

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: Western Hills Annexation & Sphere of Influence Amendment

TYPE OF PROPOSAL

- | | | |
|--|---|---|
| <input type="checkbox"/> City Incorporation | <input checked="" type="checkbox"/> Sphere of Influence Amendment | <input type="checkbox"/> District Formation |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Sphere of Influence Update | <input type="checkbox"/> District Dissolution |
| <input type="checkbox"/> Detachment | <input type="checkbox"/> Out-of-Agency Service | <input type="checkbox"/> Consolidation |
| <input type="checkbox"/> Add Latent Power | <input type="checkbox"/> Reorganization (involving an Annexation and Detachment(s)) | |

AGENCY CHANGES RESULTING FROM THIS PROPOSAL

Agency or Agencies gaining territory: City of Ukiah

Agency or Agencies losing territory: County of Mendocino

NOTIFICATION

Please indicate the names, addresses and telephone numbers of all Applicants, Applicant's Agents, and all affected Agencies who are to receive the hearing notice and the Executive Officer's Report:

Name	Mailing Address	Telephone/Email Address
Jesse Davis	300 Seminary Drive, Ukiah, CA, 95482	707-463-6207; jdavis@cityofukiah.com
Maya Simerson	300 Seminary Drive, Ukiah, CA, 95482	707-367-0699; msimerson@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 Parcel List	See Attached Parcel List	Various

- 7. Physical Location of Proposal: Unincorporated Mendocino County (See Attached Parcel List & Maps)
(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: _____.
- 9. List those public services or facilities which will be provided to the affected territory as a result of the proposed action: Please review the associated Plan for Services, as well as the development and purchase agreements associated with this request.
- 10. Indicate which of these services or facilities will require main line extensions or facility up-grades in order to serve the affected territory: None
- 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.

A Master Tax Share Agreement (MTA) is presently being finalized by the County of Mendocino and the incorporated cities of Ukiah, Willits, Fort Bragg & Point Arena. Adoption of a Master Tax Share Agreement is expected in April or May 2024. As soon as available, Staff will share these materials with LAFCo for their evaluation of this request.
- 12. Provide any other justification that will assist the Commission in reviewing the merits of this request. (Attach separate sheets as necessary) Please see the attached documents.

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) [Ongoing](#)
- 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; [In Process - April/May, 2024](#)
- 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); [Existing Wells \(Private\)](#))
- 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.

Jesse Lee Davis
(Signature)

03.19.2024

(Date)

Print or Type Name: Jesse Davis

Daytime Telephone: 707-463-6207

Email: jdavis@cityofukiah.com