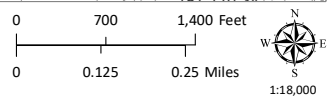


Project Chronology

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

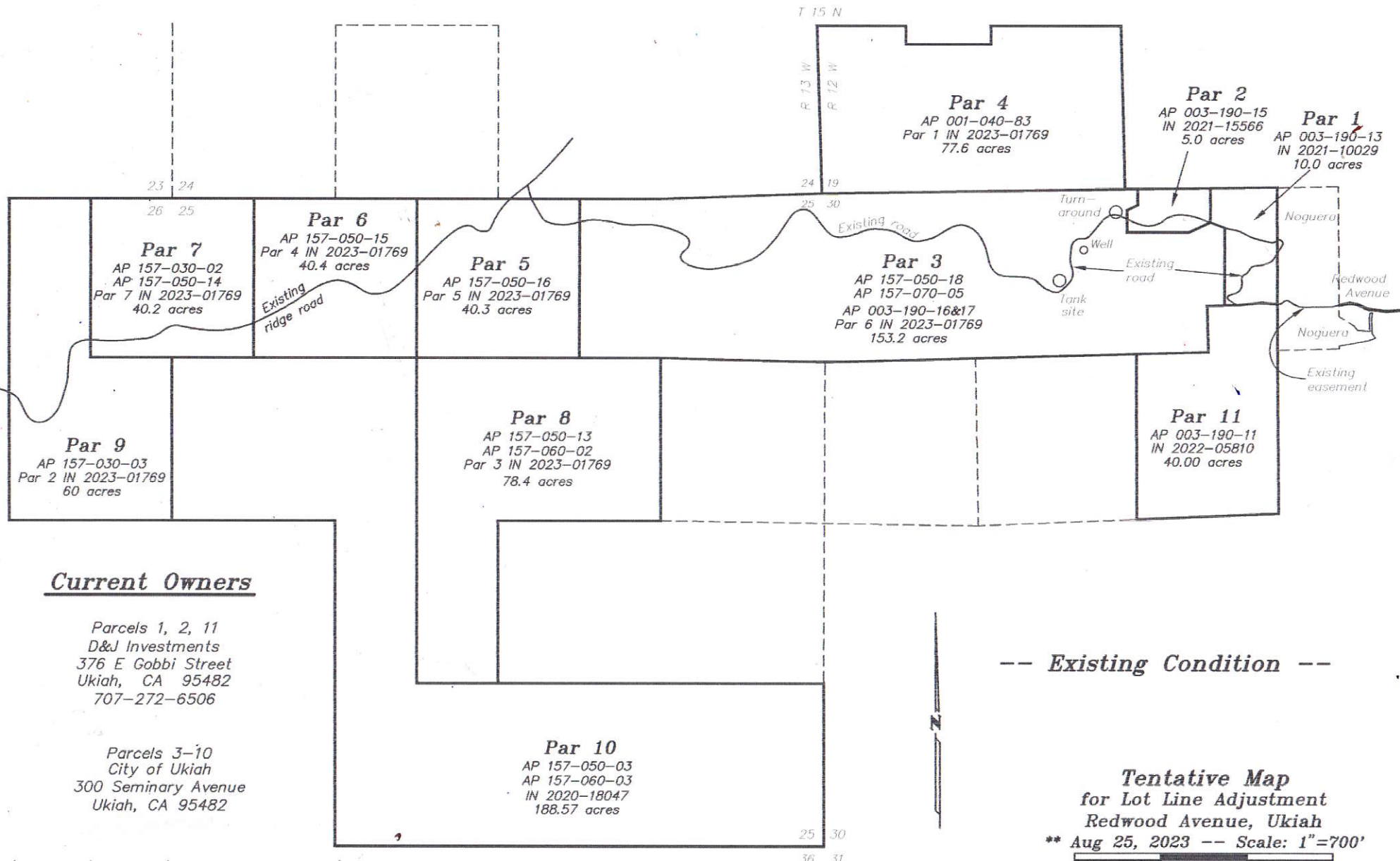
CASE: LAFCo A_2022-0002
OWNER: Various
APN: Various
APLCT: City of Ukiah
AGENT: City of Ukiah
ADDRESS: Western Hills

