

MENDOCINO

Local Agency Formation Commission

Ukiah Valley Conference Center | 200 South School Street | Ukiah, California 95482
Telephone: (707) 463-4470 | E-mail: eo@mendolaafco.org | Web: www.mendolaafco.org

COMMISSIONERS

Maureen Mulheren, Chair
County Member

Gerald Ward, Vice-Chair/Treasurer
Public Member

Gerardo Gonzalez
City Member

Katharine Cole
Special District Member

Candace Horsley
Special District Member

Glenn McGourty
County Member

Mari Rodin
City Member

Francois Christen, Alternate
Special District Member

Douglas Crane, Alternate
City Member

John Haschak, Alternate
County Member

Richard Weinkle, Alternate
Public Member

STAFF

Executive Officer
Uma Hinman

Clerk/Analyst
Larkyn Feiler

Counsel
Marsha Burch

REGULAR MEETINGS

First Monday of each month
at 9:00 AM in the
Mendocino County
Board of Supervisors
Chambers
501 Low Gap Road, Ukiah

A G E N D A

Regular Commission Meeting

Monday, September 11, 2023 at 9:00 am

Location

Mendocino County Board of Supervisors Chambers
501 Low Gap Road, Ukiah, California

Hybrid Meeting

The Mendocino LAFCo will conduct this meeting in a **hybrid** format to accommodate both in-person and remote (video or telephone) participation by the public and staff pursuant to GOV 54953. Unless approved under the provisions of AB 2449, Commissioners will attend in-person at the meeting location identified above. The **hybrid** meeting can be accessed by the public in person, or remotely as described in the Instructions for Remote Participation Option, below.

Instructions for Remote Participation Option

Join Meeting Live: Please click the following Zoom link below to join the meeting or utilize the telephone option for audio only.

1. Zoom meeting link: <https://mendocinocounty.zoom.us/j/86908450946>
2. Telephone option (audio only):
Dial: **(669) 900-9128** (*Please note that this is not a toll-free number*)
Meeting ID: **869 0845 0946**

Public Participation is encouraged and public comments are accepted:

1. Live: via the Zoom meeting link or telephone option above
2. Via Email: eo@mendolaafco.org by 8:30 a.m. the day of the meeting
3. Via Mail: Mendocino LAFCo, 200 S School Street, Ukiah, CA 95482

Meeting Participation

To provide comments, please use the raise hand function in Zoom.

- a) For those accessing from a computer, tablet, or smartphone, the raise hand function may be selected by clicking or tapping it from the reactions options. When joining the Zoom meeting, please enter your name so that you can be identified to speak.
- b) For those utilizing the telephone option (audio only), please use the raise hand feature by pressing ***9** on your keypad to raise your hand, and ***6** to unmute yourself. When it is your turn to speak, you will be called on by the last four digits of your phone number, if available, and asked to identify yourself for the record.

All comments received will be conveyed to the Commission for consideration during the meeting. All meetings are live-streamed, recorded and available through the link below.

Live web streaming and recordings of Regular Commission meetings are available via the [Mendocino County YouTube Channel](#). Links to recordings, approved minutes, and meeting documents are available on the [LAFCo website](#).

1. CALL TO ORDER and ROLL CALL

2. PUBLIC EXPRESSION

The Commission welcomes participation in the LAFCo meeting. Any person may address the Commission on any subject within the jurisdiction of LAFCo which is not on the agenda. There is a three-minute limit and no action will be taken at this meeting. See public participation information above.

3. OTHER BUSINESS

None

4. CONSENT CALENDAR

The following consent items are expected to be routine and non-controversial and will be acted on by the Commission in a single action without discussion, unless a request is made by a commissioner or a member of the public for discussion or separate action.

4a) August 7, 2023 Regular Meeting Summary

4b) August 2023 Claims & Financial Report

4c) Opposition letter for AB 399

5. PUBLIC HEARING ITEMS

None

6. WORKSHOP ITEMS

None

7. MATTERS FOR DISCUSSION AND POSSIBLE ACTION

7a) City of Ukiah Annexation of City-Owned Properties A (LAFCo File No. A-2021-01a) and Finding of Exemption Pursuant to the California Environmental Quality Act

The Commission will consider approval of the City of Ukiah Annexation of City-Owned Properties A. RECOMMENDED ACTIONS: (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.

