

MENDOCINO

Local Agency Formation Commission

Staff Report

MEETING September 11, 2023
TO Mendocino Local Agency Formation Commission
FROM Uma Hinman, Executive Officer
SUBJECT **City of Ukiah Annexation of City-owned Properties A (File No. A-2021-01a) and Finding of Exemption Pursuant to the California Environmental Quality Act**

RECOMMENDATION

- 1) Find the City of Ukiah Annexation of City-owned Properties A is exempt from the California Environmental Quality Act (CEQA) under the Class 20 Exemption pursuant to Title 14 of the California Code of Regulations (14 CCR) § 15320, and approve the Notice of Exemption for filing; and
- 2) Adopt LAFCo Resolution 2023-24-01, conditionally approving the City of Ukiah Annexation of City-owned Properties A (File No. A-2021-01a) for APNs: 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.

BACKGROUND

This item is Commission consideration of a Change of Organization proposal for the City of Ukiah Annexation of City-owned Properties A (File No. A-2021-01a). The application was originally submitted on February 22, 2021 under City of Ukiah Resolution of Application No. 2020-61 and was resubmitted on February 25, 2022 under City of Ukiah Resolution of Application No. 2022-04 (Attachment 2).

The revised application addressed LAFCo and other agency requested clarifications and corrections, and removed APNs 180-120-15 & 16 from the project scope due to a discovery that these parcels were already located within the City limits. The application submittal was accepted for filing and the proposal was deemed ready for Commission consideration according to the Certificate of Filing issued on July 18, 2023.

The purpose of the proposal is to annex City-owned properties located in the unincorporated area of Mendocino County to align municipal land ownership with municipal oversight and controls under the City's jurisdictional authority and to reduce the City's unincorporated tax burden. The subject parcels are used for municipal purposes (public services, facilities, infrastructure, or uses) related to airports, wastewater, solid waste, and open space for the conservation of natural resources and agriculture.

The proposal involves annexation of 15 City-owned properties totaling 150-acres, including 2 contiguous areas and 2 non-contiguous areas under GOV § 56742. The parcels are located southeast and west of the current City limits and are identified as four separate areas discussed below (refer to the maps in Attachment 1).

Area 2

(APNs 156-240-02 and 156-240-13): undeveloped parcels at the headwaters of Gibson Creek, preserved as open space for natural resource conservation and featuring a Remote Spawning Incubator (RSI).

Area 3

(APNs 003-330-68, 003-330-69 and 003-330-70): parcels with airport hangers adjacent to the Ukiah Municipal Airport.

Area 4

(APNs 184-080-36, 184-080-37, 184-090-01, 184-090-07, 184-100-04, 184-080-40, 184-100-05, and 184-090-06): parcels adjacent to the City's Wastewater Treatment Plant and ponds in the Plant Road area. These parcels are used for recycled water distribution and ongoing agricultural lease agreements.

Area 5

(APNs 184-150-01 and 184-140-13): parcels adjacent to the City's Wastewater Treatment Plant in the Plant Road area that contain wastewater storage and ponds and solid waste disposal and transfer station.

The annexation area is uninhabited and is currently used for municipal purposes, including natural resource conservation (Area 2), airports and aviation-related functions and uses (Area 3), wastewater public utility facilities and uses (Areas 4 and 5), recycled water distribution and ongoing lease for agricultural purposes under GOV § 37382 (Area 4), and solid waste disposal and transfer station (Area 5).

Application Materials

The following application submittal materials are included for further information (Attachments 1 - 7): project location map, City Sphere of Influence (SOI) map, proposed annexation map, City resolutions of application, Justification of Proposal application form, City Rezoning information, City Land Use Map, various subject-parcel GIS Maps, and City Notice of Exemption (NOE).

SOI Consistency

A Sphere of Influence (SOI) boundary indicates the probable physical boundary or service area for local government agencies under LAFCo purview. The proposed annexation area is located within the City's SOI boundary approved by the Commission on December 19, 2022, per Resolution No. 2022-23-06.

Noncontiguous Annexation

In order to annex territory to a city or town, the annexation area must be contiguous (share a common boundary) to the current city limits. However, LAFCo law allows for the annexation of noncontiguous areas to a city under the following conditions: the territory is owned by the city, located in the same county as the city, 300-acres or less in size, and is used for municipal purposes pursuant to Government Code (GOV) Section (§) 56742.

Further, LAFCo law allows the annexation of additional territory to the first noncontiguous annexed area if it meets the same criteria listed above. Finally, LAFCo law also provides that when any or all of the territory annexed to a city pursuant to GOV § 56742 is sold by the city, all of the territory that is no longer owned by the city ceases to be part of the city and reverts back to unincorporated status.

Two of the four proposed annexation areas are noncontiguous and meet the specified criteria.

In general, the purpose of city annexation of noncontiguous territory is for property owned by a city to be located within its own jurisdiction. This allows a city to provide city services to its own property, assert governmental controls and enforce violations of city laws and regulations (i.e., zoning and development standards), and receive property tax exemption status for city-owned land.

Determinations without Notice, Hearing, and Protest

LAFCo law normally requires the Commission to consider changes of organization or reorganizations at a properly noticed public hearing. However, LAFCo law allows for Commission determinations for limited proposals without notice, hearing, and protest proceedings pursuant to GOV § 56662(a). The following conditions are required for such an exception: the territory is uninhabited (contains less than 12 registered voters pursuant to GOV § 56046), an affected local agency has not submitted a written demand for notice and hearing, and all the owners of land within the affected territory have given their written consent to the proposal.

The proposal does not involve any residential uses, so there are no registered voters. Therefore, the proposed annexation area is uninhabited territory. The application was routed for agency comments and notice for proposed determinations pursuant to GOV §56662(c) on February 26, 2021 and March 1, 2022.

The notice was sent to potentially affected agencies that overlap the annexation area, including the Ukiah Valley Sanitation District, Willow County Water District, and Russian River Flood Control and Water Conservation Improvement District, and no written demand for notice and hearing was received. Finally, the proposal involves only city-owned land, therefore the resolution of application provides sufficient written proof of 100% affected landowner consent to the proposal.

The proposal meets the specified criteria and therefore no notice, hearing, or protest proceedings (GOV § 57000 et seq.) are required for Commission consideration of the proposed annexation.

Property Tax Exchange Agreement

Per Revenue and Taxation Code (RTC) § 99(b), upon the filing of an application, but prior to the issuance of a certificate of filing, the Executive Officer shall give notice of the filing to the Assessor and Auditor.

Per RTC § 99(b)(6), an application for a change of organization or reorganization will not be deemed complete and scheduled for public hearing until proof (in the form of adopted resolutions from all applicable negotiating parties) of a property tax exchange agreement is provided by the local agencies whose service area or service responsibility will be altered by the proposed jurisdictional change.

On July 11, 2023, the Mendocino County Board of Supervisors adopted Resolution No. 23- 116 approving a zero-tax share agreement for the proposed annexation application, which is substantially similar to Resolution No. 2023-23 adopted by the Ukiah City Council on June 7, 2023 approving a zero-tax share agreement for the proposed annexation application.

The annexation area parcels are used for governmental purposes and do not feature commercial uses or residential improvements that would generate substantial property or sales tax revenues.

The parties agreed that there should be no change in the current apportionment of property taxes, neither base tax nor future tax increment, in the annexation area, provided that, if the annexation becomes final and effective, the actual assessment of property taxes in the annexation area will be zero because City-owned property within City limits is exempt from property taxes.

Plan for Services

A plan for providing services within the affected territory is required for changes of organization or reorganizations pursuant to GOV § 56653 and includes the following information and any additional information required by LAFCo.

- (1) An enumeration and description of the services to be extended to the affected territory.
- (2) The level and range of those services.
- (3) An indication of when those services can feasibly be extended to the affected territory.
- (4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
- (5) Information with respect to how those services will be financed.

A Plan for Services is not required for the proposed annexation because there will be no change in the existing level and range of public services currently provided post-annexation.

Public Services

Four of the annexation parcels are currently developed and receive public water and sewer services from the Willow County Water District and Ukiah Valley Sanitation District. Three parcels are developed with airport hangars (APNs 003-330-68, 69, & 70) and one parcel is developed with the solid waste disposal

and transfer station (APN 184-140-13). These parcels will continue to receive public water and sewer services from special districts post-annexation. The transfer station also receives City recycled water.

The remainder of the annexation parcels are either undeveloped open space land or improved with facilities and/or infrastructure to support public utility services. These properties do not receive or need public water or sewer services. The agricultural operation areas currently receive City recycled water.

The Ukiah Valley Fire Authority will continue to serve the annexation area, and the City Police Department and County Sheriff will continue to respond to the annexation area upon dispatch.

No new or enhanced provision of public services is required or anticipated for the proposed annexation area because the properties are already developed, improved with public utilities, or proposed for continued open space use. There will be no change in the existing provision of public services post-annexation. Since no extension of services and no facility upgrades or expansions will be needed to serve the affected territory, the proposed annexation will not affect existing capacity or service levels.

Prezoning

On December 7, 2022, the Ukiah City Council adopted Resolution No. 2022-79 approving a comprehensive update to the City's General Plan in conformance with State law requirements. The proposed annexation area (City-owned properties) was identified as "annexation area A" in the City's 2040 General Plan, one of three areas proposed for annexation over the 20-year planning cycle. The City applied a Public (P) General Plan land use designation to the proposed annexation area from its 2040 General Plan.

The Mendocino County Airport Land Use Commission reviewed the proposed City of Ukiah 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 No. 22-0006 on October 20, 2022, finding the Ukiah 2040 General Plan (and proposed annexation area) consistent with the UKIALUCP.

On April 5, 2023, the City Prezoned the annexation area as Public Facilities (PF) per Ukiah City Code Division 9, Article 15, Chapter 2, demonstrating that the properties will be utilized for specified utility purposes and public benefit. The City also Prezoned five properties with an Agricultural Combining District (-A) overlay associated with the ongoing lease for agricultural purposes. (Attachment 4)

GOV § 65859 allows the City to adopt a zoning district for land outside the City limits in anticipation of annexation, which does not become effective unless and until the land is annexed into the City. The City prezoning of the proposed annexation area was found to be consistent with GOV § 65859, Ukiah City Code § 9267, and the City's 2040 General Plan and Ukiah Zoning Code.

Land Use

The City-owned properties currently have the following County zoning designations: Upland Residential (UR:40), Limited Commercial (C1), Agriculture (AG), and General Industrial (I2), with the following corresponding Ukiah Valley Area Plan (UVAP) land use designations: Remote Residential, Commercial, Agricultural, and Industrial.

The parcels currently zoned by the County as Upland Residential (UR:40) have a current land use of natural resource conservation. The parcels currently zoned by the County as Limited Commercial (C1) have a current land use of airport hangers. The parcels currently zoned by the County as Agriculture (AG) have current land uses of wastewater treatment facility and agricultural operations. The parcel currently zoned the County as General Industrial (I2) has a current land use of solid waste transfer station. All the current land uses are proposed to continue post-annexation.

Surrounding land uses are similar to the annexation area, including airport, wastewater, and solid waste operations, and open space for the conservation of natural resources and agriculture.

The proposed annexation area parcels have been assigned a Public land use designation in the City's 2040 General Plan and have been consistently Prezoned with the City's Public Facilities (PF) zoning district and Agricultural Combining District (-A).

The City's Public land use designation is intended to identify lands owned by public agencies and is equivalent to the County's Public Lands and Public Services land use classification. Typical uses within the City's Public designation include government buildings; libraries; water, wastewater, and drainage facilities; transportation and utility facilities; compatible public buildings; and natural resource areas.

The City's Public Facilities zoning district is restrictive and 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. The Public Facilities zoning district is intended to provide business-type opportunities on large public-serving land uses such as the airport. The following uses are listed as allowed within this zoning district: airports and aviation-related functions and uses; public schools, civic centers and fairgrounds; conservation and natural resource conservation areas; historical sites and monuments; parks and recreation areas and facilities; public gardens; public utility facilities and uses (Ukiah City Code § 9170).

The City's Agricultural Combining District is compatible with the City's Public land use designation. The Agricultural Combining District can be overlaid on any zoning district or portion of a district where agriculture uses exist (Ukiah City Code § 9125). The City applied the Agricultural Combining District to five parcels (APNs 184-090-06, 184-080-36, 184-080-37, 184-090-01, and 184-090-07) that contain agricultural uses (leased by the City) and intended for protection of agricultural land.

Development Potential

The existing airport hangars and solid waste transfer station are urban developed land. The remainder of the annexation area is undeveloped open space land or improved with facilities and infrastructure to support public utility services.

The existing land uses are proposed to remain the same post-annexation. No new development, changes in use, or expansion of existing uses are proposed or anticipated for the City-owned properties. Therefore, the proposed annexation is not anticipated to facilitate growth, urban development, or sprawl.

According to the City-County tax share agreement, the proposed annexation area will not require an adjustment to the City or County's Regional Housing Needs Allocation (RHNA).

Agriculture

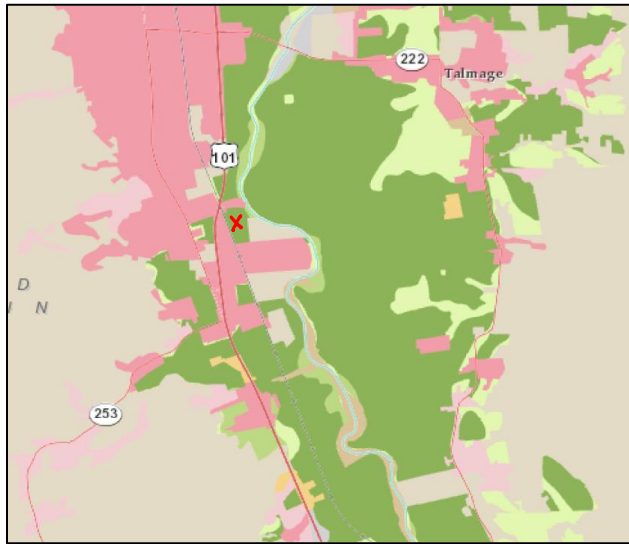
The proposed annexation does not involve land under a Williamson Act Contract or Farmland Security Zone or land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement. There are three Williamson Act Contracts in place located directly east and south of annexation areas 4 & 5, and there are two additional contracts located slightly to the north. Annexation areas 4 & 5 are bound by industrial uses and US Highway 101 to the west, the Russian River to the east, residential properties to the north on Norgard Lane, and agricultural properties to the south.

Annexation area 5 is developed with the City's newest wastewater treatment pond. The proposed annexation would not convert farmland to non-agricultural uses in this area because farmland does not currently exist. Therefore, this parcel is no longer suitable for the County Agriculture zoning district.

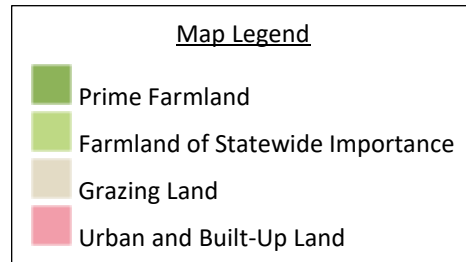
According to GOV § 56742(3)(f), the City may lease territory annexed for any of the purposes described in GOV § 37380 to § 37396. A city may lease city land used for agricultural purposes upon which sewage or wastewater is discharged for twenty-five years per GOV § 37382. Annexation area 4 receives treated wastewater and contains critical stages of the recycled water distribution system which supports municipal and agricultural uses to the north throughout the City limits.

Annexation of area 4 is considered critical to support the ongoing viability of the City's water and wastewater treatment services by preventing development pressure that is incompatible with public utilities, and provides an important buffer from existing and long-term future water and wastewater treatment infrastructure that would be illogical and inefficient to duplicate elsewhere.

Existing agricultural uses (vineyards) in annexation area 4 are considered incidental or accessory to the recycled water distribution system. While a year-to-year lease is in place for agricultural uses in this area, the City proposes to continue the annual lease renewal for ongoing agricultural operations. The City's Agricultural Combining District also overlays this area and provides for continued agricultural operations.



The State Farmland Mapping and Monitoring Program has identified a portion of annexation area 4 as Prime Farmland for the area the City leases for agricultural purposes and an adjacent small sliver of Farmland of Statewide Importance bordering the Russian River.



Mendocino LAFCo Policy 9.13.3 (Conditions for Approval of Prime Ag/Open Space Land Conversion) specifies that a heightened level of review will be applied when considering proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of prime agricultural land or open space uses to other uses and will approve such proposals only when the Commission finds that the proposal will lead to planned, orderly, and efficient development and/or provision of services.

The review of consistency with this policy involves consideration of the following criteria:

- a) The land subject to the change of organization or reorganization is contiguous either to lands developed with an urban use or to lands which have received all discretionary approvals for urban development.
- b) The proposed development of the subject lands is consistent with the sphere of influence plan(s) of the affected agency or agencies.
- c) The land subject to the change of organization is likely to be developed within five years. For large development projects, annexation should be phased wherever feasible. If the Commission finds phasing infeasible for specific reasons, it may approve annexation if all or a substantial portion of the subject land is likely to develop within a reasonable period of time.
- d) Insufficient vacant non-prime or open space land exists within the existing agency boundaries or applicable sphere boundaries that is planned and developable for the same general type of use.
- e) The proposal will have no significant adverse effect on the physical and economic integrity of other ag/open space lands.

Normally, City annexation of Prime Farmland can reasonably be expected to induce, facilitate, or lead to the premature conversion of agricultural land to urban use. In this case, the City intends to continue the ongoing lease of agricultural operations in annexation area 4 to support and buffer critical public utility infrastructure. Long-term, if the City proposes to expand water and/or wastewater facilities in the area, it will reasonably lead to planned, orderly, and efficient development and/or provision of services because it would be illogical and inefficient to duplicate these public service facilities elsewhere.

Further, annexation areas 4 & 5 are located within the City's recently adopted SOI boundary. Normally agricultural areas and/or resources are not included in city spheres in order to prevent annexation and

premature conversion to non-agricultural uses and to minimize potential conflicts between proposed urban development and adjacent agricultural uses.

The City of Ukiah is one of a few cities in California with an Agriculture General Plan Element, which emphasizes the City's long-term vision for and dedication to agricultural preservation and stewardship in the Ukiah Valley. Annexation areas 4 & 5, in addition to other agricultural areas and resources, were included in the City's SOI boundary to enhance the existing level of agricultural preservation and ongoing agriculture operations in the Ukiah Valley area.

There is no proposed change to existing land uses or public services post-annexation, therefore, there will effectively be no change to the agricultural production properties adjacent to annexation areas 4 & 5. The adjacent agricultural lands are in the County's Agriculture zoning designation and are subject to County Code § 10A.13 related to right-to-farm provisions. In addition, several of the adjacent properties are protected with a Williamson Act Contract. The adjacent agricultural lands have been used for ongoing agricultural operations despite the long-standing presence of adjoining public utilities and industrial uses. Any significant adverse effects on the physical and economic integrity of adjacent agricultural lands would likely have already occurred to date. Adjacent agricultural uses are expected to continue post-annexation.

Unincorporated Islands

LAFCo law normally requires that territory shall not be annexed to a city if, as a result, unincorporated territory is surrounded by that city on one or more sides, and the Pacific Ocean on the remaining sides, pursuant to GOV § 56744. However, the Commission may waive this restriction if it would be detrimental to the orderly development of the community and the area that would be enclosed by the annexation is located such that it cannot reasonably be annexed to another city or incorporated as a new city pursuant to GOV § 56375(m).

Annexation area 2 involves the creation of an island of unincorporated territory involving 4-acres of residential property in private ownership. The City has requested that the restrictions of GOV § 56744 be waived. The purpose of the proposed annexation is to align City land ownership with City governmental controls and reduce the City's tax burden; the addition of privately-owned parcels is outside this scope.