City Limits



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	



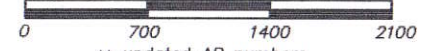
Current Owners

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

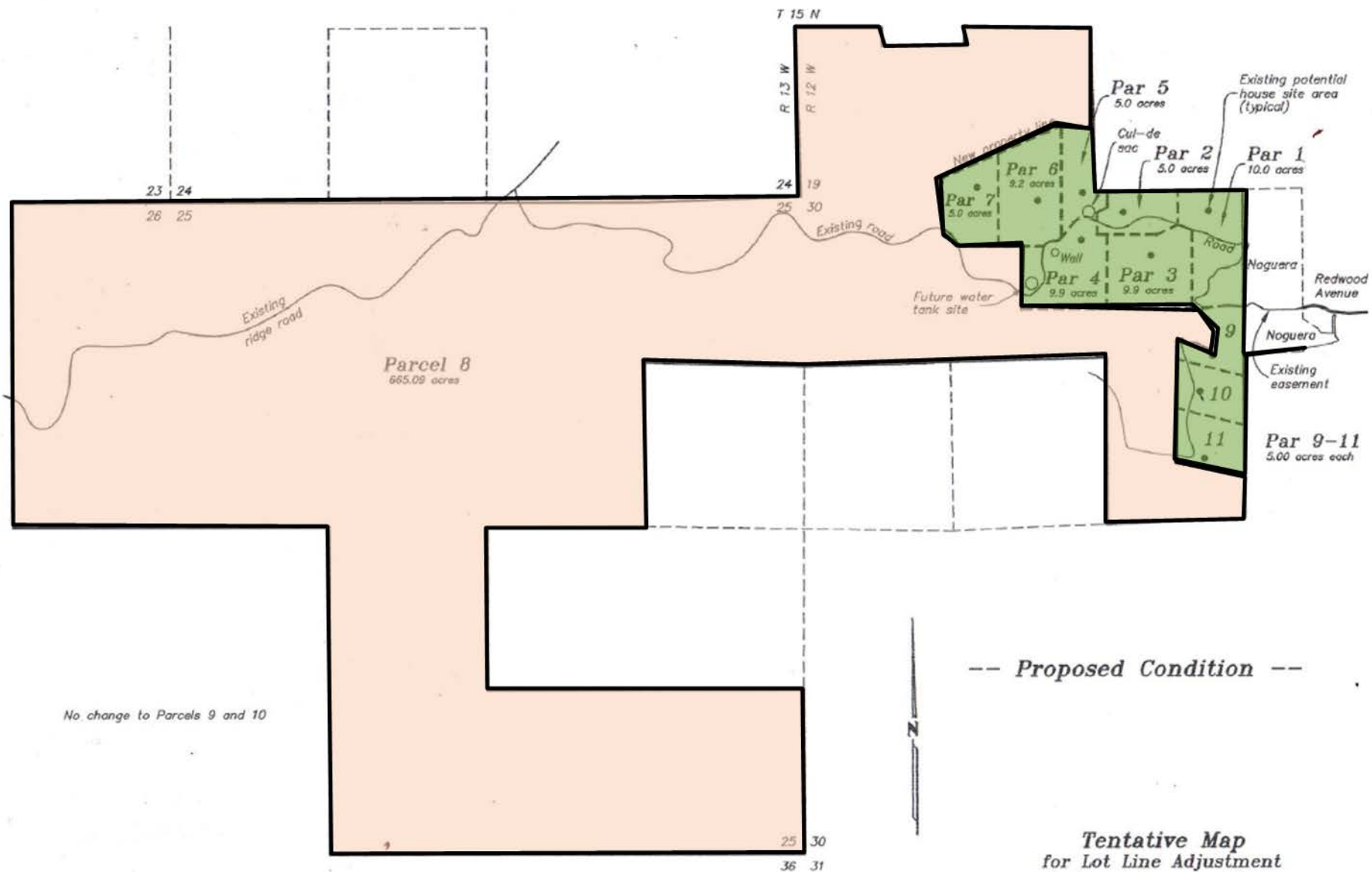
-- Existing Condition --

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



** updated AP numbers
Added Parcel 11
Revised owners

Acreages shown per Assessor maps



No change to Parcels 9 and 10

Proposed Prezoning Upon Successful Annexation

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

-- Proposed 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