7b) City of Ukiah Annexation of City-Owned Properties B (LAFCo File No. A-2021-01b) and Finding of Exemption Pursuant to the California Environmental Quality Act

The Commission will consider approval of the City of Ukiah Annexation of City-Owned Properties B. RECOMMENDED ACTIONS: (1) Find the City of Ukiah Annexation of City-owned Properties B 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 2023-24-02, conditionally approving the City of Ukiah Annexation of City-owned Properties B (File No. A-2021-01b) for APN 178-130-01.

7c) Annual Work Plan Implementation and Schedule

The Commission will receive a report from staff on implementation plan and schedule for the FY 2023-24 annual Work Plan.

7d) Commissioner Terms, Recruitments and Elections

The Commission will receive an informational report regarding the status of Commissioner terms and recruitment for the Alternate Public Member term 2024-2027.

7e) CALAFCO Business and Selection of Voting Delegates

The Commission will consider the CALAFCO's call for Board nominations and assign a voting delegate to attend and participate in the CALAFCO regional caucus and Annual Business Meeting on October 19, 2023.

8. INFORMATION AND REPORT ITEMS

The following informational items are reports on current LAFCo activities, communications, studies, legislation, and special projects. General direction to staff for future action may be provided by the Commission. No immediate action will be taken on any of the following items.

8a) Work Plan, Current and Future Proposals (Written)

8b) Correspondence (Copies provided upon request)

8c) CALAFCO Business and Legislative Report

8d) Executive Officer's Report (Verbal)

8e) Committee Reports (Executive Committee, Policies & Procedures) (Verbal)

8f) Commissioner Reports, Comments or Questions (Verbal)

ADJOURNMENT

The next Regular Commission Meeting is tentatively scheduled for Monday, **October 2, 2023** at 9:00 AM in the County Board of Supervisors Chambers at 501 Low Gap Road, Ukiah.

Notice: This agenda has been posted at least 72 hours prior to the meeting and in accordance with the Brown Act Guidelines and teleconferencing rules under AB 2449.

Participation on LAFCo Matters: All persons are invited to testify and submit written comments to the Commission on public hearing items. Any challenge to a LAFCo action in Court may be limited to issues raised at a public hearing or submitted as written comments prior to the close of the public hearing.

Americans with Disabilities Act (ADA) Compliance: Commission meetings are held via a hybrid model – the in-person option held in a wheelchair accessible facility and also by teleconference. Individuals requiring special accommodations to participate in this meeting are requested to contact the LAFCo office at (707) 463-4470 or by e-mail to eo@mendolafo.org. Notification 48 hours prior to the meeting will enable the Commission to make reasonable arrangements to ensure accessibility to this meeting. If attending by teleconference, if you are hearing impaired or otherwise would have difficulty participating, please contact the LAFCo office as soon as possible so that special arrangements can be made for participation, if reasonably feasible.

Fair Political Practice Commission (FPPC) Notice: State Law requires that a participant in LAFCo proceedings who has a financial interest in a Commission decision and who has made a campaign contribution to any Commissioner in the past year must disclose the contribution. If you are affected, please notify the Commission before the hearing.

MENDOCINO

Local Agency Formation Commission

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Agenda Item No. 4a

COMMISSIONERS

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County Member

Gerald Ward, Vice-Chair/Treasurer
Public Member

Gerardo Gonzalez
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Special District Member

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Uma Hinman

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Larkyn Feiler

Counsel
Scott Browne

REGULAR MEETINGS

First Monday of each month
at 9:00 AM in the
Mendocino County
Board of Supervisors
Chambers
501 Low Gap Road, Ukiah

DRAFT MINUTES

Mendocino Local Agency Formation Commission

Regular Meeting (Hybrid) of Monday, August 7, 2023

County Board of Supervisors Chambers 501 Low Gap Road, Ukiah, California

1. CALL TO ORDER and ROLL CALL (Video Time 00:58)

Chair Mulheren called the meeting to order at 9:01 a.m.