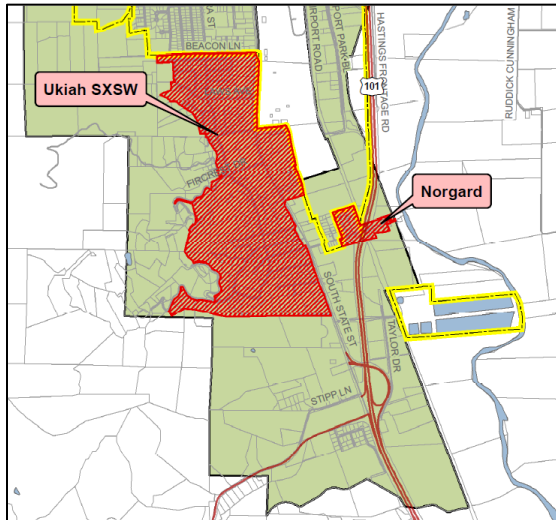
No public services are currently or proposed to be provided to annexation area 2, or the private parcel within, and this area is outside the service area of water and sewer special districts. This area is currently zoned Upland Residential and features limited development potential due to size, slope, access, and topography of the parcels. It would be detrimental to orderly development to include the two private residential parcels in annexation area 2 because this City-owned property is an important watershed asset designated for natural resource conservation, not urban development. Further, the private parcel cannot reasonably be annexed to another city or incorporated as a new city.

Disadvantaged Unincorporated Communities

A Disadvantaged Unincorporated Community (DUC) is an unincorporated geographic area with 12 or more registered voters and with a median household income (MHI) that is less than 80% of the State MHI.

Senate Bill 244 requires LAFCo to evaluate any DUCs, including the location and characteristics of any such communities, when preparing a Municipal Service Review (MSR) that addresses agencies that provide water, wastewater, or structural fire protection services. This State legislation is intended to ensure that the needs of these communities are met when considering service extensions and/or annexations in unincorporated areas.

The City's recent MSR and 2040 General Plan identified two DUCs that are contiguous to the proposed annexation area. The Ukiah SXSU DUC (586 parcels of 286-acres) is located directly south of annexation area 3. The Norgard/Airport South DUC (36 parcels of roughly 15-acres) is located directly north of annexation area 4. Both DUCs shown in the map below are within the existing service area of water, sewer, and fire special districts. Annexation area 3 is less than 10-acres and therefore the Ukiah SXSU DUC is not subject to consideration pursuant to GOV § 56375(a)(8).



Annexation area 4 is greater than 10-acres and therefore the Norgard/Airport South DUC would normally either be included in the proposed annexation or proposed separately for annexation. However, the purpose of the proposed annexation is to align City land ownership with City governmental controls and reduce the City’s tax burden, not to facilitate growth or urban development potential. Further, adding non-City-owned property that is used for non-municipal purposes into the proposed annexation is contradictory to GOV § 56742, which is the basis of authority to annex area 4. Mendocino LAFCo Policy 9.14.3(b) provides an exception when a DUC would not benefit by annexation or if at least 50% of the registered voters within the affected territory have indicated opposition to annexation. Both exceptions are relevant in this case.

Given that the Norgard/Airport South DUC is located within the service area for water, sewer, and fire districts, which are the only public services contemplated in SB 244, this economically disadvantaged area is not anticipated to benefit from City annexation at this time because incorporation could potentially have an adverse economic impact on residents. In addition, given that the residential areas in this DUC have been unincorporated for decades, it is unlikely that registered voters would support City annexation.

However, since there is currently no written evidence that a majority of the registered voters within the Norgard/Airport South DUC are opposed to annexation pursuant to GOV § 56375(a)(8)(B)(ii), a Condition of Approval has been included requiring the City to file a pre-application with LAFCo to explore the feasibility of a Norgard/Airport South DUC annexation related to registered voter and landowner interest.

Factors for Consideration

There are seventeen factors to be considered by the Commission in review of a change of organization or reorganization pursuant to GOV §56668, which are addressed in the following table. No single factor is determinative; each factor is to be evaluated within the context of the overall proposal. Several factors are not relevant to the change of organization proposal.

Factors for Consideration	
Factor	Evaluation
(a) Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.	The proposal does not contain residential uses or zoning; no population increase or growth will result. The proposal is located in the Ukiah Valley groundwater basin and involves annexation of 15 City-owned properties of 150-acres, located southeast and west of the current City limits, and currently used for municipal purposes, including natural resource conservation, airports and aviation-related functions and uses, wastewater public utility facilities and uses, recycled water distribution, ongoing lease for agricultural purposes under GOV § 37382, and solid waste disposal and transfer station. The property taxes in the area are \$62,966, with \$41,223 going to schools (FY 2020-21 tax rolls), based on a zero-tax share agreement.

Factors for Consideration	
Factor	Evaluation
<p>(b) Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.</p> <p>"Services," as used in this subdivision, refers to governmental services whether or not the services are services that would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.</p>	<p>No new or enhanced provision of public services is required or anticipated for the proposed annexation area because the properties are already developed, improved with public utilities, or proposed for continued open space use. There will be no change in the existing provision of public services post-annexation. The City-owned properties currently receiving public services will continue to need those services.</p> <p>There are no issues with the present cost and adequacy of governmental services and controls in the area. The purpose of the proposal is to align City land ownership with City governmental controls and reduce the City's tax burden.</p>
<p>(c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.</p>	<p>No negative effects of the proposed annexation are anticipated for adjacent areas or mutual social and economic interests.</p> <p>The proposal will result in roughly \$21,743 less in property taxes for non-school local agencies since the annexation area will be exempt from taxes.</p>
<p>(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377. (Note: Section 56377 encourages preservation of agricultural and open-space lands.)</p>	<p>No new development, changes in use, or expansion of existing uses are proposed or anticipated. The proposed annexation is not anticipated to facilitate growth, urban development, or sprawl. The proposal is consistent with Commission policies.</p> <p>The proposal includes land identified as Prime Farmland and Farmland of Statewide Importance. This area has an ongoing lease for agricultural purposes under GOV § 37382 and an Agricultural Combining District overlays this area to provide for continued agricultural operations. This agriculture use supports and buffers critical public water and wastewater utility infrastructure that would be illogical and inefficient to duplicate elsewhere.</p> <p>The proposal also includes conservation of natural resources at the headwaters of Gibson Creek.</p>
<p>(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.</p>	<p>Several properties adjacent to the proposal are protected with Williamson Act Contracts, and adjacent agricultural activities have been in ongoing operation despite the long-standing presence of adjoining public utilities and industrial uses.</p> <p>Any significant adverse effects on the physical and economic integrity of adjacent agricultural lands would likely have already occurred to date.</p> <p>There is no proposed change to existing land uses or public services post-annexation. The proposal is not expected to impact the continued operation of adjacent agricultural uses.</p>

Factors for Consideration	
Factor	Evaluation
(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.	<p>The proposal boundaries are definite, certain, and fully described, follow lines of assessment, and will not result in illogical shapes.</p> <p>The proposal involves the creation of an island of unincorporated territory involving 4-acres of residential property in private ownership. The island and surrounding City-owned property have limited development potential due to size, slope, access, and topography, and no public services are currently or proposed to be provided to the area. It would be detrimental to orderly development to annex the residential island area because the surrounding City-owned property is an important watershed asset designated for natural resource conservation, not urban development. Further, the island cannot reasonably be annexed to another city or incorporated as a new city.</p>
(g) A regional transportation plan adopted pursuant to Section 65080.	Not applicable.
(h) The proposal's consistency with city or county general plans.	The proposal is consistent with the City of Ukiah 2040 General Plan. The City applied a Public General Plan land use designation to the proposed annexation area. The City Prezoned the annexation area as Public Facilities (PF) demonstrating that the properties will be utilized for specified utility purposes and public benefit. The City also Prezoned five properties with an Agricultural Combining District associated with the ongoing lease for agricultural purposes.
(i) The sphere of influence of any local agency that may be applicable to the proposal being reviewed.	The proposed annexation area is within the City's existing sphere of influence adopted in 2022.
(j) The comments of any affected local agency or other public agency.	Comments were received in 2021 from the Mendocino County Farm Bureau regarding clarification on the annexation parcels, base zoning districts and agriculture as an allowable use, the two-year limitation on changes to Prezoning, and the protection of adjoining agricultural uses; the County GIS Division on map and description corrections; and the Russian River Flood Control & Water Conservation Improvement District regarding clarification on the application form details. The applicant worked with the agencies to address the clarifications and corrections.
(k) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.	No new or enhanced provision of public services is required or anticipated for the proposed annexation area because the properties are already developed, improved with public utilities, or proposed for continued open space use. There are

Factors for Consideration	
Factor	Evaluation
	no issues with the ability to serve since there will be no change in the existing provision of public services post-annexation.
(l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.	Not applicable.
(m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.	Not applicable.
(n) Any information or comments from the landowner or landowners, voters, or residents of the affected territory.	No public comments have been received from landowners, voters, or residents to date.
(o) Any information relating to existing land use designations.	The affected territory currently has the following County land use designations: Remote Residential, Commercial, Agricultural, and Industrial. The existing land uses of natural resource conservation, airport hangars, wastewater treatment facility, agricultural operations, and solid waste transfer station are proposed to remain the same post-annexation.
(p) The extent to which the proposal will promote environmental justice. As used in the law, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.	The proposed change of organization makes no representations or exclusions of people of any race, culture and income with respect to location of public facilities and public services.
(q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 21178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.	Not applicable.

CEQA Compliance

The proposed annexation is exempt from the California Environmental Quality Act (CEQA) under the Class 20 exemption pursuant to Title 14 of the California Code of Regulations (14 CCR) § 15320, which provides a categorical exemption for changes in organization of local agencies that do not change the geographical area in which previously existing powers are exercised. The proposed annexation is a change of organization identified in GOV § 56021. The purpose of the jurisdictional boundary change is to align City land ownership with City governmental controls and reduce the City's tax burden.

The Class 20 exemption is applicable when there is no change in the existing provision of services. No new development, changes in use, expansion of existing uses, or new or enhanced provision of public services are proposed or anticipated post-annexation because the City-owned properties are already developed, improved with public utilities, or proposed for continued open space use. The proposed annexation is not anticipated to result in construction or other physical alteration of the environment because the existing land uses and public services are proposed to remain the same. There is no evidence presented of unusual circumstances that might cause a significant effect on the environment (Title 14 CCR § 15300.2(c)).

Refer to the LAFCo prepared Notice of Exemption (NOE) for CEQA documentation (Attachment 9).

Public Notice

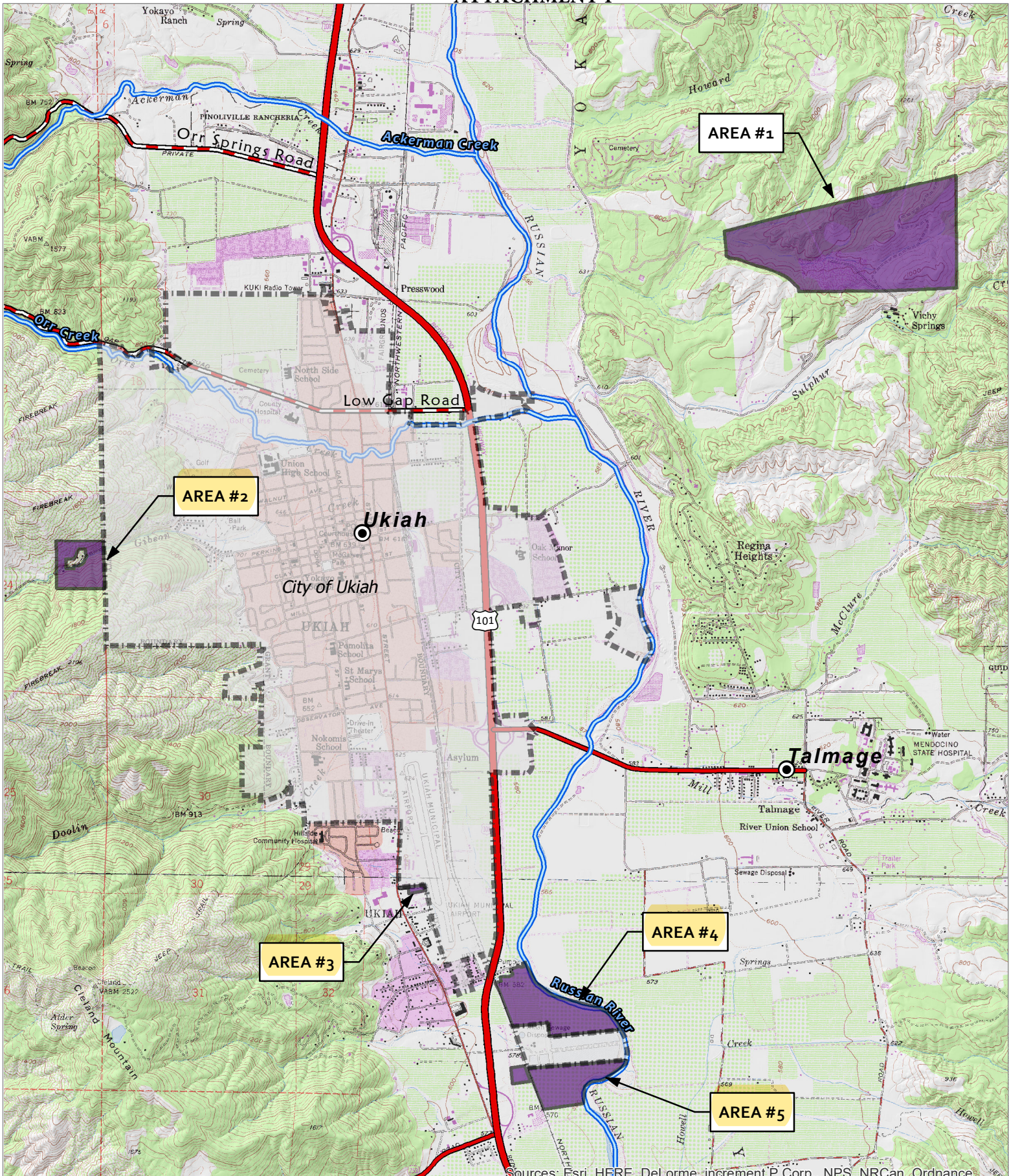
A 21-day Notice for Public Hearing was not required to be published, posted, or distributed according to GOV § 56662(a), as discussed above under the Determinations without Notice, Hearing, and Protest section.

Public Comments

No public comments have been received to date.

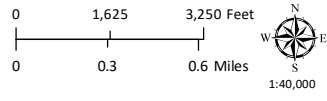
Attachments:

- (1) Location, SOI, and Annexation Maps
- (2) Resolutions of Application
- (3) Justification of Proposal
- (4) Rezoning Information
- (5) City Land Use Map
- (6) Various GIS Maps
- (7) City NOE
- (8) City-County Tax Share Agreements
- (9) LAFCo Notice of Exemption
- (10) LAFCo Resolution No. 2023-24-01



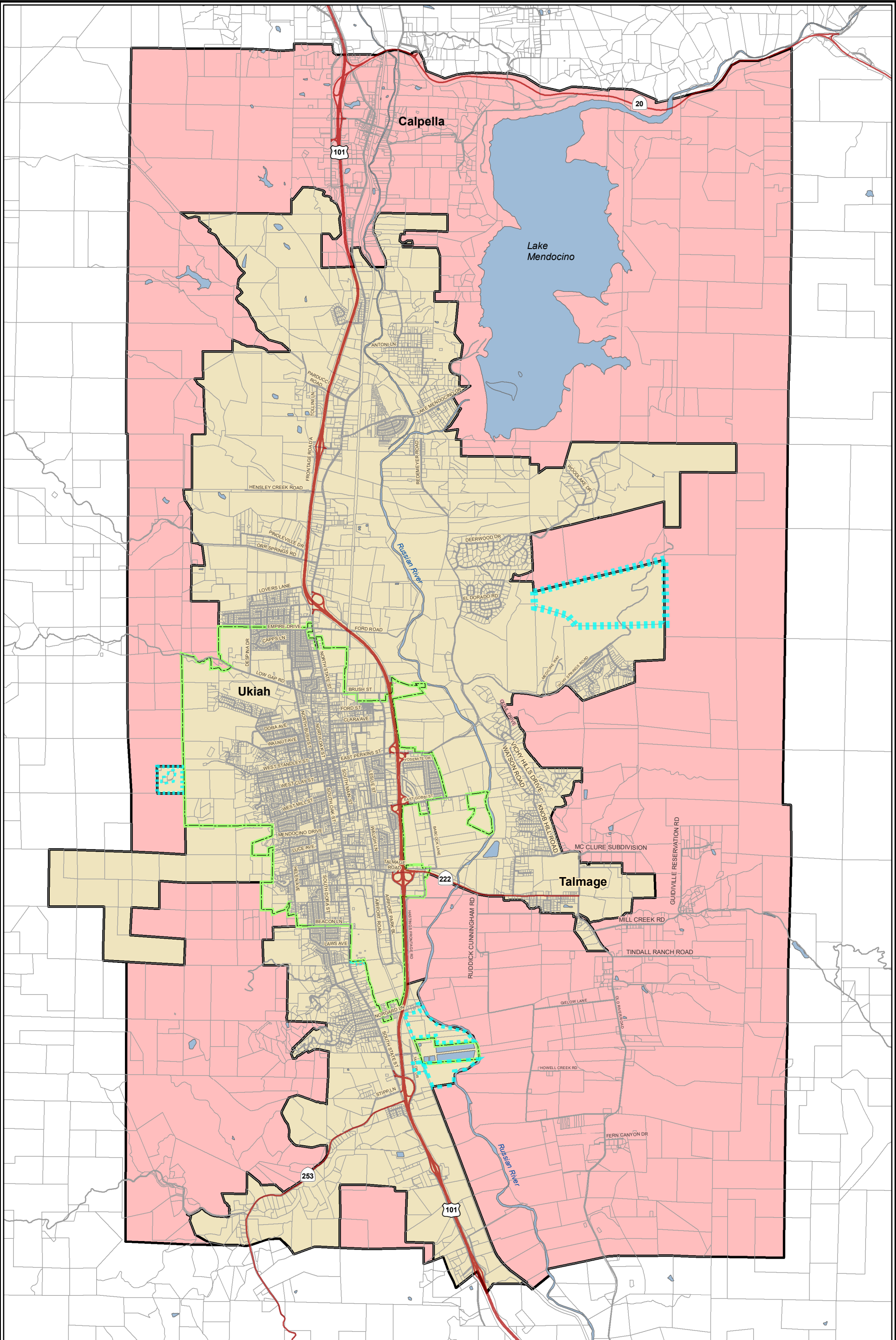
Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2018
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
 Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
 Parcel numbers are for tax purposes only and do not represent legal or salable parcels.
 All spatial data is approximate. This map is not a substitute for a proper land survey.

- Major Towns & Places
- Major Roads
- City Limits
- Highways



PROJECT AREA LOCATIONS

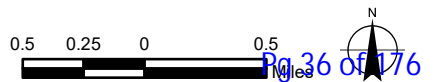
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



City of Ukiah Sphere of Influence

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.

