Is there enough water? I note that in the City's just published Water Usage Draft that the City has not come into alignment with the reduction required by the State. This document demonstrates that in spite of the recycling program of the City of Ukiah, there has not been enough reduction in usage. A minor but also major effect might be to eliminate the Golf Course. Life without GOLF would be a major blow to the community in many ways. Other water dependent services might also be challenged.
7. The environmental analysis should include a discussion directed to people living within the proposed annexation who do not want streetlights, who do not want sidewalks, who prefer a rural life style. These people should have their rights respected.
8. The environmental study must include a NO PROJECT analysis. This analysis should determine whether, by State of California law, water, sewer, trash and police services can all be centralized without an annexation of the proposed surrounds. This analysis should consider how recent the consolidation of services is, and evaluate this fact relative to the assumption of the new multitude of tasks that are involved in annexation. What the public deserves is an assurance that recently consolidated services are truly able to continue to operate effectively. The analysis should also include a description of the severe problems that the City of Ukiah and Mendocino County had over many years during the effort of the consolidation of the trash services. The public remembers these problems and is not confident that the proposed annexation won't end up in the bickering and legal chaos that occurred during the trash services multiyear mess. Not going forward at this time with annexation will allow the City the opportunity to prove that they can handle those service

agencies. Surely the preferred action, the more rationale action is to have no annexation at this time.

9. I.D. WATER supply and water rights. and what the city will have if the P.V. flow stops will the underflow in Ukiah dry up.?
10. I.D. the underflow of Ukiah water, ground water or underflow.?
11. what is the carrying capacity of Ukiah valley how many people can live in the valley, sewer, water, public safety etc all.
12. How much more government will it take to run/manage the annex area, how many more building, offices, and people to run/control the larger area.
13. Where is the Capital improvement plan for the area. (20 years)

Del Howard
3900 Pardiucci Rd
UKIAH Ca 95482

13. the city has not listened to us.

no Ukiah annexation.