Regular Commissioners Present: Maureen Mulheren, Gerald Ward, Gerardo Gonzalez, Glenn McGourty, Candace Horsley, Katharine Cole, and Douglas Crane (immediately seated)

Regular Commissioners Absent: Mari Rodin

Alternate Commissioners Present: Richard Weinkle and Francois Christen (remotely)

Alternate Commissioners Absent: John Haschak

Staff Present: Uma Hinman, Executive Officer; Larkyn Feiler, Clerk/Analyst; Marsha Burch, Legal Counsel

2. PUBLIC EXPRESSION

None

3. OTHER BUSINESS

None

4. CONSENT CALENDAR (Video Time 3:04)

4a) June 5, 2023 Regular Meeting Summary

4b) June 2023 Claims & Financial Report (Ratify)

June 2023 Claims totaling:	\$ 26,044.30
Hinman & Associates Consulting	20,969.42
P. Scott Browne	900.00
Commissioner Stipends	80.13
Streamline	50.00
Newspapers	438.02
Mendocino County	3,037.53
Ukiah Valley Conference Center	569.20

(Continued...)

4c) July 2023 Claims & Financial Report

July 2023 Claims totaling:	\$ 22,249.65
Hinman & Associates Consulting	16,046.43
P. Scott Browne	900.00
Streamline	63.00
Pehling CPA	2,000.00
CALAFCO	2,521.00
Ukiah Valley Conference Center	719.22

4d) Contract with Pehling CPA Services for the FY 2022-23 Financial Audit

Commissioner Ward noted that he was not present at the June 5, 2023 regular meeting of the Commission and inquired as to the 30% rate increase amount for the Clerk/Administrative Assistant position that was included in the June 5, 2023 approval of Amendment No. 3 to the Executive Officer Services Agreement with Hinman & Associates Consulting Inc. EO Hinman clarified that Hinman & Associates Consulting Inc. had hired an Administrative Assistant through The Works Temp Agency, which is billed to LAFCo as a subcontractor at cost plus a 5% administrative fee consistent with the contract between Hinman & Associates Consulting and LAFCo.

Commissioner Ward also inquired about the new Analyst hired by Hinman & Associates Consulting in May who is assisting with the Work Plan development. EO confirmed that both staff are employed and contracted by Hinman & Associates Consulting.

Commissioner Ward asked for clarification on the budget tracking for application processing. EO Hinman explained the difference in budget tracking, which is at the service rates, and the claims from Hinman & Associates Consulting, which is at the contract staff rates. The difference is the service rates include overhead fees that are collected by LAFCo and applied towards office administration and work plan expenses during the budget cycle.

Commissioner Ward inquired why the EO is doing bookkeeping rather than Administrative Assistant at lower staff rates. EO Hinman explained that it is beneficial, and in the long run is a cost savings, to have the EO perform the bookkeeping. In the past, having multiple users in Quickbooks has resulted in double entries and errors, which take the EO a substantial amount of time to track down and correct. Further, the Administrative Assistant is a temp employee and her longevity in the position is unpredictable.

At Commissioner Ward’s question, EO Hinman confirmed that LAFCo still requires two signatures on all checks, including checks transferring funds from checking to reserves.

Commissioner Horsley asked about the billing process for the coastal districts’ studies in the work plan and if LAFCo ever bills the larger agencies/district for report preparation. EO Hinman explained that LAFCo has a budget account specifically for the work plan that covers the preparation of MSR/SOI updates and does not typically receive compensation directly from agencies except under specific circumstances.

Motion: Approve the consent calendar.		
Motion Maker: McGourty	Motion Second: Gonzalez	Outcome: Passed unanimously
Roll Call Vote: Ayes: (7) Gonzalez, McGourty, Crane, Horsley, Cole, Ward, Mulheren		

5. PUBLIC HEARING ITEMS

None

6. WORKSHOP ITEMS

None

7. MATTERS FOR DISCUSSION AND POSSIBLE ACTION

7a) Proposed Contract for General Legal Counsel Services with Marsha A. Burch Law Office (Video Time 12:50)

EO Hinman provided a brief summary of the 2023 solicitation for new counsel services. In early 2023, the Commission received noticed from Scott Brown that he was scaling back his practice. At the direction of the Executive Committee, an RFP for legal services was issued, to which eight proposals were received. The firms were vetted and narrowed down to five firms that were interviewed by the Commission in closed session during the June 5, 2023 meeting.

After interviews and deliberations, the Commission selected Marsha A. Burch Law Office to provide General Legal Counsel services and directed staff to negotiate a contract. Marsha has served as backup General Counsel for the past year and a half under the contract with Scott Browne and is well acquainted with the County and issues facing LAFCo. Marsha proposed two options for billing (see page 27 of agenda packet): (1) \$1000/month retainer at an average of 4.5 hours per month with a quarterly true-up, or (2) hourly billing at a rate of \$225/hour. The Commission preferred the option of hourly billing. Ms. Burch and LAFCo Treasurer Ward have reviewed the attached contract and LAFCo staff recommends the contract for Commission approval.