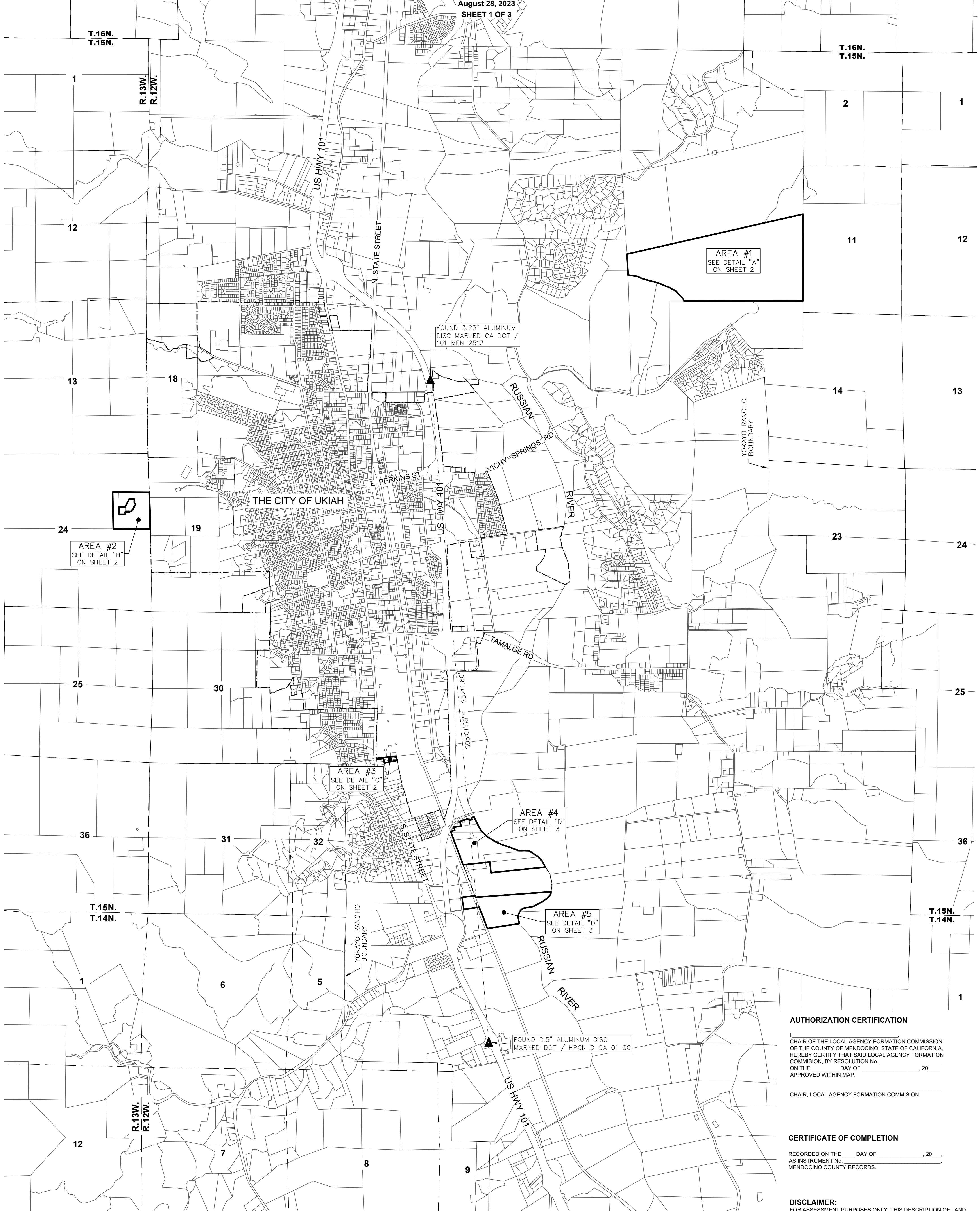
- Area of Interest
- Sphere of Influence
- City of Ukiah
- Proposed Annexation
- Parcels
- Highways
- Roads



**THE CITY OF UKIAH ANNEXATION OF
CITY PROPERTIES**

(LAFCo FILE No. A-2021-01)
PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYO RANCHO, AND
PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 13 WEST,
MOUNT DIABLO MERIDIAN (M.D.M.)
MENDOCINO COUNTY, CALIFORNIA

August 28, 2023
SHEET 1 OF 3



AUTHORIZATION CERTIFICATION

I, _____
CHAIR OF THE LOCAL AGENCY FORMATION COMMISSION
OF THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA,
HEREBY CERTIFY THAT SAID LOCAL AGENCY FORMATION
COMMISSION, BY RESOLUTION No. _____
ON THE _____ DAY OF _____, 20____
APPROVED WITHIN MAP.

CHAIR, LOCAL AGENCY FORMATION COMMISSION

CERTIFICATE OF COMPLETION

RECORDED ON THE _____ DAY OF _____, 20____
AS INSTRUMENT No. _____
MENDOCINO COUNTY RECORDS.

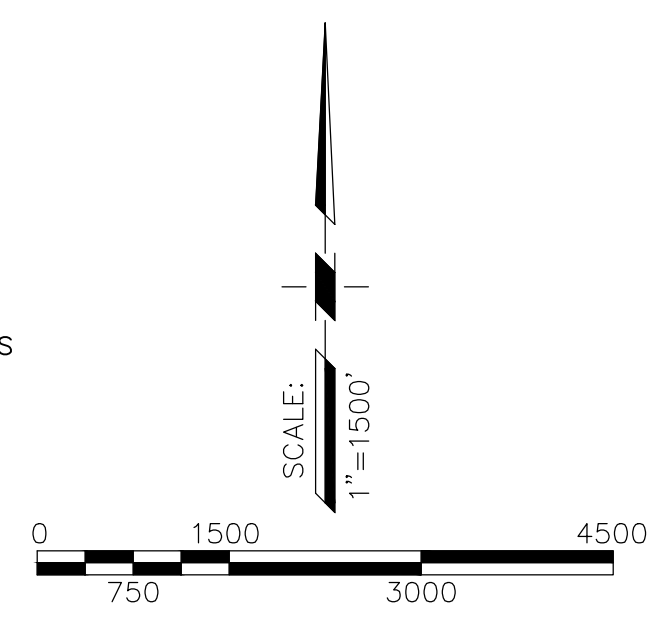
DISCLAIMER:
FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND
IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE
SUBDIVISION MAP ACT AND MAY NOT BE USED AS A BASIS FOR
AN OFFER FOR SALE OF THE LAND DESCRIBED.

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 ARE TO BE USED TO ESTABLISH GEODETIC POSITION ONLY AND ARE NOT INTENDED TO ESTABLISH PROPERTY OWNERSHIP.

LEGEND:

- APN ASSESSOR PARCEL NUMBER
- POB POINT OF BEGINNING
- DIMENSION POINT
- ◇ SECTION CORNER
- ▲ FOUND MONUMENT AS NOTED
- - - CURRENT CITY OF UKIAH BOUNDARY
- PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY



PSOMAS

PREPARED AT THE REQUEST OF:
CITY OF UKIAH

ATTACHMENT 2

RESOLUTION NO. 2020-61

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:

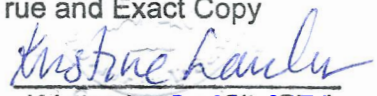
- 1. The City of Ukiah desires to initiate a proceeding for the adjustment of boundaries specified herein; and
- 2. Pursuant to Government Code Section 56654(a), the City must approve a resolution of application in order to initiate annexation proceedings.

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 a map of the affected territories are set forth in Exhibit B, attached hereto and by reference incorporated herein.
- 4. The 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 and additional parcels (Area Nos. 2, 3, 4, 5 and 6) that are contiguous to the City and consist of 162.512 acres in total..
- 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:

<u>Area Number</u>	<u>City Use of Property</u>
1, 2	open space
3	municipal airport
4	solid waste transfer station
5, 6	wastewater treatment.


- 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. 2, 3, 4, 5, and 6 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, 5, and 6.

City of Ukiah, California
 Certified to be a
 True and Exact Copy

 Date 2/17/21 Kristine Lawry, City Clerk

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 4th day of November, 2020, by the following roll call vote:

AYES: Councilmember Mulheren, Brown, Scalmanini, Orozco, and Mayor Crane
NOES: None
ABSENT: None
ABSTAIN: None



Douglas F. Crane, Mayor

ATTEST:



Kristine Lawler, City Clerk

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

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

- City Incorporation
- Annexation
- Detachment
- Add Latent Power
- Sphere of Influence Amendment
- Sphere of Influence Update
- Out-of-Agency Service
- Reorganization (involving an Annexation and Detachment(s))
- District Formation
- District Dissolution
- Consolidation

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

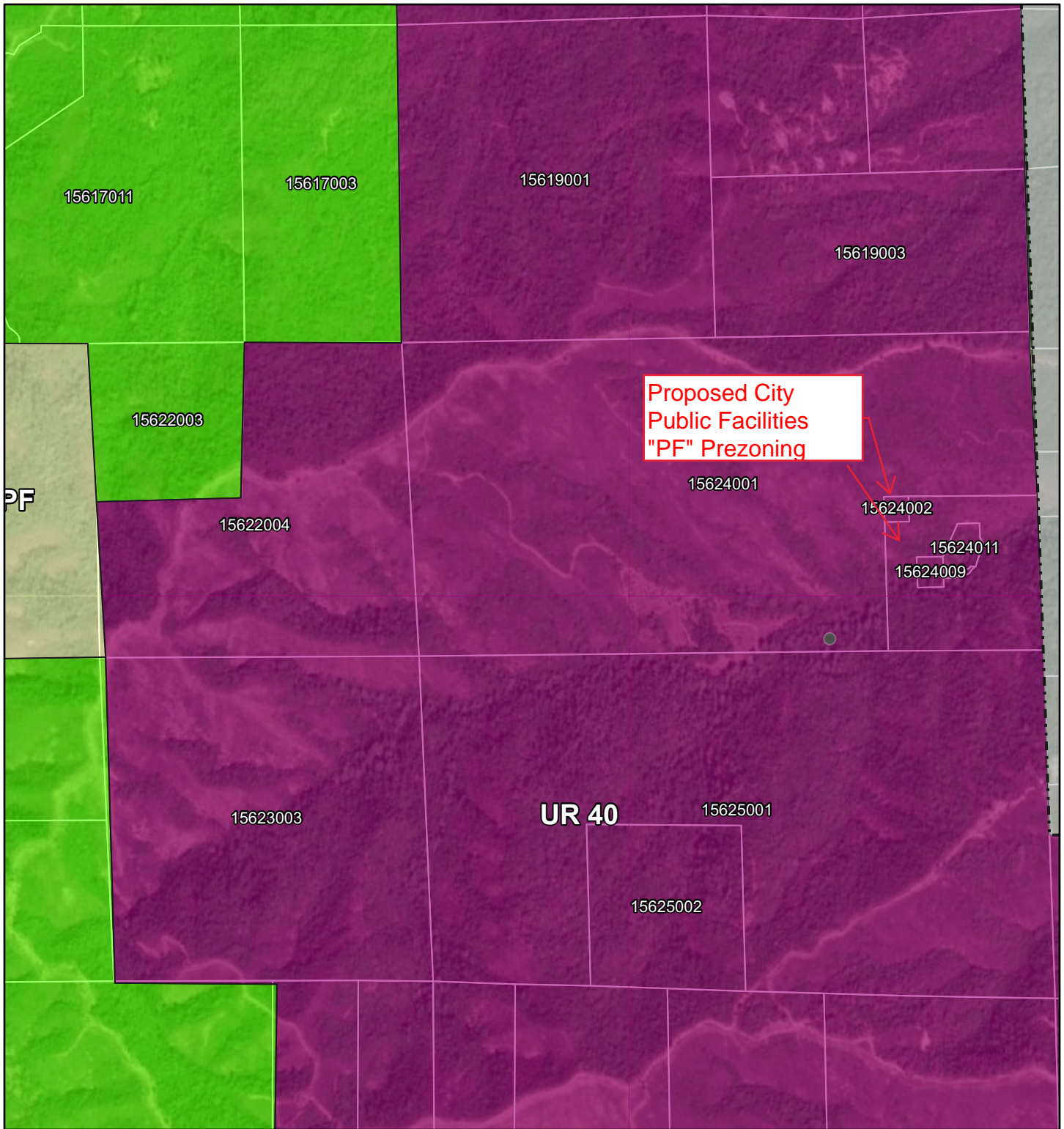
Daytime Telephone: 707-463-6207

Email: jdavis@cityofukiah.com

ATTACHMENT 4

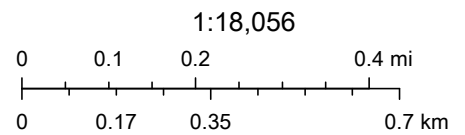
APN	Owner	SITUS	Acreage	Info - County PBS	County Zoning	County General Plan	Proposed General Plan	Proposed Zoning	Area Number	Current Status	Public Facilities Use	Water District	Sanitation District	Airport Zone
178-130-01	City of Ukiah	3100 Vichy Springs Road	±300	APN: 178-130-01 Acres: 301.2 Property Address: 3100 VICHY SPRINGS RD Owner: CITY OF UKIAH	Public Facilities (PF)	Public Services	Public (P)	Public Facilities (PF)	1	Previous Landfill	Conservation and natural resource conservation areas.	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 2



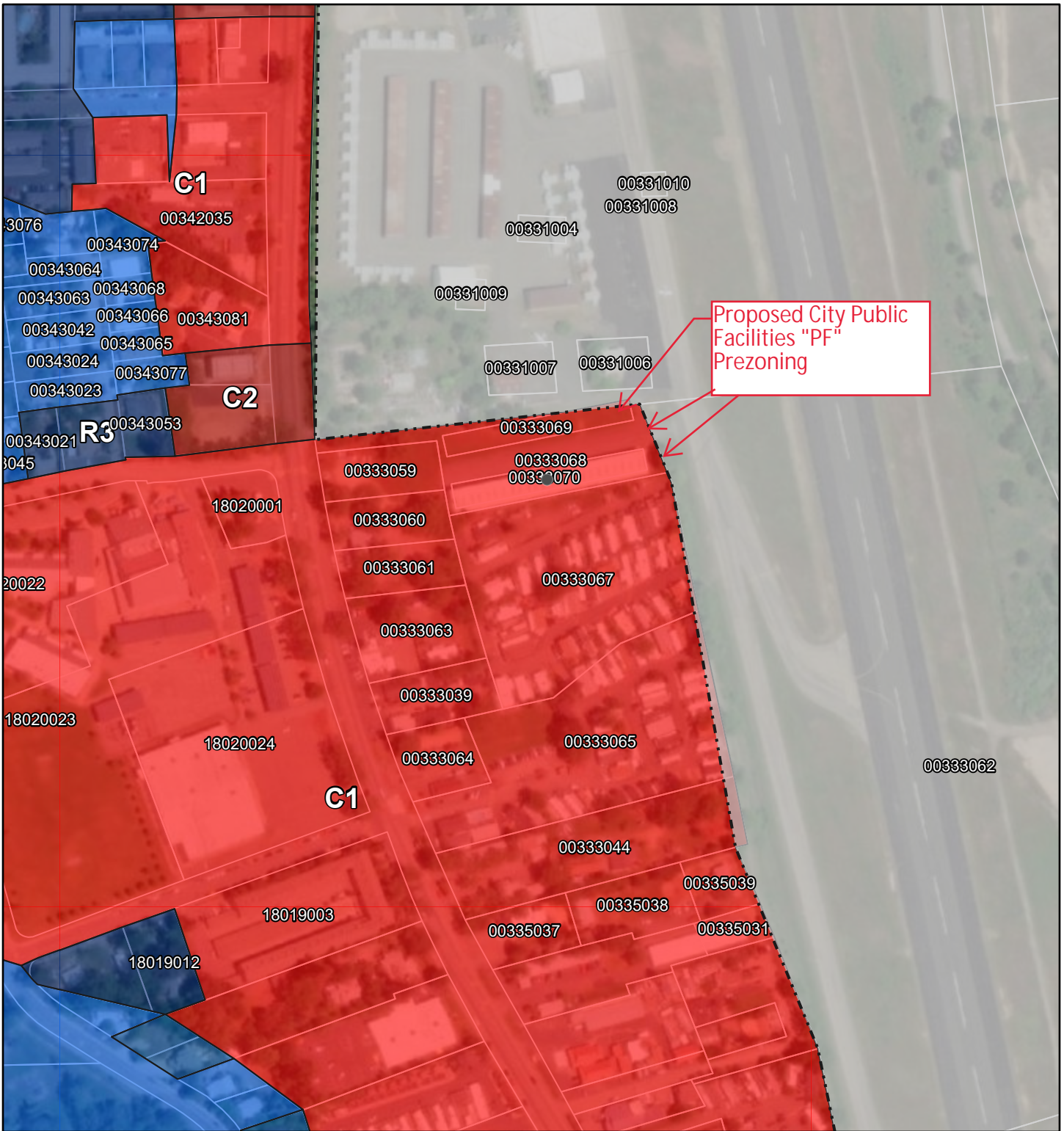
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- Incorporated City Limits
 - RL
 - UR 40
 - PF
- Zoning Classifications
- Assessor's Parcels



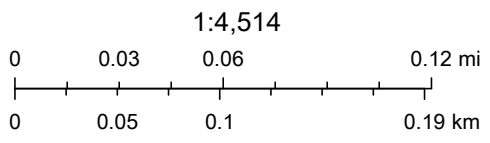
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Zoning Map-Area 3



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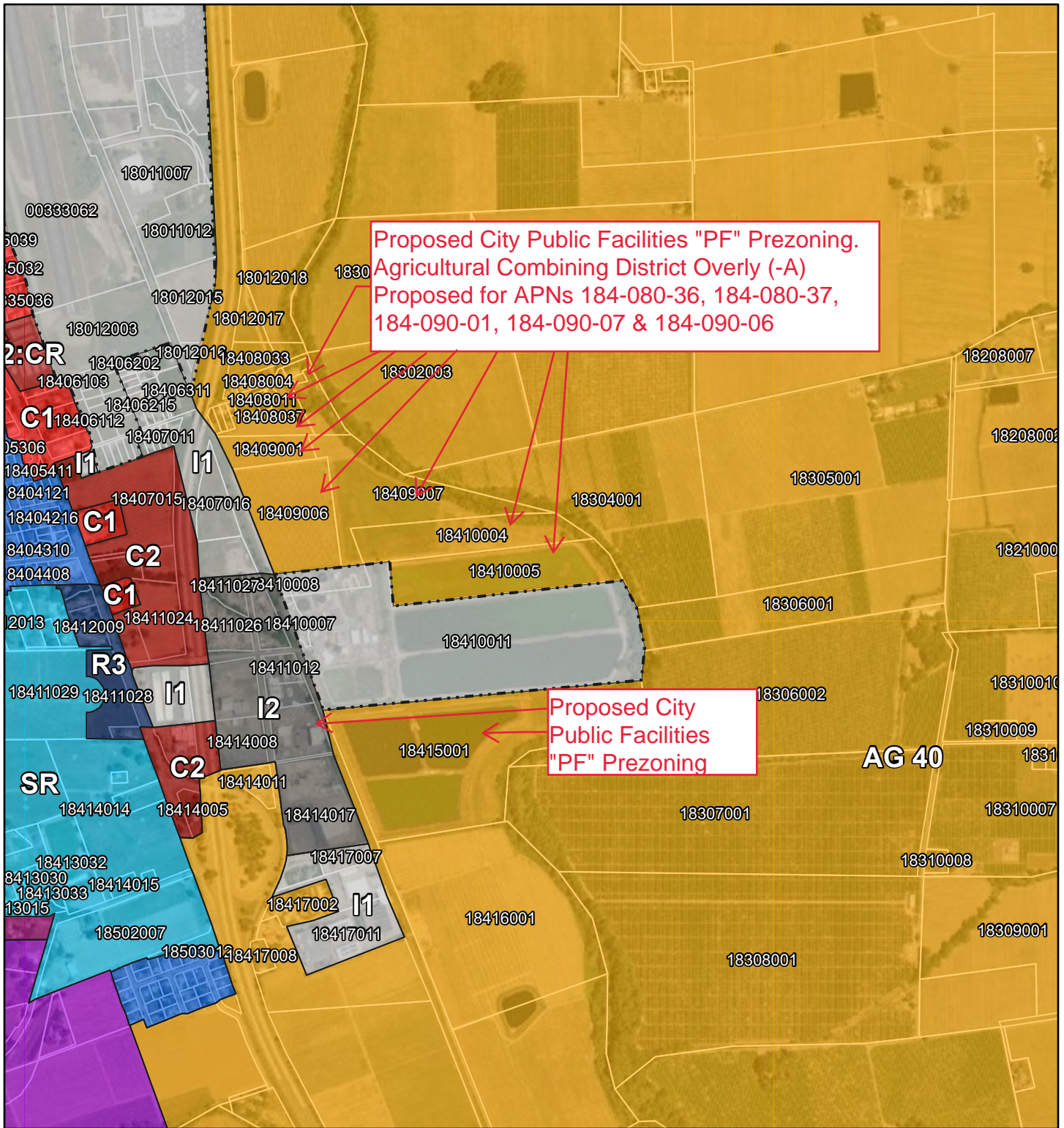
 Incorporated City Limits
Zoning Classifications
 R1
 R2
 R3
 C1
 C2



Maxar

Assessor's Parcels

Zoning Map-Areas 4 & 5

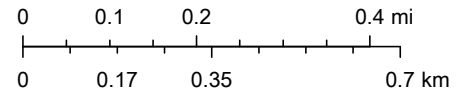


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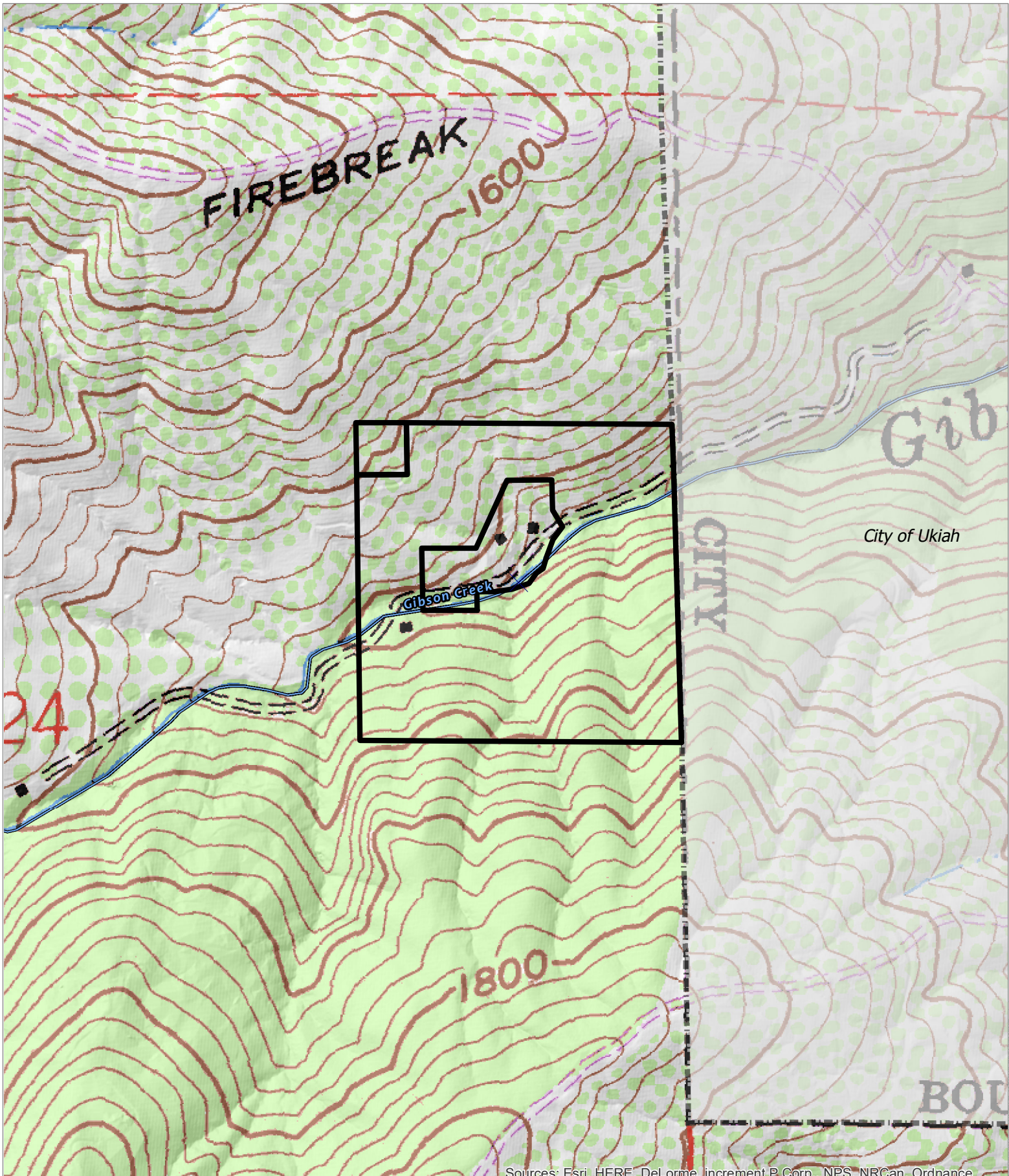
1:18,056

Incorporated City Limits	C2:CR	RR5
Zoning Classifications	I1	SR
AG 40	I2	UR 40
C1	R1	
C2	R3	

Assessor's Parcels Maxar



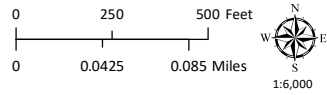
Area #2



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
 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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 City Limits

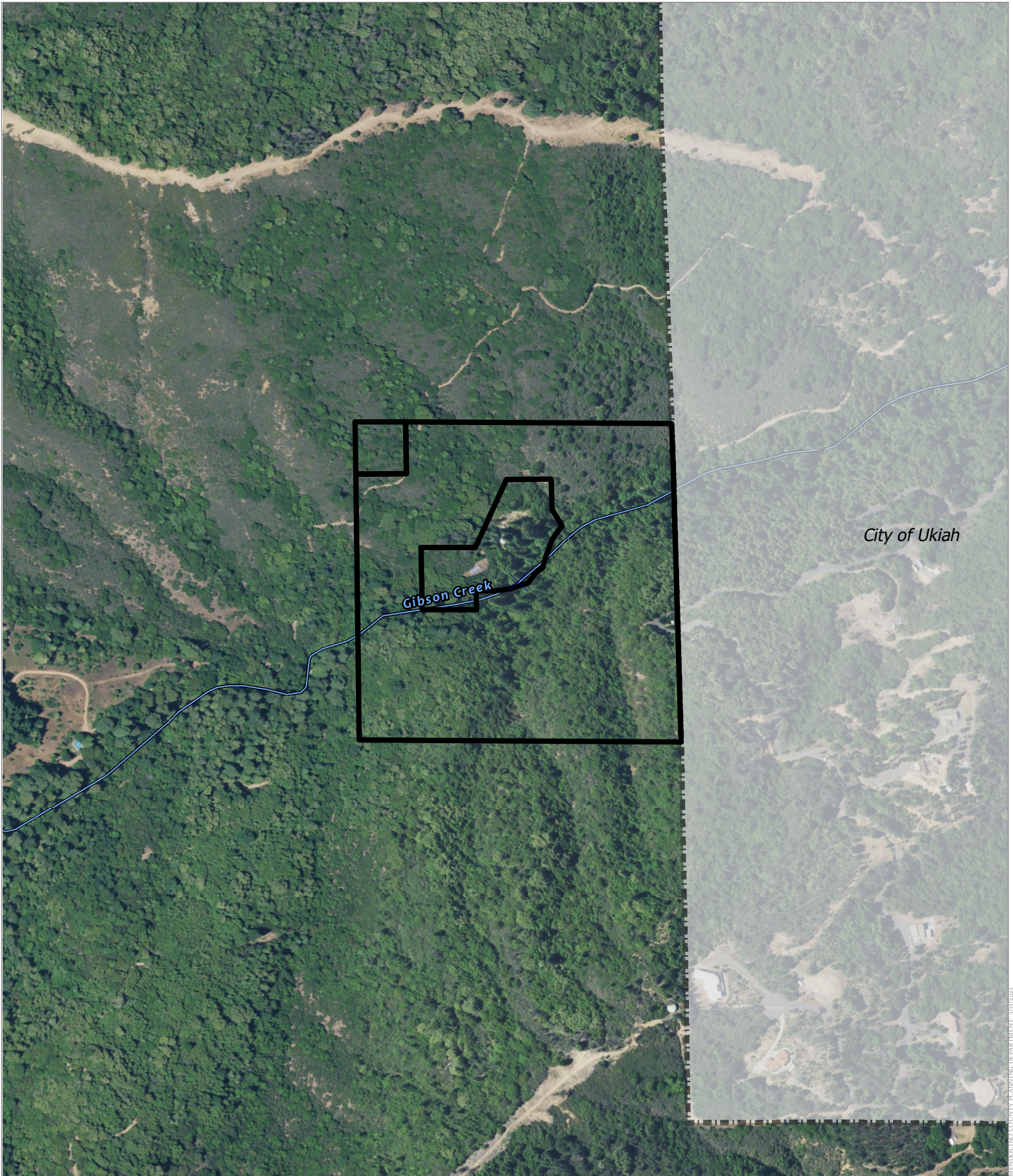
Sources: Esri, HERE, DeLorme, increment P, Corp, NPS, NRC, an, Ordnance



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

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 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

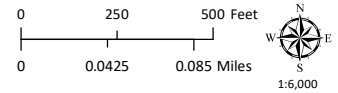
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023



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
Parcel Data: Mendocino County Information Services, October, 2022
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City Limits



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±

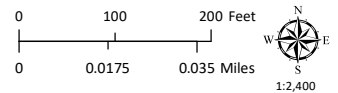
156-250-01
WILDBERGER BONNIE L TTEE 1
280 A±

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 - 3/13/2023

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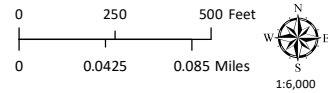


ADJACENT PARCELS



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





MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/2023

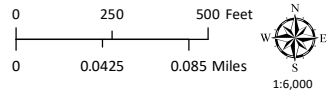


RMR 40

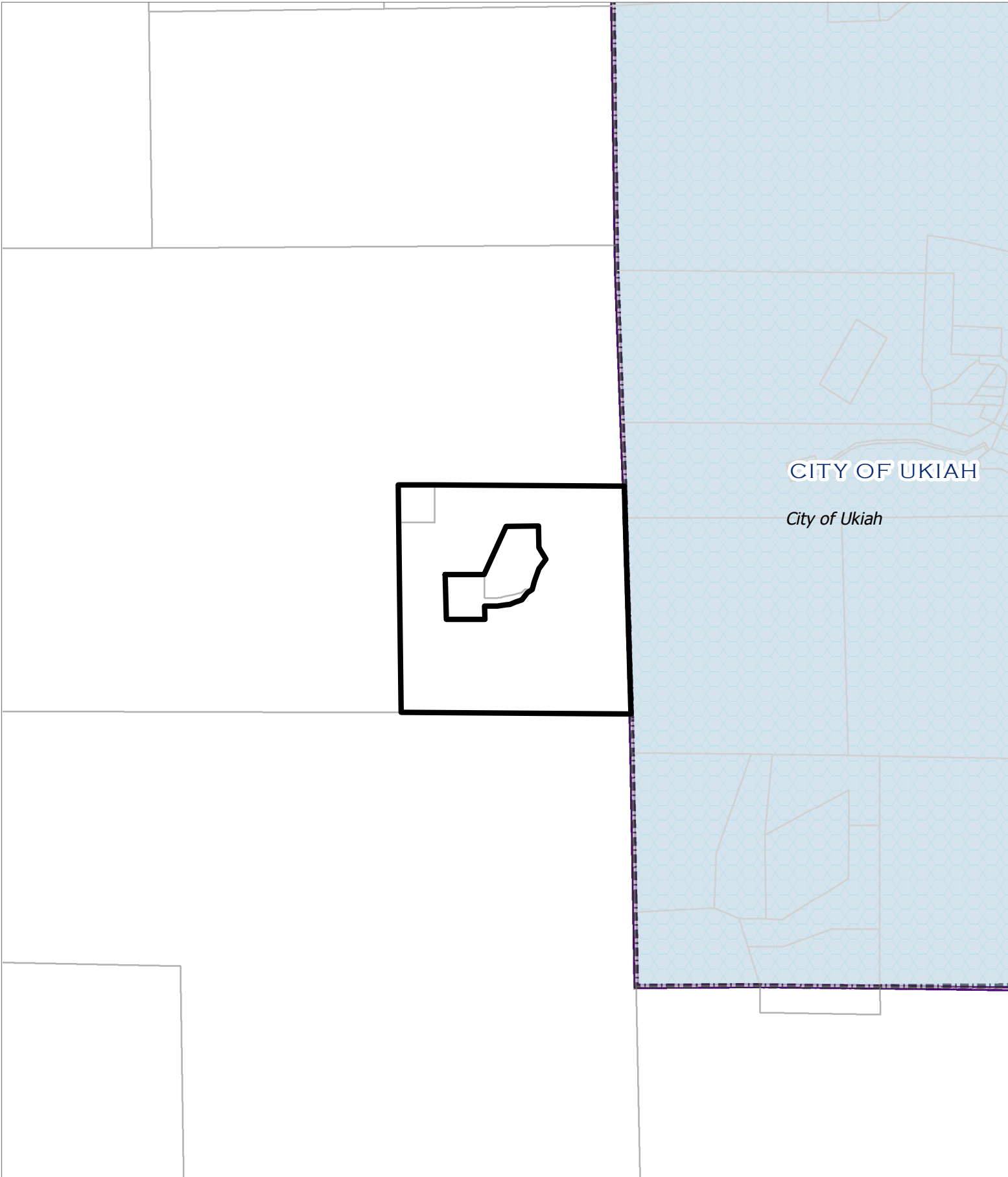
City of Ukiah

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
-  General Plan Classes

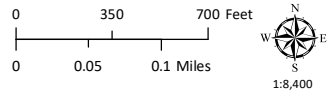


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/23

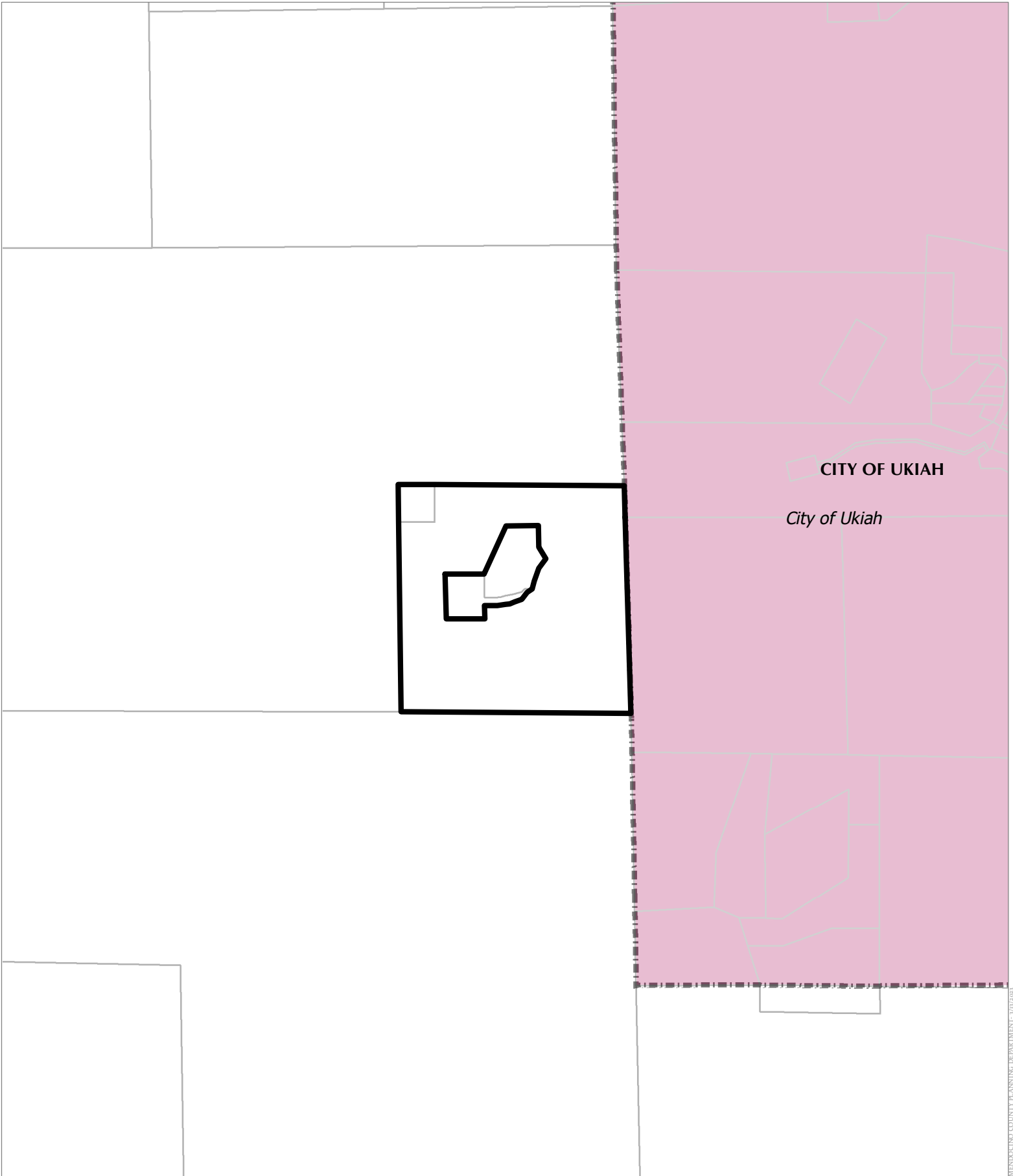


Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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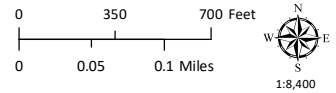
-  City Limits
-  Russian River Flood District
-  County Water Districts



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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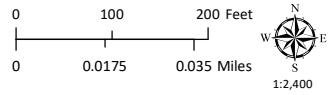
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023

Area #3



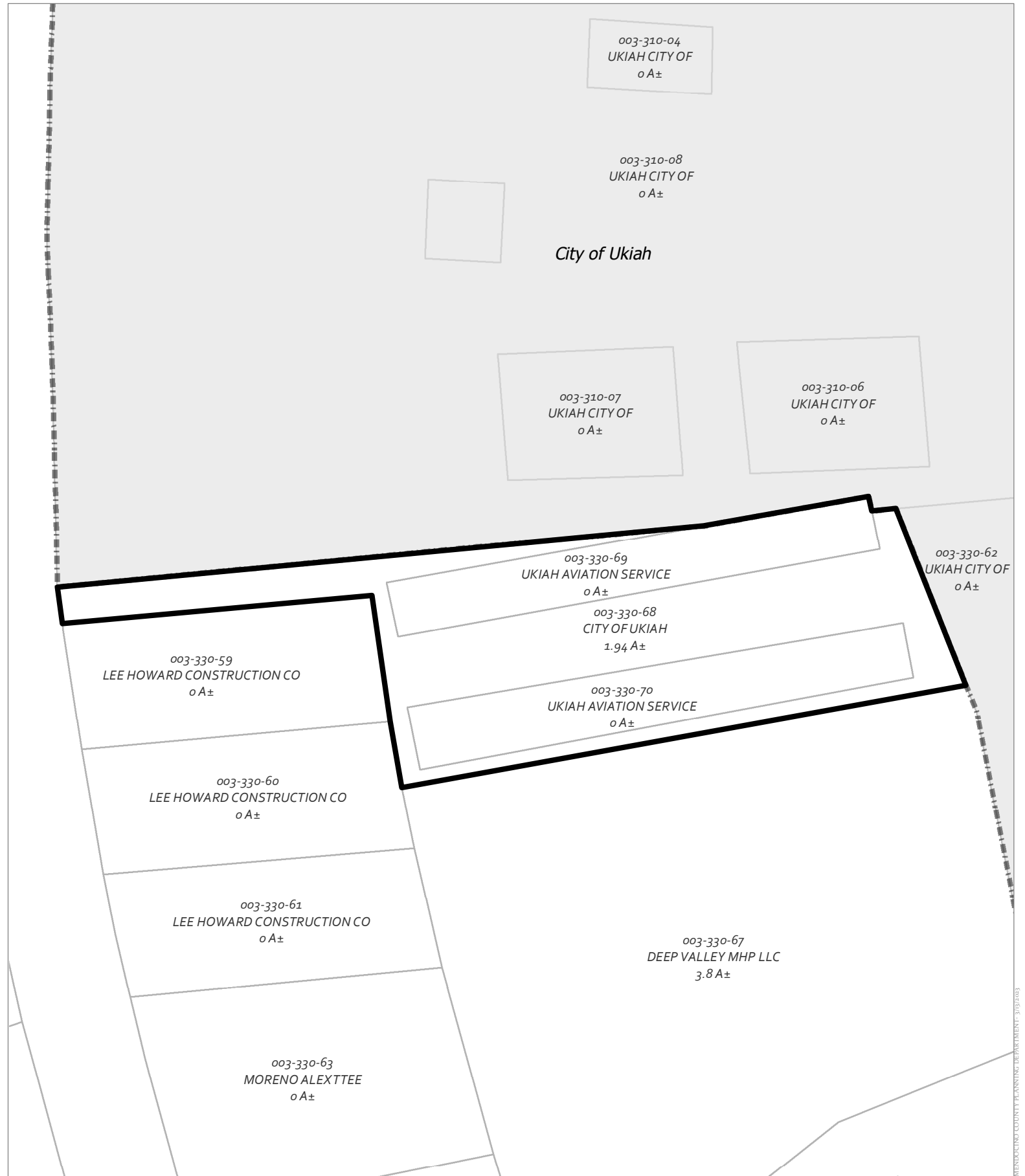
Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
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-  City Limits
-  Public Roads
-  Private Roads