Commissioner Ward expressed the desire to see a comparison of the billing summaries for the last 12 months and the legal bills moving forward as we will now be charged hourly.

No public comments were provided on the item.

Motion: Approve the contract with Marsha A. Burch Law Office to provide General Legal Counsel services and authorize the Chair to sign the contract.		
Motion Maker: McGourty	Motion Second: Gonzalez	Outcome: Passed unanimously
Roll Call Vote: Ayes: (7) McGourty, Crane, Ward, Gonzalez, Horsley, Cole, Mulheren		

7b) Proposed Contract for On-Call Special Legal Counsel Services with Sloan Sakai Yeung & Wong LLP (Video Time 17:45)

EO Hinman presented the proposed contract for On-Call Special Legal Counsel with Sloan Sakai Yeung & Wong LLP. During the interview process for legal counsel services the Commission determined to contract with Sloan Sakai Yeung & Wong LLP’s attorney DeeAnne Gillick to act as On-Call Special Legal Counsel for the Commission. EO Hinman noted that it is common practice amongst LAFCOs statewide to contract for special counsel for more complex projects and/or to avoid conflicts of interest/availability issues, and to provide ready access to additional attorneys and specialists.

Sloan Sakai Yeung & Wong LLP and LAFCo Treasurer Ward have reviewed the attached contract and LAFCo staff recommends the contract for Commission approval.

Commissioner Horsley expressed support for both of the new legal contracts.

Alternate Commissioner Christen inquired about when the Special Counsel would be utilized and how that determination would be made. EO Hinman explained that Marsha A. Burch Law Office would be the main Legal Counsel for the Commission and in situations where additional staff or expertise is needed, Ms. Gillick would be utilized for that additional support. The decision to utilize Ms. Gillick would be made in coordination with Ms. Burch and the Commission Chair.

Motion: Approve the contract with Sloan Sakai Yeung & Wong LLP to provide on-call Special Legal Counsel services and authorize the Chair to sign the contract.		
Motion Maker: McGourty	Motion Second: Cole	Outcome: Passed unanimously
Roll Call Vote: Ayes: (7) Ward, Gonzalez, McGourty, Crane, Horsley, Cole, Mulheren		

8. INFORMATION AND REPORT ITEMS

8a) Work Plan, Current and Future Proposals (Video Time 22:18)

EO Hinman presented the item. Reporting that a tax share agreement had been adopted by both the Ukiah City Council and the Board of Supervisors for the City's proposed Annexation of City-Owned Properties (LAFCo File No. A-2021-01). The required Certificate of Filing was sent to the City on June 18, 2023 and the proposal scheduled for the Commission's consideration on September 11, 2023. The CKH has a provision that allows the Commission to consider annexations of city-owned properties without a public hearing and subsequent protest hearing. The streamlined approach was announced in the agency referral for the application and no requests for public hearing were received.

All other applications on file are pending tax share agreements, which is a process conducted by the County Assessor, Auditor, County Executive Office, and Board of Supervisors. Both the agency and the County Board of Supervisors must adopt the agreement by resolutions.

Responding to questions from Commissioners Ward and Christen, EO Hinman summarized the tax share agreement process, which is initiated by LAFCo and is completed by the County. For this application, the tax share agreement is for a zero transfer of taxes because the properties are all city-owned. EO Hinman also referenced the Revenue and Tax Code Section 99, which provides a fixed process for developing tax share agreements.

EO Hinman noted that LAFCo staff is conducting research and developing information requests and a template for the seven coastal water/wastewater agencies MSR/SOI studies. Staff will present a plan and schedule of tasks for implementation of the work plan to the Commission at its next regular meeting.

Commissioner McGourty asked how information is gathered for the studies and which agencies are interviewed, as well as responses from the mutual water companies regarding consolidation and who regulates those private water companies. EO Hinman responded that staff has so far met with staff from the Mendocino County Water Agency and the State Water Board. She also confirmed that mutual water companies do not fall under LAFCo's jurisdiction but that coordination with these private entities are important to gain an understanding of the region's water supply and demands. EO Hinman confirmed that the County Department of Environmental Health, the State Department of Public Health, and State Water Board monitors and regulates the private water companies.