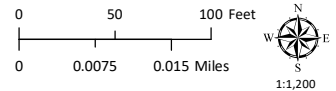


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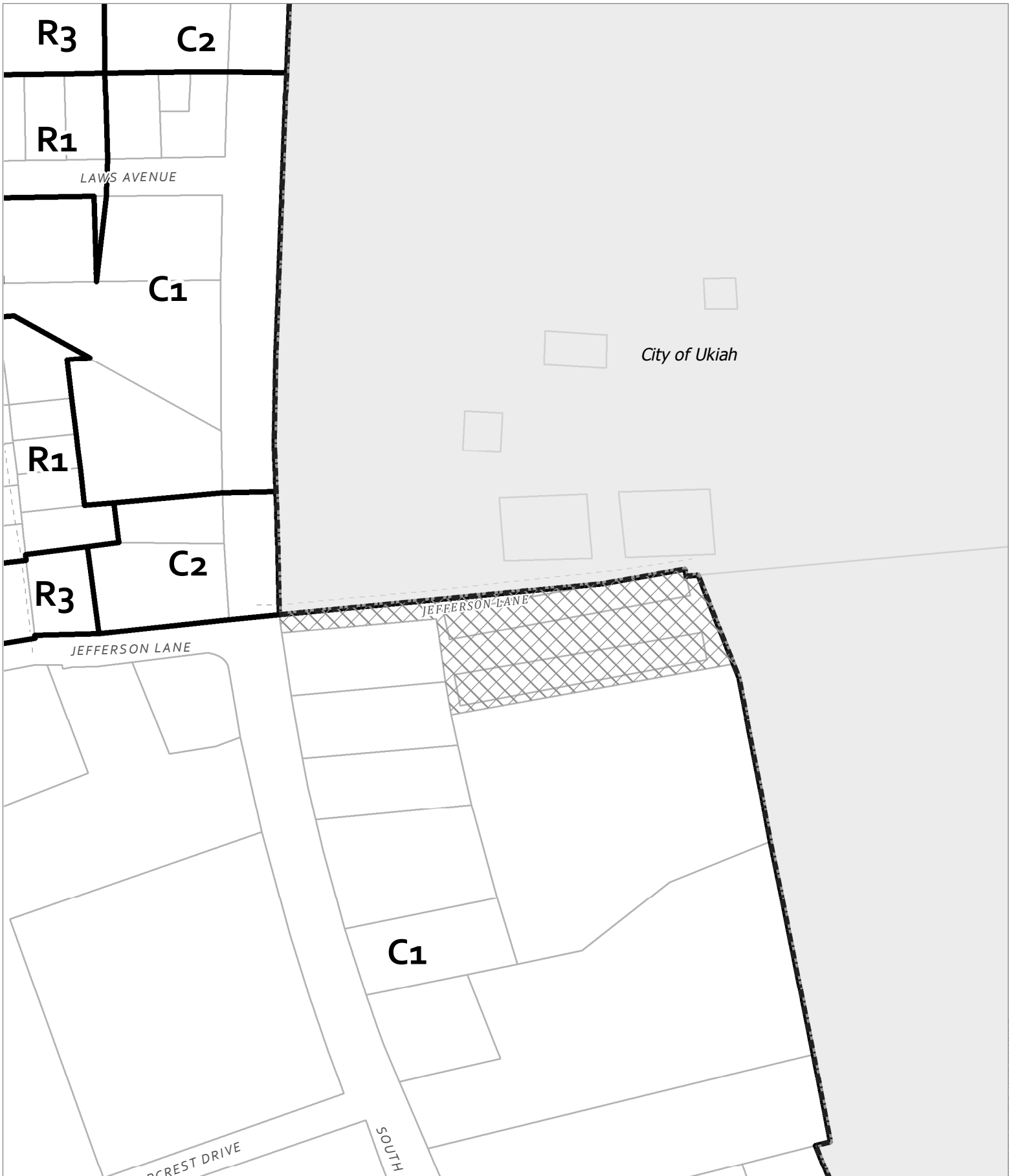
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/24/03






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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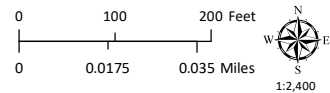


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023

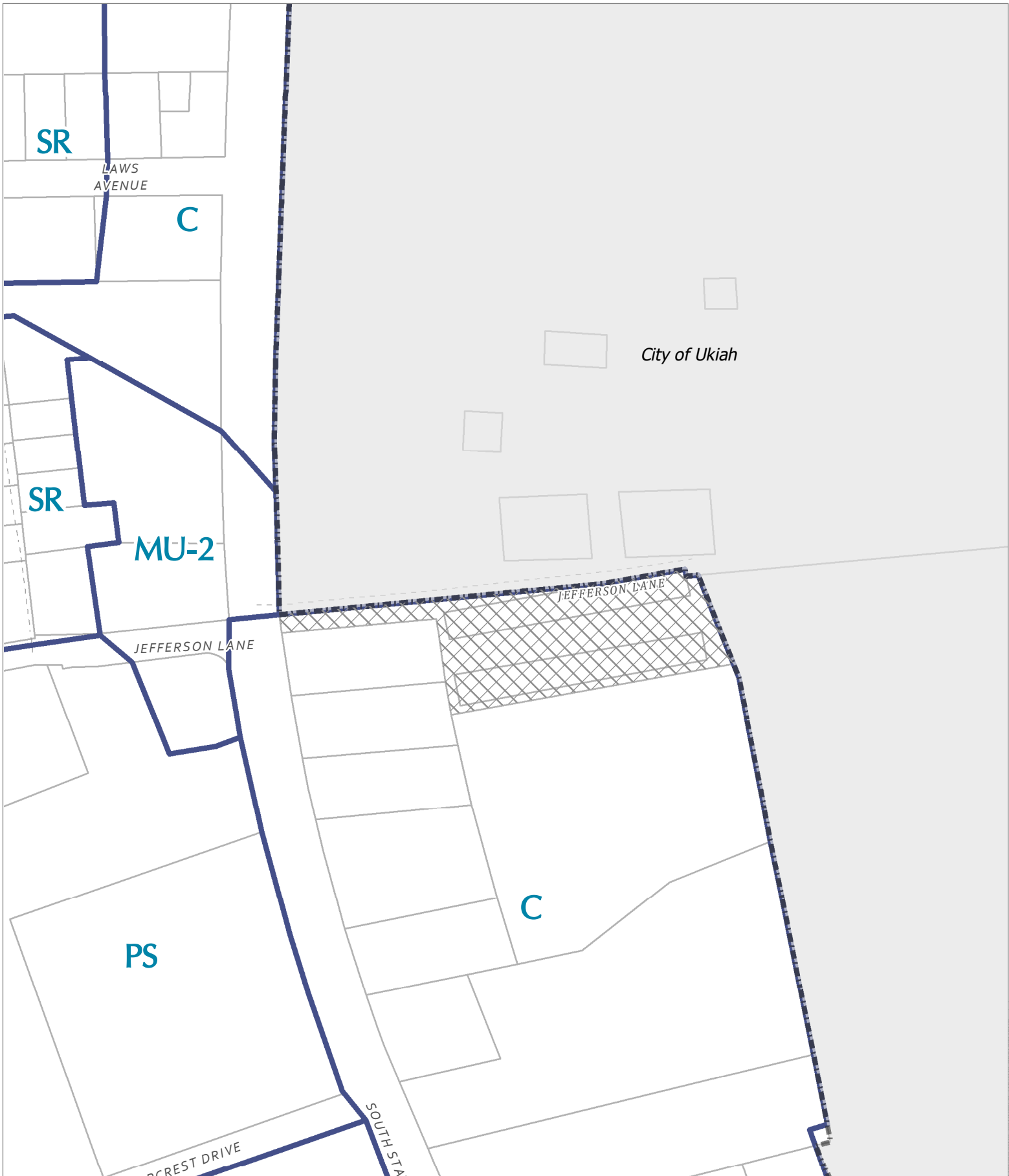


Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
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-  City Limits
-  Zoning Districts
-  Public Roads

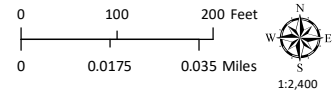


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/23



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-  City Limits
-  General Plan Classes
-  Public Roads



GENERAL PLAN CLASSIFICATIONS

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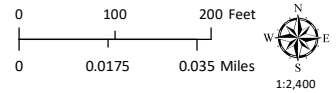
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23



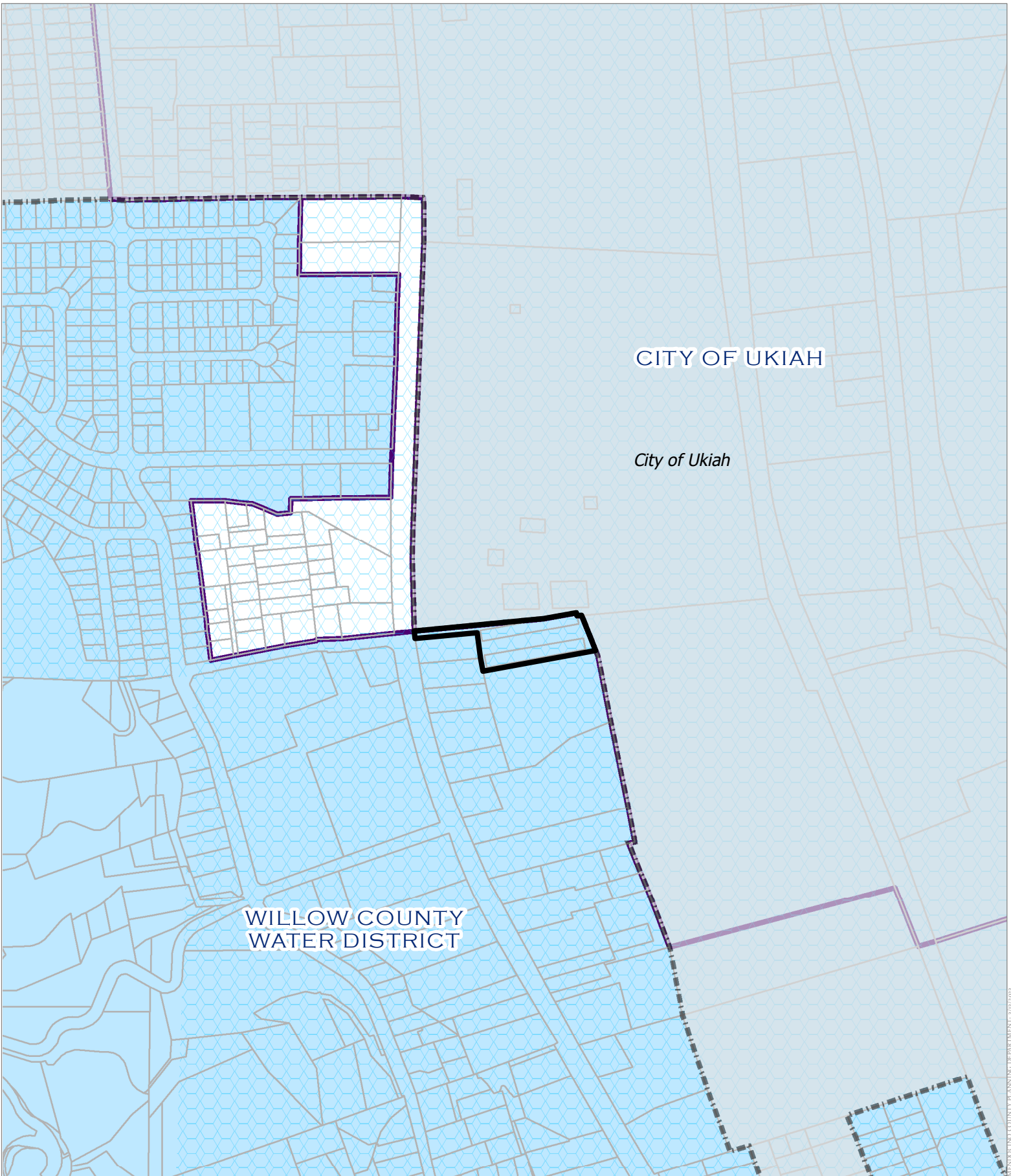
Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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City Limits



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23






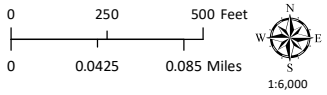
WILLOW COUNTY
WATER DISTRICT

CITY OF UKIAH

City of Ukiah

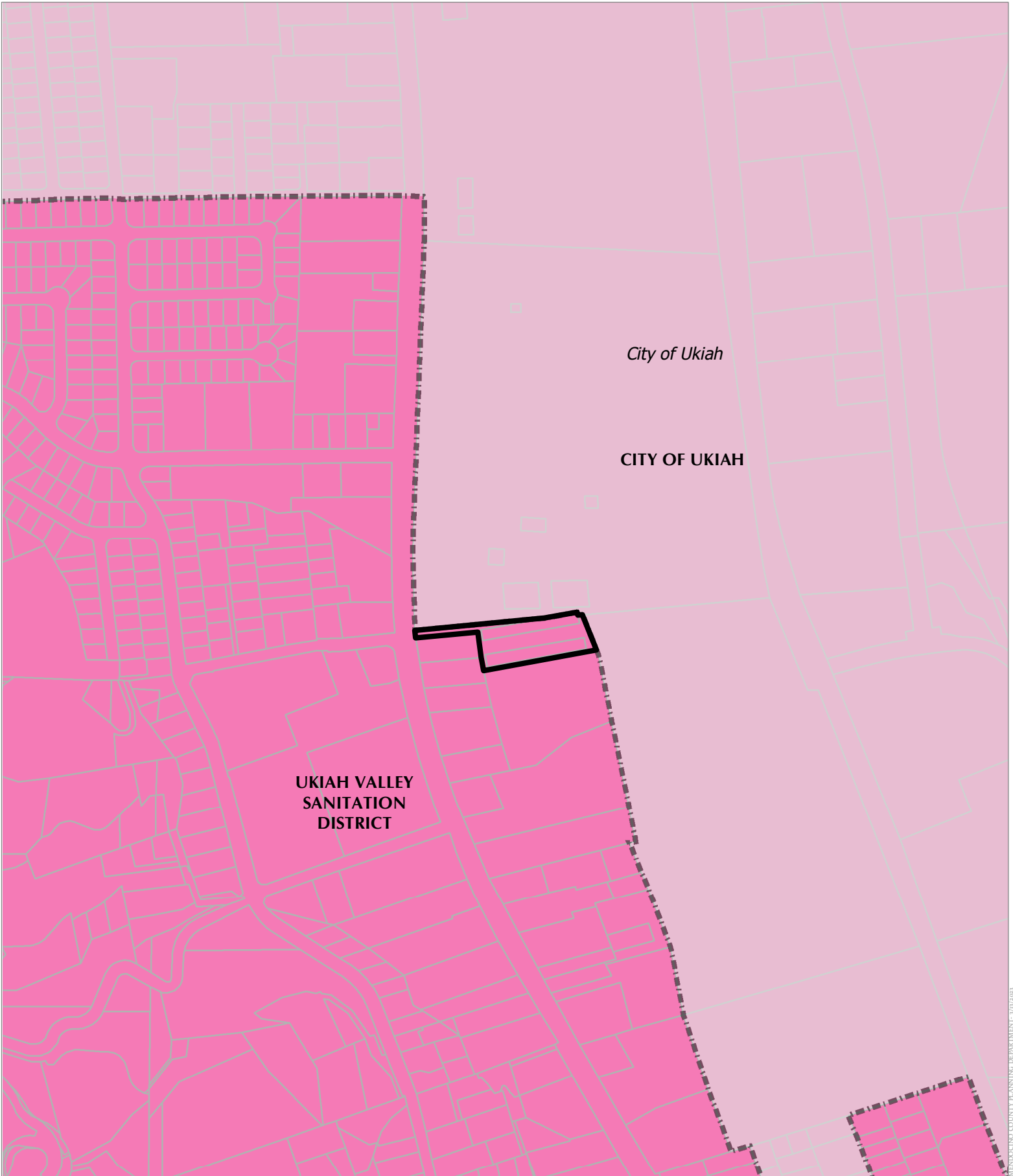
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-  City Limits
-  Russian River Flood District
-  County Water Districts



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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23

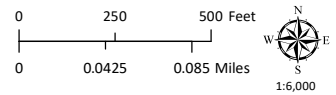


**UKIAH VALLEY
SANITATION
DISTRICT**

City of Ukiah

CITY OF UKIAH

 **City Limits**





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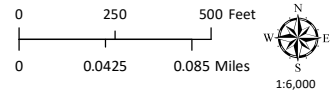
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023

Areas #4 & #5

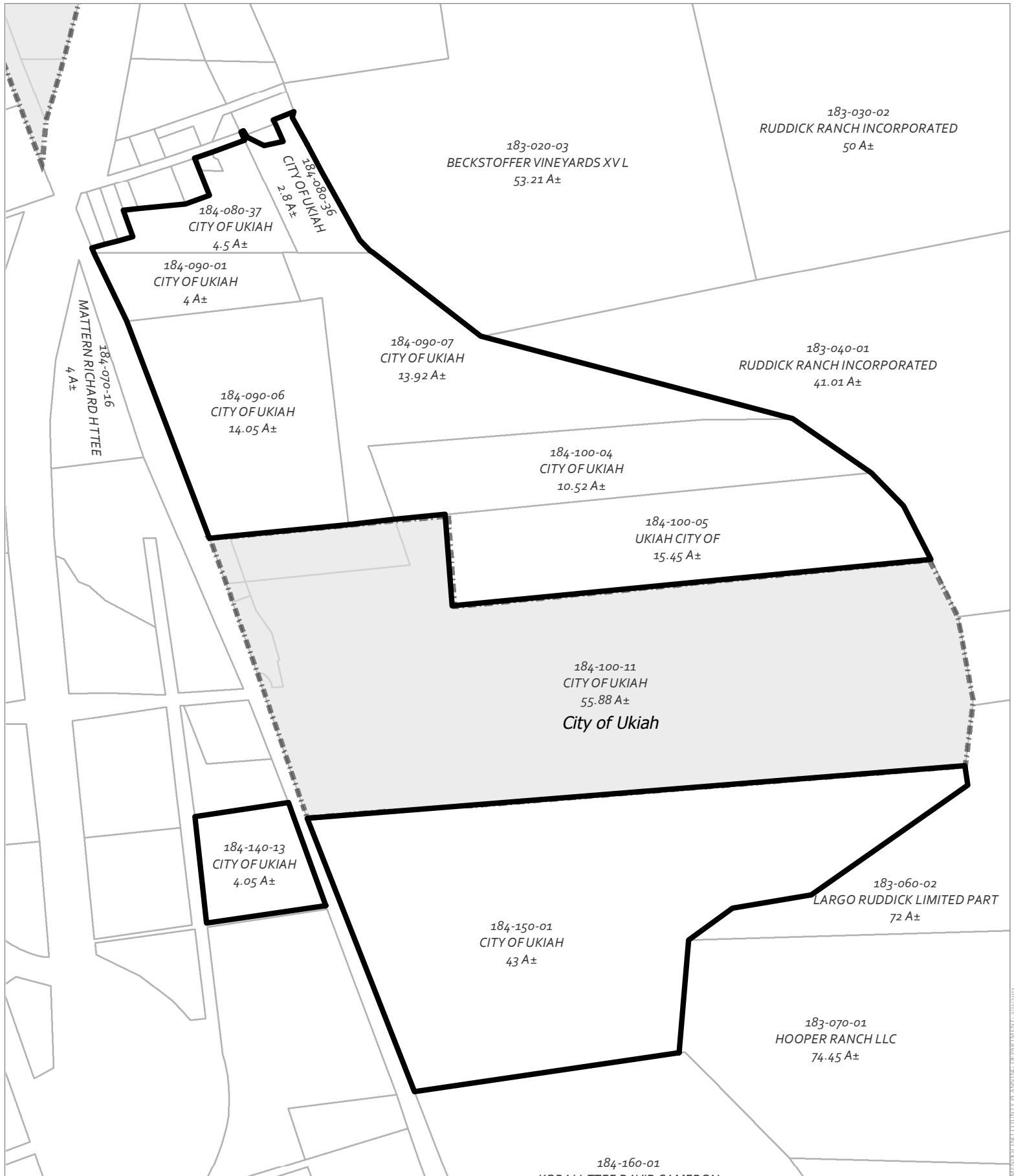


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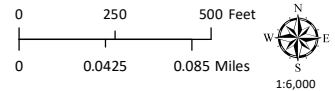
-  City Limits
-  Public Roads



MENDOCINO COUNTY PLANNING & BUILDING DEPARTMENT - 3/15/23

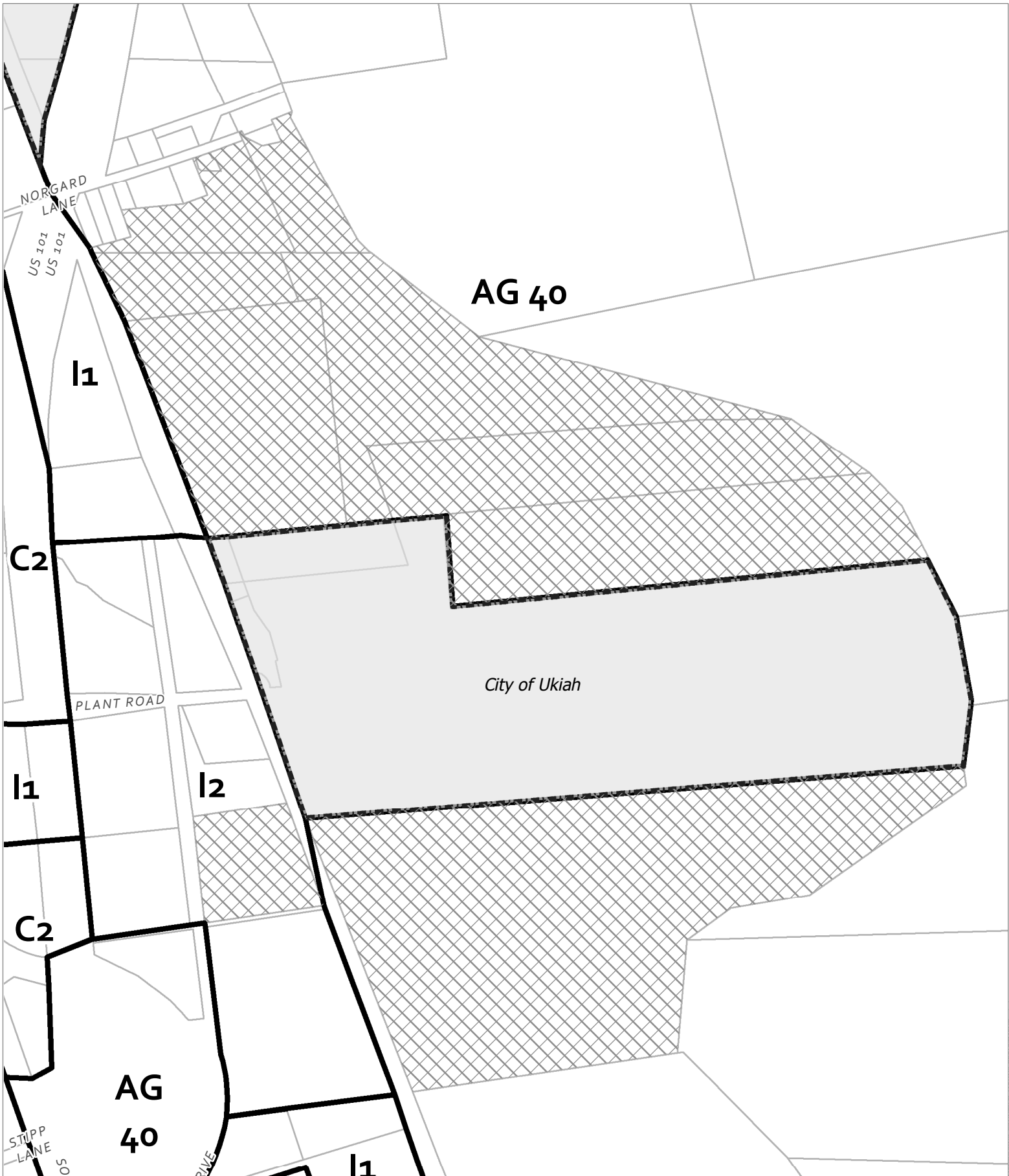


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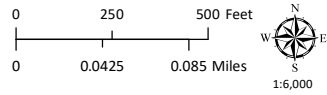
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023

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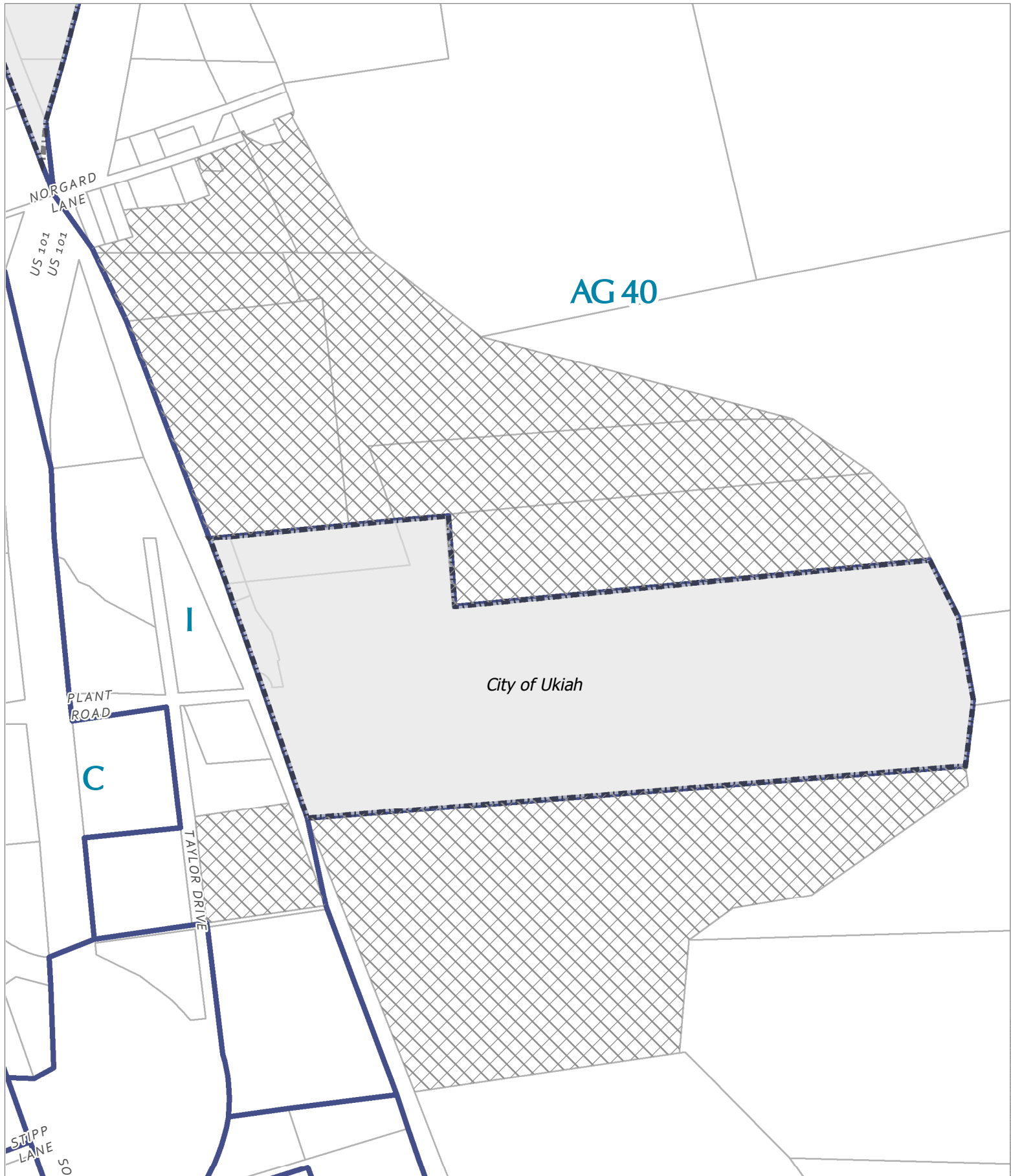


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-  City Limits
-  Zoning Districts
-  Public Roads

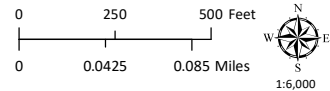


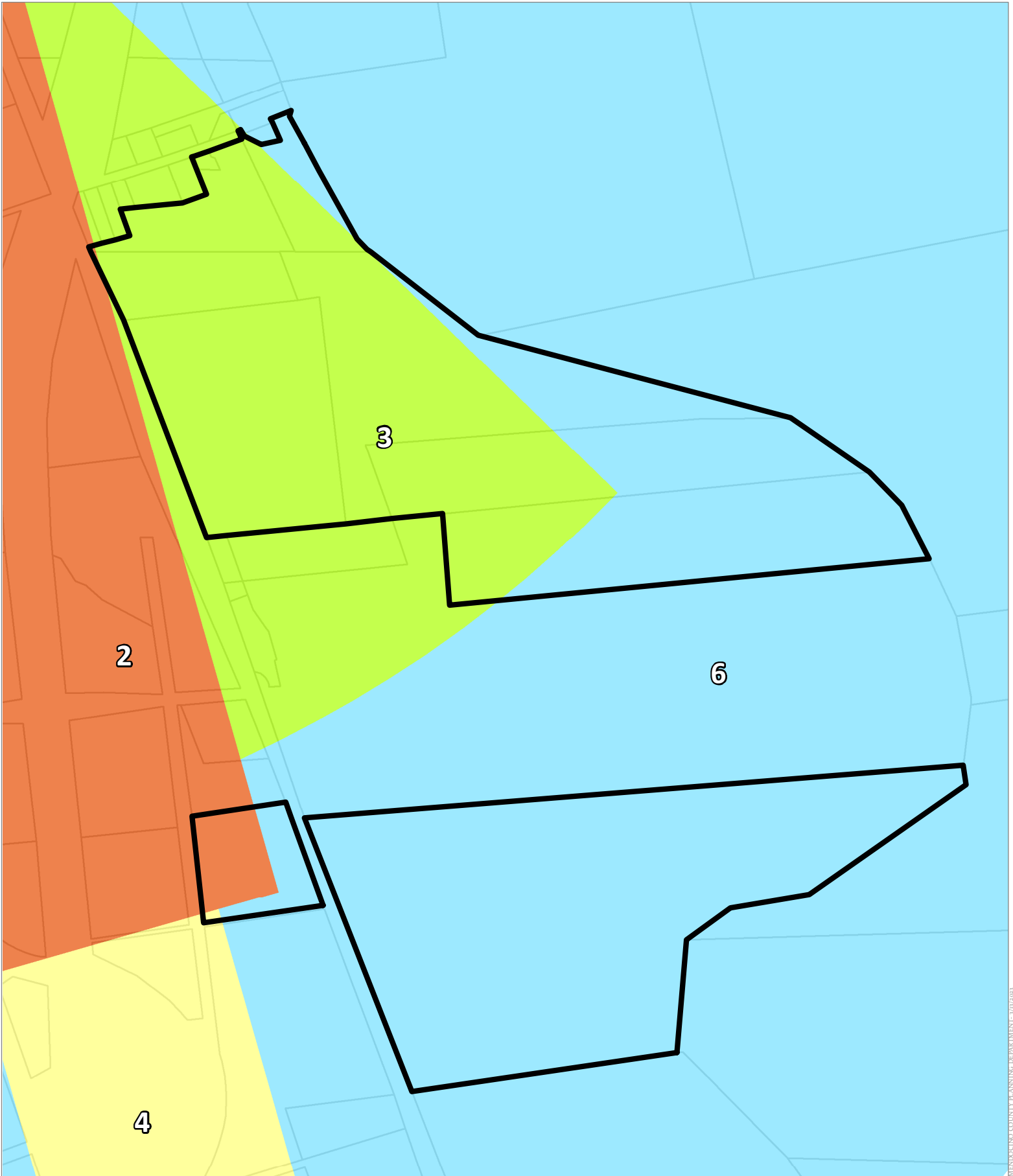
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023



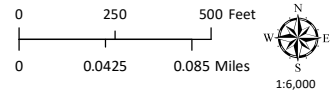
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-  City Limits
-  General Plan Classes
-  Public Roads

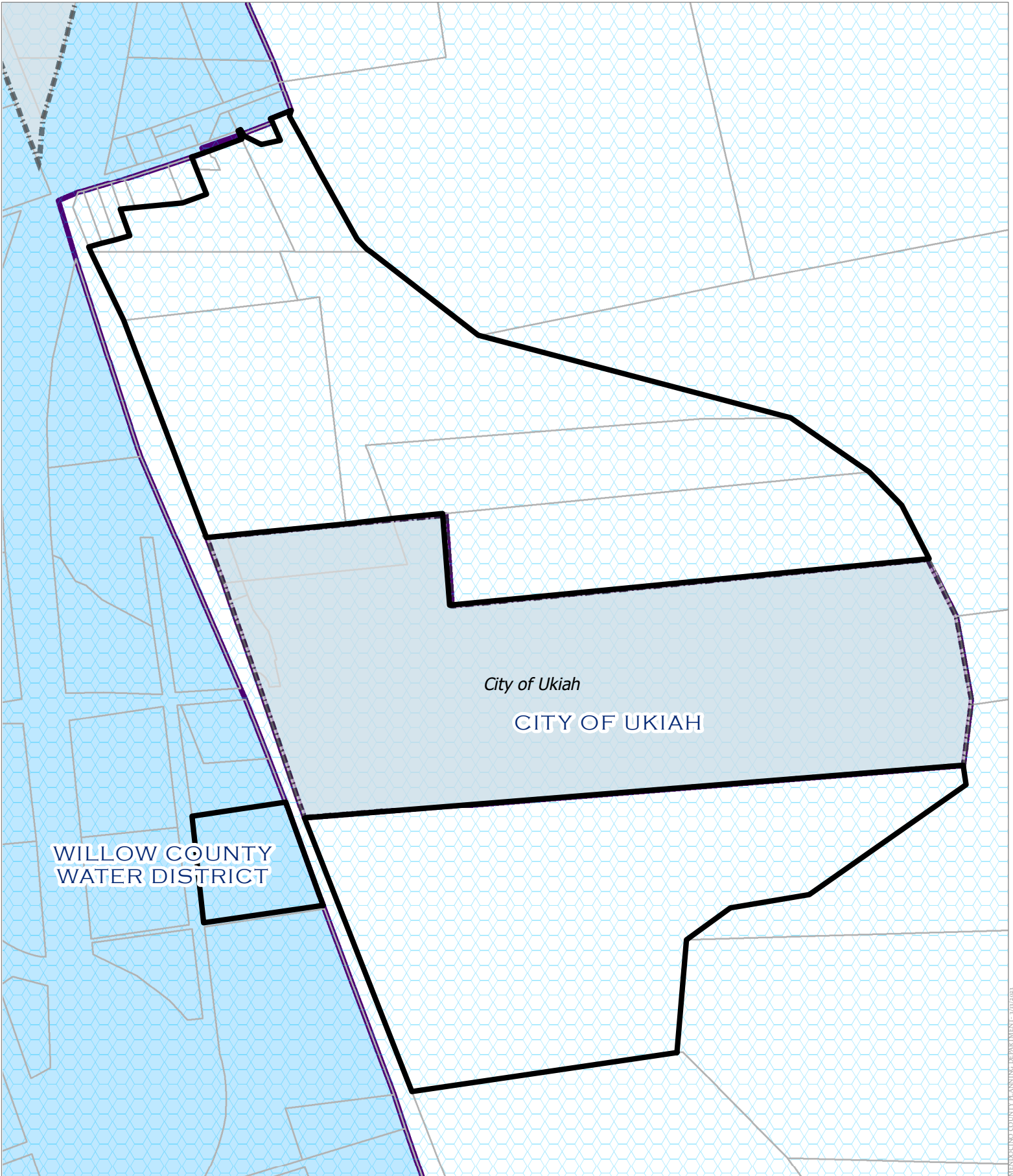







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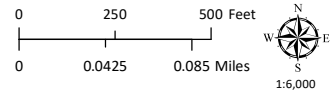


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/15/23



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-  City Limits
-  Russian River Flood District
-  County Water Districts



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/15/23

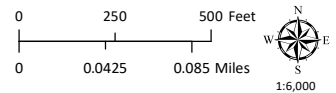
CITY OF UKIAH

UKIAH VALLEY
SANITATION
DISTRICT

CITY OF UKIAH

City of Ukiah

 City Limits




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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/23





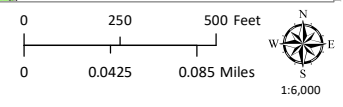
Williamson Act Lands 051421

TYPE

 Prime

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-  City Limits
-  Contract Boundaries



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23



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 Bartolome - 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

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

300 Seminary Avenue • Ukiah • CA • 95482-5400

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




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
Signature (Public Agency)	(Date)	Director
		(Title)

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

RESOLUTION NO. 23-116

RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS APPROVING A ZERO TAX SHARE AGREEMENT FOR THE CITY OF UKIAH – CITY OWNED PROPERTY ANNEXATION (LAFCO APPLICATION FILE NO. A-2021-01)

WHEREAS, the Mendocino Local Agency Formation Commission ("LAFCo") has received an application from the City of Ukiah ("City") to annex certain lands (the "Annexation Area") that the City owns in fee and uses for government purposes as described in **Exhibit A**, but that remain outside of its jurisdiction within the County of Mendocino ("County"); and

WHEREAS, the aforementioned annexation is identified as LAFCo Application File No. A-2021-01, also known as the City of Ukiah – City Owned Property Annexation; and

WHEREAS, prior to acting on the application, Revenue and Tax Code section 99(b)(6) requires LAFCo to receive resolution(s) from those bodies negotiating an agreement on a potentially revised distribution of property tax in the event that the annexation becomes effective; and

WHEREAS, pursuant to Revenue and Tax Code section 99(b)(5), the Mendocino County Board of Supervisors is the entity responsible for negotiating a tax share agreement under Revenue and Taxation Code Section 99; and

WHEREAS, LAFCo File No. A-2021-01 only affects the City and the County; and

WHEREAS, Government Code ("GC") section 56742(a)(2-3) requires that the properties proposed for annexation be owned by the City and utilized for a municipal purpose at the time commission proceedings are initiated; and

WHEREAS, the City has applied a Public (P) General Plan land use designation to the Annexation Area from its 2040 General Plan and associated environmental document, which was adopted by the City on December 7, 2022; and

WHEREAS, on December 19, 2022, LAFCo adopted a Municipal Service Review and Sphere of Influence Update for the City of Ukiah that identifies the Annexation Area as within the City's Sphere of Influence, which indicates the probable physical boundary and service area of the City; and

WHEREAS, on November 4, 2020, as well as January 19, 2022, the City adopted resolutions (Resolution No. 2020-61 & Resolution No. 2022-04) to facilitate annexation proceedings pursuant to Government Code Section 56654(a) stating that upon completion the Annexation Area will no longer be subject to property taxes, as the properties will be used for governmental purposes; and

WHEREAS, on April 5, 2023, the City 'Prezoned' the Annexation Area as Public Facilities (PF) per Ukiah City Code Division 9, Article 15, Chapter 2, demonstrating that the properties will be utilized for specified utility purposes and public benefit; and

WHEREAS, under Revenue and Taxation Code Section 99, upon filing the Application, the Executive Officer of LAFCo is required to give notice of the filing to the Mendocino County Assessor and Auditor-Controller specifying each local agency whose service area or responsibility will be altered by the jurisdictional change; and

WHEREAS, on February 26, 2021, and March 4, 2022, the Executive Officer of LAFCo gave notice of the filing to the assessor and auditor under RTC Section 99(b); and

WHEREAS, on July 9, 2021, the Executive Officer supplemented the notice with an updated list of Assessor’s Parcels Numbers (APNs) identified as part of the Annexation Area; and

WHEREAS, in 2021, the Mendocino County Assessor provided the Mendocino County Auditor-Controller a preliminary report which identifies the assessed valuations of the territory within the City of Ukiah and the tax rate areas in which the territory exists; and

WHEREAS, on September 22, 2021, the Mendocino County Auditor-Controller estimated the amount of property tax revenue generated within the territory that is the subject of the jurisdictional change during the fiscal year 2021-2022 and estimated what proportion of said property tax revenue is attributable to each local agency that receives a portion of said property tax revenue, which estimate is set forth in the attached **Exhibit B**; and

WHEREAS, the parcels within the Annexation Area are owned by the City of Ukiah and do not feature commercial uses or residential improvements that would result in substantial property or sales tax revenues, or require adjustment to the City of County’s Regional Housing Needs Allocation; and

WHEREAS, the Ukiah City Council has adopted a resolution, a copy of which is attached hereto as **Exhibit C**, agreeing that there should be no change in the current apportionment of property taxes, neither base tax nor future tax increment, in the Annexation Area, provided that if the annexation becomes final and effective the actual assessment of property taxes in the Annexation Area will be zero because City-owned property within City limits is exempt from property taxes.