Commissioner McGourty expressed a long-term desire to see a program that oversees the water management for both the inland and coastal area in Mendocino given the recent drought emergencies.

Commissioner Horsley asked about the complexity of the coastal MSR/SOI updates given previous statements that implied they would be simpler due to the small size of districts. EO Hinman responded that each study will vary given that it can be more difficult to obtain information from the smaller districts due to their lack of staffing and capacity.

Commissioner Ward inquired about the work plan budget, which was approximately \$20,000 in the previous fiscal year budget and which is now \$100,000 for the current fiscal year. EO Hinman responded that the work plan was reassessed and more agencies were added. Further, the previous (first-round) studies were abbreviated studies and this round will be more comprehensive, delving more deeply into the adequacy and coordination of water supplies particularly given the recent drought emergencies. Also, this fiscal year's budget reflects an amount sufficient to allow for outsourcing the studies if necessary. EO Hinman explained that a more comprehensive update on implementing the work plan is planned for the next Commission meeting.

Commissioner McGourty advised that as of January 2024 the Commission will have access via the UC Cooperative Extension to a hydrogeologist and climate change specialist as a resource for technical questions and assistance.

8b) Correspondence (Video Time 38:50)

None

8c) CALAFCO Business and Legislation Report (Video Time 38:58)

EO Hinman provided an announcement that the nomination period for the CALAFCO Board of Directors Recruitment is open until September 18, 2023.

The Northern Region is soliciting CALAFCO Board nominations for county and special district representatives. As of now Bill Connelly from Butte LAFCo is the incumbent and has been nominated for the county seat. Also, Nevada LAFCo has nominated commissioner Ricki Heck who is a special district member from Nevada Irrigation District. EO Hinman detailed that this is informational as well as an opportunity to nominate a Mendocino County or Special District Commissioner for the CALAFCO Board. EO Hinman asked if any Commissioners were interested in nomination; no Commissioners expressed interested. EO Hinman also mentioned that during the September meeting, the Commission will choose one of its attendees to the 2023 Annual Conference to act as a voting delegate.

EO Hinman provided an update on the CALAFCO Conference which will be held in Monterey on October 18 – 20th. Commissioners Rodin and Cole expressed interest in attending the Conference, and tentative interest was expressed from Commissioners Weinkle and Christen. Commissioner Gonzalez expressed interest if other Commissioners withdraw.

Lastly, EO Hinman provided an update that the CALAFCO sponsored omnibus bill has been signed by the Governor and has passed into Legislation.

8d) Executive Officer's Report (Video Time 42:45)

EO Hinman advised that the Alternate Public Member term, which is currently held by Commissioner Weinkle, will expire at the end of the year; the recruitment process will begin in September.

EO Hinman noted staff's work on the task identified in the annual Work Program to develop a streamlined review process to guide the level of review necessary for sphere updates moving forward. Staff plans to present a template for Commission feedback in the coming months.

EO Hinman informed the Commission that an Administrative Assistant has been hired by Hinman & Associates Consulting to assist in the office two days a week with a focus on providing office support and developing organizational efficiencies.

EO Hinman noted the two CSDA publications that are available to the Commission members.

EO Hinman reminded that the Commission that the next meeting will be held on the second Monday of the month (September 11, 2023) because of the Labor Day holiday.

8e) Committee Reports (Executive Committee, Policies & Procedures) (Video Time 44:15)

None

8f) Commissioners Reports, Comments or Questions (Video Time 44:25)

Commissioner McGourty provided an update on the discussions related to consolidation between the water agencies serving the Ukiah Valley area, noting they are ongoing and making progress. Additionally, he advised that discussions related to the continued diversion of Eel River water into the Russian River through the Potter Valley Project are also ongoing and are making progress.

Commissioner Ward inquired about the water levels of Lake Mendocino and why they are so high (his larger concern being the recreation uses as the campgrounds have been closed all summer). Commissioner Horsley responded that the US Army Corps of Engineers (USACE) was holding approximately 10,000-acre-feet of water over what has been held in previous years; it is now being drawn down. Commissioner Mulheren advised the damage to the sewer treatment plant from the Capella fires is underway, so the campgrounds on north end of the lake will be opening soon.