NOW, THEREFORE, BE IT RESOLVED that in the event the annexation becomes effective, the existing shares of property taxes will not change, although the property taxes associated with the Annexation Area shall no longer be assessed, similar to other City-owned parcels under its jurisdiction that are utilized for public benefit.

IT IS FURTHER RESOLVED AND ORDERED that the Clerk of the Board of Supervisors shall notify the Mendocino County Auditor and the Mendocino Local Agency Formation Commission of such negotiated zero exchange of property tax revenues by forwarding a certified copy of this resolution to the Auditor, the City of Ukiah, the Mendocino Local Agency Formation Commission, and, upon completion of the annexation, to the State Board of Equalization.

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The foregoing Resolution introduced by Supervisor Williams, seconded by Supervisor Mulheren, and carried this 11th day of July, 2023, by the following vote:

AYES: Supervisors McGourty, Mulheren, Haschak, Gjerde, and Williams
NOES: None
ABSENT: None

WHEREUPON, the Chair declared said Resolution adopted and SO ORDERED.

ATTEST: DARCIE ANTLE
Clerk of the Board



Deputy

APPROVED AS TO FORM:
CHRISTIAN M. CURTIS
County Counsel





GLENN MCGOURTY, Chair
Mendocino County Board of Supervisors

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

BY: DARCIE ANTLE
Clerk of the Board



Deputy

CHAMISE CUBBISON
ACTING AUDITOR-CONTROLLER
COUNTY OF MENDOCINO



501 LOW GAP ROAD, RM. 1080
UKIAH, CALIFORNIA 95482
PHONE (707) 234-6860 FAX (707) 467-2503
www.mendocinocounty.org

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

RESOLUTION NO. 2023-23

RESOLUTION OF THE CITY OF UKIAH CITY COUNCIL APPROVING A ZERO TAX SHARE AGREEMENT FOR THE CITY OF UKIAH – CITY OWNED PROPERTY ANNEXATION (LAFCO APPLICATION FILE NO. A-2021-01)

WHEREAS, the Mendocino Local Agency Formation Commission ("LAFCo") has received an application from the City of Ukiah ("City") to annex certain lands (the "Annexation Area") that the City owns in fee and uses for government purposes as described in **Exhibit A**, but that remain outside of its jurisdiction within the County of Mendocino ("County"); and

WHEREAS, the aforementioned annexation is identified as LAFCo Application File No. A-2021-01, also known as the City of Ukiah – City Owned Property Annexation; and

WHEREAS, prior to acting on the application, Revenue and Tax Code section 99(b)(6) requires LAFCo to receive resolution(s) from those bodies negotiating an agreement on a potentially revised distribution of property tax in the event that the annexation becomes effective; and

WHEREAS, pursuant to Revenue and Tax Code section 99(b)(5), the Mendocino County Board of Supervisors is the entity responsible for negotiating a tax share agreement under Revenue and Taxation Code Section 99; and

WHEREAS, LAFCo File No. A-2021-01 only affects the City and the County; and

WHEREAS, Government Code ("GC") section 56742(a)(2-3) requires that the properties proposed for annexation be owned by the City and utilized for a municipal purpose at the time commission proceedings are initiated; and

WHEREAS, the City has applied a Public (P) General Plan land use designation to the Annexation Area from its 2040 General Plan and associated environmental document, which was adopted by the City on December 7, 2022; and

WHEREAS, on December 19, 2022, LAFCo adopted a Municipal Service Review and Sphere of Influence Update for the City of Ukiah that identifies the Annexation Area as within the City's Sphere of Influence, which indicates the probable physical boundary and service area of the City; and

WHEREAS, on November 4, 2020, as well as January 19, 2022, the City adopted resolutions (Resolution No. 2020-61 & Resolution No. 2022-04) to facilitate annexation proceedings pursuant to Government Code Section 56654(a) stating that upon completion the Annexation Area will no longer be subject to property taxes, as the properties will be used for governmental purposes; and

WHEREAS, on April 5, 2023, the City 'Prezoned' the Annexation Area as Public Facilities (PF) per Ukiah City Code Division 9, Article 15, Chapter 2, further demonstrating that the properties will be utilized for specified utility purposes and public benefit; and

WHEREAS, under Revenue and Taxation Code Section 99, upon filing the Application, the Executive Officer of LAFCo is required to give notice of the filing to the Mendocino County Assessor and Auditor-Controller specifying each local agency whose service area or responsibility will be altered by the jurisdictional change; and

WHEREAS, on February 26, 2021, and March 4, 2022, the Executive Officer of LAFCo gave notice of the filing to the assessor and auditor under RTC Section 99(b); and

WHEREAS, on July 9, 2021, the Executive Officer supplemented the notice with an updated list of Assessor's Parcels Numbers (APNs) identified as part of the Annexation Area; and

WHEREAS, in 2021, the Mendocino County Assessor provided the Mendocino County Auditor-Controller a preliminary report which identifies the assessed valuations of the territory within the City of Ukiah and the tax rate areas in which the territory exists; and

WHEREAS, on September 22, 2021, the Mendocino County Auditor-Controller estimated the amount of property tax revenue generated within the territory that is the subject of the jurisdictional change during the fiscal year 2021-2022 and estimated what proportion of said property tax revenue is attributable to each local agency that receives a portion of said property tax revenue, which estimate is set forth in the attached **Exhibit B**; and

WHEREAS, the parcels within the Annexation Area are owned by the City of Ukiah and do not feature commercial uses or residential improvements that would result in substantial property or sales tax revenues, or require adjustment to the City or County's Regional Housing Needs Allocation; and

WHEREAS, the Mendocino County Board of Supervisors has been provided a resolution, a copy of which is attached hereto as **Exhibit C**, agreeing that there should be no change in the current apportionment of property taxes, neither base tax nor future tax increment, in the Annexation Area, provided that if the annexation becomes final and effective the actual assessment of property taxes in the Annexation Area will be zero because City-owned property within City limits is exempt from property taxes.

NOW, THEREFORE, BE IT RESOLVED that in the event the annexation becomes effective, the existing shares of property taxes will not change, although the property taxes associated with the Annexation Area shall no longer be assessed, similar to other City-owned parcels under its jurisdiction that are utilized for public benefit.

IT IS FURTHER RESOLVED AND ORDERED that the City Clerk shall notify the Mendocino County Auditor and the Mendocino Local Agency Formation Commission of such negotiated zero exchange of property tax revenues by forwarding a certified copy of this resolution to the Auditor, the County of Mendocino, the Mendocino Local Agency Formation Commission, and, upon completion of the annexation, to the State Board of Equalization.

PASSED AND ADOPTED at a regular meeting of the City Council held on June 7, 2023 by the following roll call vote:

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



Mari Rodin, Mayor

ATTEST



Kristine Lawler, City Clerk

Notice of Exemption

(Exempt from fees per GOV Section 27383)

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Mendocino

From: (Public Agency): Mendocino LAFCo
200 South School Street
Ukiah, California 95482

(Address)

Project Title: City of Ukiah Annexation of City-owned Properties A (File No. A-2021-01a)

Project Applicant: City of Ukiah

Project Location - Specific:

Unincorporated areas of the Ukiah Valley located southeast and west of the Ukiah City limits.

Project Location - City: City of Ukiah Project Location - County: Mendocino

Description of Nature, Purpose and Beneficiaries of Project:
City of Ukiah Annexation of City-owned Properties A involving 15-parcels (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) of 2 contiguous and 2 non-contiguous areas used for municipal purposes.

Name of Public Agency Approving Project: Mendocino Local Agency Formation Commission

Name of Person or Agency Carrying Out Project: Mendocino Local Agency Formation Commission

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: §15320 (Class 20 Exemption)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The annexation will not change the geographical area in which previously existing powers are exercised (no unusual circumstances). No new development, changes in use, expansion of existing uses, or new or enhanced provision of public services are proposed or anticipated post-annexation because the City-owned properties are already developed, improved with public utilities, or proposed for continued open space use.

Lead Agency
Contact Person: Uma Hinman, Executive Officer Area Code/Telephone/Extension: (707) 463-4470

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: 9/11/2023 Title: Executive Officer

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

**Resolution No. 2023-24-01
of the Mendocino Local Agency Formation Commission**

**Conditionally Approving the City of Ukiah Annexation of City-owned
Properties A (File No. A-2021-01a) and Finding of Exemption Pursuant to the
California Environmental Quality Act**

WHEREAS, the Local Agency Formation Commission of Mendocino County, hereinafter referred to as the “Commission”, administers California Government Code Section 56000 et. seq., known as the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, on February 22, 2021, the City of Ukiah (Ukiah or City) City Council adopted Resolution No. 2020-61 to initiate a proposed annexation of City-owned properties, and on February 25, 2022, the Ukiah City Council adopted Resolution No. 2022-04 to revise the application and remove parcels 180-120-15 & 16, which were already located within the City limits (File No. A-2021-01); and

WHEREAS, the proposed change of organization includes annexation of 15 City-owned properties of 150-acres, involves two contiguous areas and two non-contiguous areas under GOV § 56742, and contains parcels 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; and

WHEREAS, the proposed annexation area is located within the City’s SOI boundary adopted by the Commission on December 19, 2022; and

WHEREAS, the proposed annexation is currently used for municipal purposes, including natural resource conservation, airports and aviation-related functions and uses, wastewater public utility facilities and uses, recycled water distribution, ongoing lease for agricultural purposes (Government Code Section 37382), and solid waste disposal pursuant to Government Code Section 56742; and

WHEREAS, the purpose of the proposal is to align City land ownership with City governmental controls and reduce the City’s tax burden; and

WHEREAS, the City applied a Public General Plan land use designation and Public Facilities and Agricultural Combining District overlay Rezoning to the proposed annexation area; and

WHEREAS, the proposal meets the specified criteria to allow the Commission to make determinations on the proposal without notice, hearing, and protest proceedings pursuant to GOV § 56662(a), and therefore the Executive Officer was not required to give notice of a public hearing for Commission consideration of the proposed annexation; and

WHEREAS, a Certificate of Filing was issued on July 18, 2023 indicating receipt of a complete application pursuant to California Government Code Section 56658; and

WHEREAS, the proposal meets the statutory criteria outlined in LAFCo law and adopted local policy requirements; and

WHEREAS, the Executive Officer's report, which included factors for consideration required under California Government Code Section 56668 and recommendations on the proposal, was presented to the Commission in the manner provided by law and adopted local policy; and

WHEREAS, the Commission heard and fully considered all the testimony and evidence presented at a public meeting on the proposal on September 11, 2023; and

WHEREAS, the Commission has reviewed and considered this resolution and hereby finds that it accurately sets forth the intentions of the Commission with respect to the proposal.

NOW, THEREFORE, the Mendocino Local Agency Formation Commission does hereby RESOLVE, DETERMINE, and ORDER as follows:

1. The Commission finds the application is exempt from further review under the California Environmental Quality Act under the Class 20 Exemption pursuant to Title 14 of the California Code of Regulations (14 CCR) § 15320, and approves the Notice of Exemption for filing. Class 20 provides a categorical exemption for changes in organization of local agencies that do not change the geographical area in which previously existing powers are exercised. The proposed annexation is a change of organization identified in GOV § 56021. The purpose of the jurisdictional boundary change is to align City land ownership with City governmental controls and reduce the City's tax burden. The Class 20 exemption is applicable when there is no change in the existing provision of services. No new development, changes in use, expansion of existing uses, or new or enhanced provision of public services are proposed or anticipated post-annexation because the City-owned properties are already developed, improved with public utilities, or proposed for continued open space use. The proposed annexation is not anticipated to result in construction or other physical alteration of the environment because the existing land uses and public services are proposed to remain the same. There is no evidence presented of unusual circumstances that might cause a significant effect on the environment (Title 14 CCR § 15300.2(c)).
2. The City of Ukiah Annexation of City-owned Properties A, including annexation areas 2, 3, 4, and 5, is conditionally approved, subject to the following terms and conditions.
 - a) The boundaries of annexation areas 2, 3, 4, and 5 shall be defined by the map depicted in Exhibit "A" and written geographic description depicted in Exhibit "B", attached hereto and incorporated herein by reference.
 - b) The City is required to file a pre-application with LAFCo to explore the feasibility of a Norgard/Airport South DUC annexation related to registered voter and landowner interest.
3. The application is assigned the following distinctive short-term designation: "City of Ukiah Annexation of City-owned Properties A (File No. A-2021-01a)".
4. The annexation area is uninhabited, the proposal has 100% landowner consent, and the conducting authority (protest) proceedings are hereby waived.
5. The effective date of the annexation shall be the date of the filing of the Certificate of Completion for the proposal. The Certificate of Completion shall not be filed until all charges assessed and fees due to the Commission have been paid by the applicant and all materials required for final processing of the proposal have been sufficiently prepared and submitted.

6. Any work commenced or costs incurred by the City prior to satisfying all conditions of this approval, and within the 30-day Reconsideration Period and CEQA statute of limitations timeframe, are completed at the agency's own risk.
7. The Clerk of the Commission is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Commission's decision herein is based. These documents may be found at the office of the Clerk of the Commission, 200 South School Street, Ukiah, CA 95482.

PASSED and ADOPTED by the Local Agency Formation Commission of Mendocino County this 11th day of September 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MAUREEN MULHEREN, Commission Chair

ATTEST:

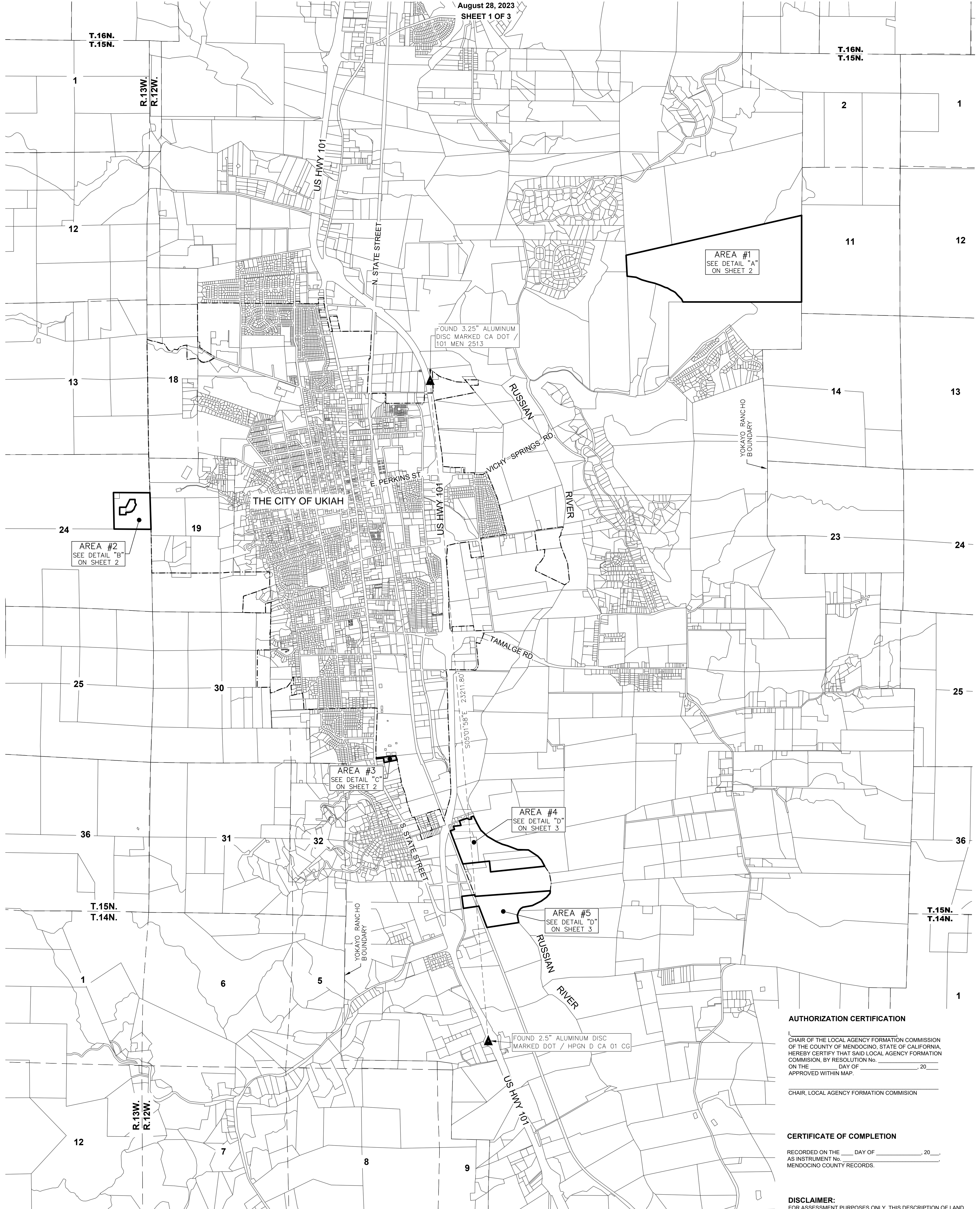
UMA HINMAN, Executive Officer

EXHIBIT "A"

THE CITY OF UKIAH ANNEXATION OF CITY PROPERTIES

(LAFCo FILE No. A-2021-01)
 PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYO RANCHO, AND
 PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 13 WEST,
 MOUNT DIABLO MERIDIAN (M.D.M.)
MENDOCINO COUNTY, CALIFORNIA

August 28, 2023
 SHEET 1 OF 3



AREA #2
 SEE DETAIL "B"
 ON SHEET 2

AREA #1
 SEE DETAIL "A"
 ON SHEET 2

AREA #3
 SEE DETAIL "C"
 ON SHEET 2

AREA #4
 SEE DETAIL "D"
 ON SHEET 3

AREA #5
 SEE DETAIL "D"
 ON SHEET 3

FOUND 3.25" ALUMINUM
 DISC MARKED CA DOT /
 101 MEN 2513

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

AUTHORIZATION CERTIFICATION

I, _____
 CHAIR OF THE LOCAL AGENCY FORMATION COMMISSION
 OF THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA,
 HEREBY CERTIFY THAT SAID LOCAL AGENCY FORMATION
 COMMISSION, BY RESOLUTION No. _____
 ON THE _____ DAY OF _____, 20____
 APPROVED WITHIN MAP.

 CHAIR, LOCAL AGENCY FORMATION COMMISSION

CERTIFICATE OF COMPLETION

RECORDED ON THE _____ DAY OF _____, 20____
 AS INSTRUMENT No. _____
 MENDOCINO COUNTY RECORDS.

DISCLAIMER:
 FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND
 IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE
 SUBDIVISION MAP ACT AND MAY NOT BE USED AS A BASIS FOR
 AN OFFER FOR SALE OF THE LAND DESCRIBED.

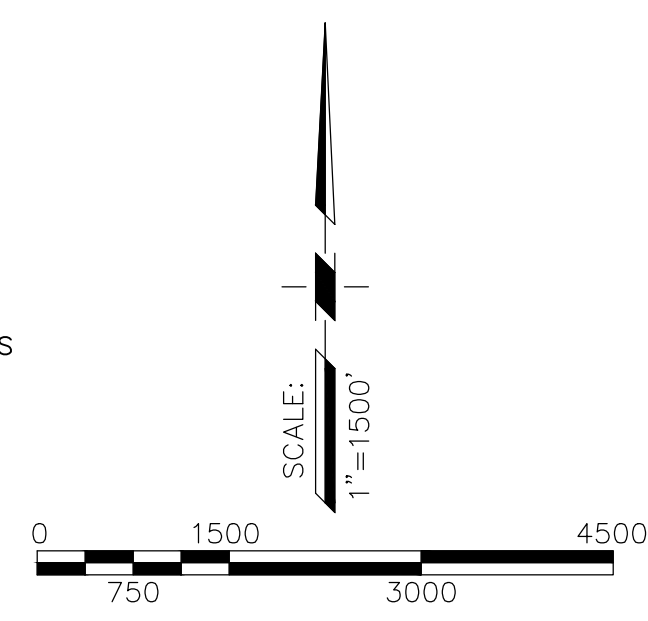
LEGEND:

- APN ASSESSOR PARCEL NUMBER
- POB POINT OF BEGINNING
- DIMENSION POINT
- ◇ SECTION CORNER
- ▲ FOUND MONUMENT AS NOTED
- CURRENT CITY OF UKIAH BOUNDARY
- PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY



NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. 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.
3. 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 ARE TO BE USED TO ESTABLISH GEODETIC POSITION ONLY AND ARE NOT INTENDED TO ESTABLISH PROPERTY OWNERSHIP.



P S O M A S

PREPARED AT THE REQUEST OF:
 CITY OF UKIAH

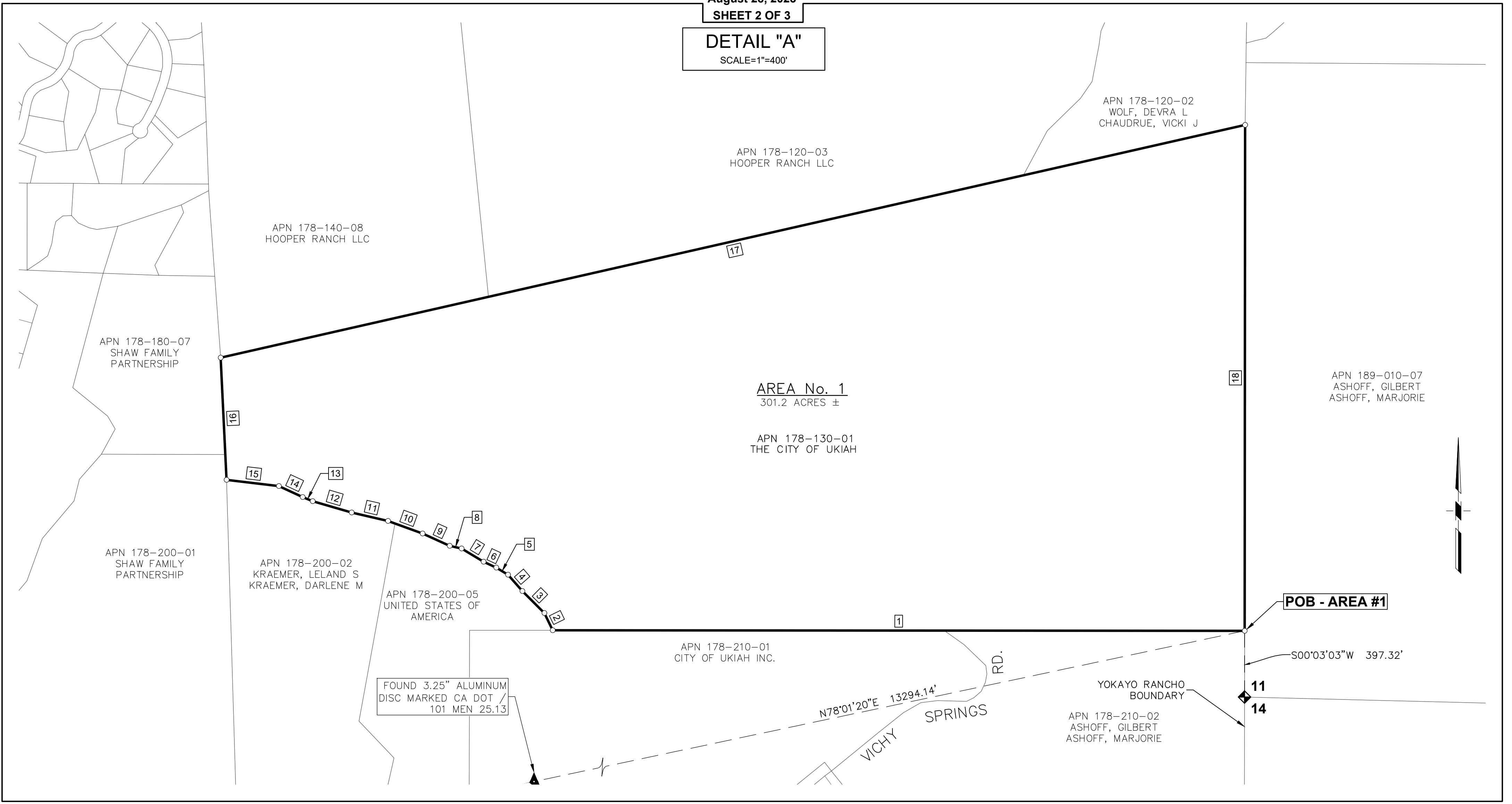
EXHIBIT "A"

THE CITY OF UKIAH ANNEXATION OF CITY PROPERTIES

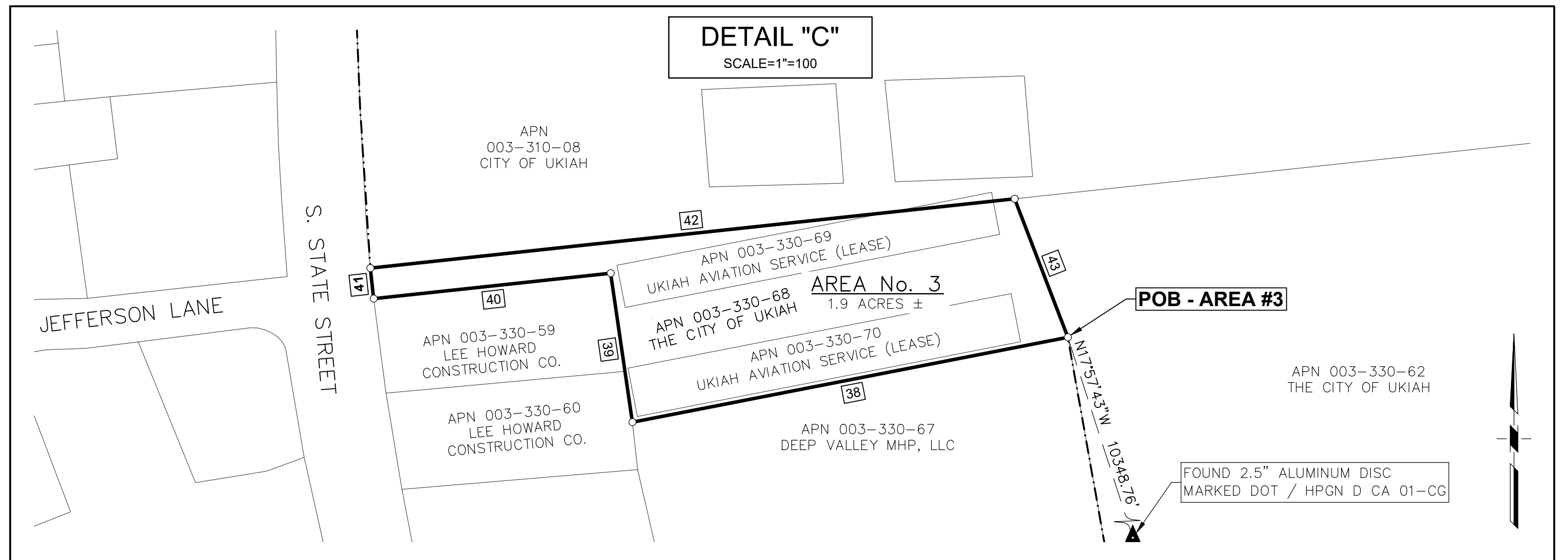
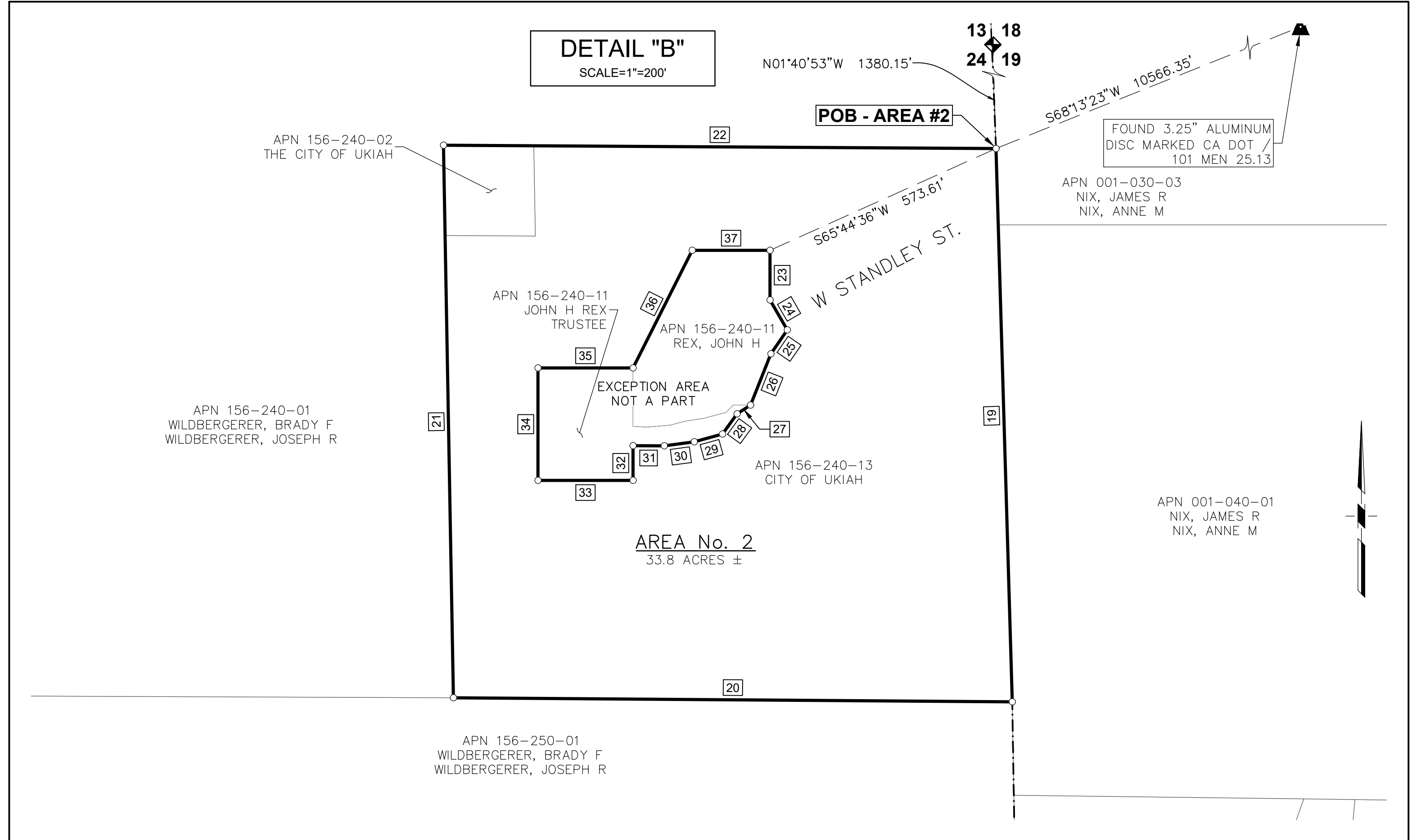
(LAFCo FILE No. A-2021-01)
PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYO RANCHO, AND
PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 13 WEST,
MOUNT DIABLO MERIDIAN (M.D.M.)
MENDOCINO COUNTY, CALIFORNIA

August 28, 2023
SHEET 2 OF 3

DETAIL "A"
SCALE=1"=400'



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
 o DIMENSION POINT
 ◆ SECTION CORNER
 ▲ FOUND MONUMENT AS NOTED
 - - - - - CURRENT CITY OF UKIAH BOUNDARY
 ——— PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

PSOMAS

PREPARED AT THE REQUEST OF:
CITY OF UKIAH

EXHIBIT "A"

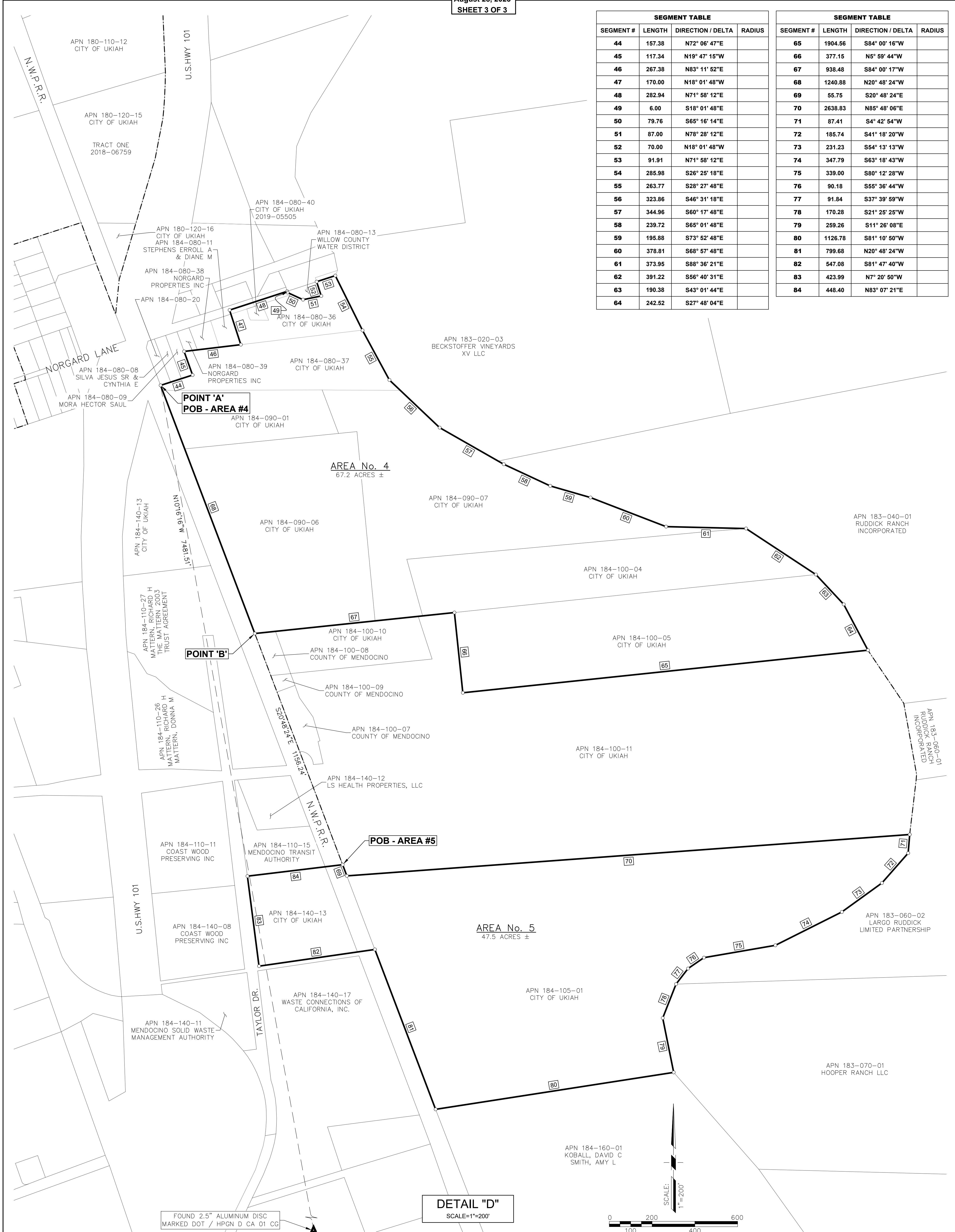
THE CITY OF UKIAH ANNEXATION OF CITY PROPERTIES

(LAFCo FILE No. A-2021-01)
 PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYO RANCHO, AND
 PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 13 WEST,
 MOUNT DIABLO MERIDIAN (M.D.M.)
MENDOCINO COUNTY, CALIFORNIA

August 28, 2023
 SHEET 3 OF 3

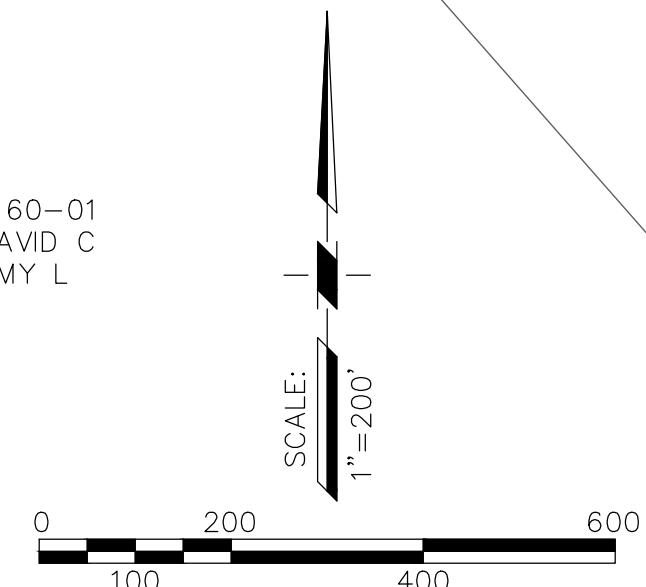
SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
44	157.38	N72° 06' 47"E	
45	117.34	N19° 47' 15"W	
46	267.38	N83° 11' 52"E	
47	170.00	N18° 01' 48"W	
48	282.94	N71° 58' 12"E	
49	6.00	S18° 01' 48"E	
50	79.76	S65° 16' 14"E	
51	87.00	N78° 28' 12"E	
52	70.00	N18° 01' 48"W	
53	91.91	N71° 58' 12"E	
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	



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

DETAIL "D"
 SCALE=1"=200'



- LEGEND:**
- APN ASSESSOR PARCEL NUMBER
 - POB POINT OF BEGINNING
 - DIMENSION POINT
 - SECTION CORNER
 - ▲ FOUND MONUMENT AS NOTED
 - CURRENT CITY OF UKIAH BOUNDARY
 - PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

PSOMAS
 PREPARED AT THE REQUEST OF:
 CITY OF UKIAH

EXHIBIT "B"
LEGAL DESCRIPTION
THE CITY OF UKIAH ANNEXATION OF CITY OWNED PROPERTIES
(LAFCo FILE No. A-2021-01)

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 ¼ of Northeast ¼ 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°13'23" West 10,566.35 feet to the northeast corner of the said Southeast ¼ of Northeast ¼ of Section 24 and the **POINT OF BEGINNING**, said point being South 01°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 ¼ of Northeast ¼ of Section 24 the following four (4) courses:

19. (1) South 01°40'53" East 1,281.14 feet;
20. (2) North 89°35'05" West 1,293.15 feet;
21. (3) North 01°02'15" West 1,279.04 feet;
22. (4) South 89°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 ¼ of Northeast ¼ of Section 2, thence South 65°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°00'00" East 114.99 feet
24. (2) South 30°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°29'20" West 67.07 feet;
26. (2) South 21°35'09" West 127.70 feet;
27. (3) South 57°09'56" West 37.23 feet;

28. (4) South 35°53'29" West 57.70 feet;
29. (5) South 74°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;
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 / HPGN 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 / HPGN 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" said bearing being South 05°01'58" East, shown on Exhibit "B", attached hereto and made part hereof. 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

08/28/2023

Date