Commissioner Cole reported that the cemetery special districts have all completed their annual budgets and the smaller districts are under distress. The template for small cemeteries isn't functioning anymore like it used to;

Hopland Cemetery District has already used all of this fiscal year's budget for maintenance purposes (primarily due to fallen/hazard trees). Hopland Cemetery District is currently seeking options or alternatives to maintain the cemeteries, including potentially being absorbed by Mendocino Parks. There is already substantial coordination between the more proximate cemetery districts for maintenance and operations. Commissioner Cole urged the Commission to pay attention to this issue as there are complaints about the cemeteries coming in. She further noted that the recent trends towards cremations result in a significant loss of revenue over burials; however, the environmental effects are lesser with cremation. Commissioner Cole would like to see this issue addressed in the MSRs, requesting a short review of the cemetery districts. Commissioner McGourty suggested annual volunteer 'work days' to help with maintenance and clean up. Commissioner Mulheren directed staff to include a future agenda item for an update on the previous MSRs. She also suggested working with the County who has an emergency declaration for tree mortality.

Commissioner Christen provided an update on the planned water system for Boonville, noting that issues related to the water system near the airport in an area known as Meadow Estates are currently being worked out. If/when approved, the provision of water services will come before LAFCo to activate latent powers for water and sewer. McGourty expressed his support of the project.

ADJOURNMENT (Video Time 1:01:36)

There being no further business, the meeting adjourned at 10:00 a.m.

The next regular meeting of the Commission is scheduled on Monday, **September 11, 2023** at 9:00 a.m. The meeting will be conducted in a hybrid format to accommodate both in-person and remote participation. The in-person meeting will be held in the County Board of Supervisors Chambers at 501 Low Gap Road, Ukiah.

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MENDOCINO Local Agency Formation Commission Staff Report

DATE: September 11, 2023
 TO: Mendocino Local Agency Formation Commission
 FROM: Uma Hinman, Executive Officer
 SUBJECT: **Claims and Financial Report for August 2023**

RECOMMENDED ACTION

Approve the August 2023 claims and financial report.

Name	Account Description	Amount	Total
Hinman & Associates Consulting, Inc.	5300 Basics Services	\$ 12,817.55	\$ 22,800.07
	5601 Office Supplies (QB, Phone.com)	\$ 289.85	
	5700 Internet (Comcast)	\$ 93.67	
	6200 Bookkeeping	\$ 440.00	
	7000 Work Plan (Coastal W/WW Districts)	\$ 8,342.00	
	8031 AVCSA Annexation of SOI		
	8025 City of Ukiah Annexation City Props	\$ 602.00	
	8032 Fort Bragg Pre-App	\$ 215.00	
P. Scott Browne	6300 Legal Counsel	\$ 900.00	\$ 900.00
Streamline	5700 Website Hosting	\$ 63.00	\$ 63.00
Newspapers	5900 Publications and Legal Notices		\$ -
Mendocino County	6000 Televising Meetings		\$ -
	6670 GIS (July)		
CALAFCO	6800 Conference Registration	\$ 1,950.00	\$ 1,950.00
Ukiah Valley Conf. Center	5500 Office Space	\$ 555.00	\$ 575.00
	5600 Postage and copies	\$ 20.00	
Total Claims			\$ 26,288.07

Deposits: \$100,000, Mendocino County (Apportionments)

Transfers:

Attachments:

- Budget Tracking Spreadsheet
- Work Plan Tracking
- Invoices: Hinman & Associates Consulting, P Scott Browne, CALAFCO Conference Rnegistration

Please note that copies of all invoices, bank statements, reconciliation reports, and petty cash register were forwarded to the Treasurer.

MENDOCINO LAFCO FY 2023-24 BUDGET TRACKING

BUDGET SUMMARY		2023-24 Budget	July	August	Totals To Date	% Expended
Total Revenue		\$ 275,500.00	\$ 9.40	\$ 100,000.00	\$ 100,009.40	
Total Expenses		\$ 320,000.00	\$ 22,249.65	\$ 26,288.07	\$ 98,798.94	31%
FUND BALANCES		Balance Beginning of Year			Balance	
Treasury		\$ 31,587.26		\$ 26,288.07	\$ 57,875.33	
Checking Account		\$ 49,459.33	\$ 13,237.17	\$ 73,711.93	\$ 136,408.43	
Reserves		\$ 116,027.49	\$ 13,972.51	\$ -	\$ 130,000.00	

Account #	INCOME					
4000	LAFCo Apportionments Fees (held in Treasury until moved to Checking for claims)	\$ 275,000.00		\$ 100,000.00	\$ 100,000.00	
4100	Fees and Reimbursements				\$ -	
4800	Miscellaneous				\$ -	
4910	Interest	\$ 500.00	\$ 9.40		\$ 9.40	
8000	Applications	\$ 9,500.00	\$ -	\$ -	\$ -	
TOTAL		\$ 275,500.00	\$ 9.40	\$ 100,000.00	\$ 100,009.40	

Account #	EXPENSES					
OPERATIONS						
5300	Basic Services	\$ 133,000.00	\$ 7,427.59	\$ 12,817.55	\$ 20,245.14	15%
5500	Rent	\$ 7,000.00	\$ 555.00	\$ 555.00	\$ 1,110.00	16%
5600	Office Expenses	\$ 4,500.00	\$ 249.22	\$ 309.85	\$ 559.07	12%
5700	Internet & Website	\$ 3,000.00	\$ 172.84	\$ 156.67	\$ 329.51	11%
5900	Publication and Legal Notices	\$ 3,000.00			\$ -	0%
6000	Televising Meetings	\$ 2,400.00			\$ -	0%
6100	Audit Services	\$ 4,000.00	\$ 2,000.00		\$ 2,000.00	50%
6200	Bookkeeping	\$ 5,500.00	\$ 440.00	\$ 440.00	\$ 880.00	16%
6300	Legal Counsel	\$ 30,000.00	\$ 900.00	\$ 900.00	\$ 1,800.00	6%
6400	A-87 Costs County Services	\$ 2,500.00			\$ -	0%
6500	Insurance - General Liability	\$ 3,000.00			\$ -	0%
6600	Memberships (CALAFCO/CSDA)	\$ 4,000.00	\$ 2,521.00		\$ 2,521.00	63%
6670	GIS Contract (County)	\$ 3,000.00			\$ -	0%
6740	In-County Travel & Stipends	\$ 4,000.00			\$ -	0%
6750	Travel & Lodging Expense	\$ 6,500.00			\$ -	0%
6800	Conferences (Registrations)	\$ 4,500.00		\$ 1,950.00	\$ 1,950.00	43%
7000	Work Plan (MSR/SOI)	\$ 100,000.00	\$ 6,901.50	\$ 8,342.00	\$ 15,243.50	15%
TOTAL		\$ 320,000.00	\$ 21,167.15	\$ 25,471.07	\$ 46,638.22	

APPLICATIONS		Deposits TD			Deposit Remaining	
8022	City of Ukiah North Annexation Pre-Application (P-2020-01)	\$ 1,500.00			\$ -	\$ 1,122.00
8024	Millview CWD Annexation Pre-Application (P-2020-04)	\$ 3,500.00			\$ -	\$ (109.50)
8025	City of Ukiah Annexation of City-Owned Properties (A-2021-01)	\$ 5,000.00	\$ 111.25	\$ 875.00	\$ 986.25	\$ (203.75)
8028	Elk CSD Activation of Latent Powers (L-2022-01)	\$ 5,000.00			\$ -	\$ 763.75
8029	City of Ukiah Annexation of Western Hills Properties (A-2022-02)	\$ 5,000.00			\$ -	\$ 4,750.00
8031	AVCSD Annexation of SOI (A-2023-01)	\$ 6,000.00	\$ 285.00		\$ 285.00	\$ 3,448.25
8032	Fort Bragg Pre-Application Request (P-2023-02)	\$ 1,500.00	\$ 1,177.50	\$ 312.50	\$ 1,490.00	\$ 10.00
Contract Staff Billing Subtotal			\$ 1,082.50	\$ 817.00	\$ 1,899.50	
Service Fees (Overhead) Subtotal			\$ 491.25	\$ 370.50	\$ 861.75	
TOTAL			\$ 1,573.75	\$ 1,187.50	\$ 2,761.25	

EXPENSES TOTAL			\$ 22,740.90	\$ 26,658.57	\$ 49,399.47
MONTHLY CLAIMS TOTAL (not including service fees OH)			\$ 320,000.00	\$ 22,249.65	\$ 26,288.07
					\$ 98,798.94

Mendocino LAFCo
FY 2023-24 Estimated Work Plan Implementation Schedule and Cost Tracking
 September 1, 2023

Subject to Change: The estimated schedule and costs for the Fiscal Year 2022-23 Work Plan are subject to change based on agency responsiveness, timely provision of requested information, complexity of issues, level of public and affected agency controversy, and changing needs and priorities.

CEQA: Based on LAFCo practice, the work plan assumes minimal costs for CEQA compliance related to preparing a Notice of Exemption, unless an agency proposes a non-coterminous SOI and pays for any necessary studies and preparation of a Negative Declaration or Environmental Impact Report.

Rolling Work Plan: It is difficult to completely contain staff activities in a single fiscal year; therefore, completion of a study may roll over to the next fiscal year. This estimated work plan implementation schedule and cost tracking table is intended to enhance communication and transparency.

Agency	Coordination/	Admin Draft	Public Workshop	Public Hearing	Final Study	Previous FY Expenses	FY 2023-24 Budget	FY 2023-24 Expenses	Total Cost to Date ²
	Request for Information								
Coastal Water/Wastewater Districts (7)						\$ 18,754	\$ 100,000	\$ 15,244	\$ 33,997
Caspar South Water District	In process	In process							
Elk County Water District	In process	In process							
Gualala Community Services District	In process	In process							
Irish Beach Water District	In process	In process							
Mendocino County Water Works Water Works District No. 2	In process	In process							
Pacific Reefs Water District	In process	In process							
Westport County Water District	In process	In process							



Hinman & Associates Consulting

PO Box 1251 | Cedar Ridge, CA 95924
(916) 813-0818 | uhinman@comcast.net

Date	August 31, 2023	Invoice No.	760
To	Mendocino LAFCo	Invoice Total	\$ 22,800.07
Project	Executive Officer Services		
Work Period	August 1 - 31, 2023		

Account Description	Staff/Hours		Other (At Cost)	Totals
	Executive Officer \$110	Analyst \$86		
5300 Basic Services Public Records Act Requests	78.50	37.50	\$ 957.55	\$ 12,817.55
5601 Office Supplies Quickbooks Online fee Phone.com annual fee			\$ 90.00 \$ 199.85	\$ 289.85
5700 Internet & Website Costs (Comcast, Hostinger)			\$ 93.67	\$ 93.67
6200 Bookkeeping	4.00			\$ 440.00
7001 Coastal Region Water/Wastewater MSR/SOI		97.00		\$ 8,342.00
8025 City of Ukiah Annex City Properties		7.00		\$ 602.00
8031 AVCSO Annex SOI A-2023-01				\$ -
8032 Fort Bragg Pre-Application P-2023-02		2.50		\$ 215.00
Totals	\$ 9,075.00	\$ 12,384.00	\$ 1,341.07	\$ 22,800.07

5300 Basic Services

Administrative tasks, file research and maintenance of official records and files. Respond to public inquiries and research requests. Research and coordination with the Fire Chief's Association staff in response to a request from Palo Verde Volunteer Fire Department. Prepare and process July and August Claims. Coordination with County Surveyor staff regarding LAFCo and BOE mapping requirements and review procedures. Preparation for September 11, 2023 regular Commission meeting. Research and coordination meetings with City of Fort Bragg regarding inquiries and provision of water and sewer services outside of City boundaries. Scanning historic resolutions to support office efficiencies. Conducted Commissioner requested analysis of past two years of legal counsel charges. Coordination with Commissioners to submit conference registrations and hotel reservations. Research and coordinate with County GIS regarding lighting districts and LAFCo authority.

6200 Bookkeeping

Entered claims into Quickbooks and prepared checks. Reconciled Quickbooks.

7000 Work Plan (Sphere of Influence Updates, Municipal Service Reviews, and Special Studies)

Conduct research for coastal water and wastewater districts and private water companies (Pacific Reefs Water District, Caspar South Water District, Westport County Water District, Gualala CSD, Elk CWD, Irish Beach CWD, Mendocino County Water Works Distric 2 etc.); outreach with coastal agencies; develop administrative drafts and information requests.

8025 City of Ukiah Annexation of City-Owned Properties (A-2021-01)

Application processing and preparation of staff report for September 11, 2023 Commission meeting; coordination with City staff.

8032 City of Fort Bragg Pre-Application for Annexation of City-Owned Properties (P-2023-02)

Research of statutory requirements and follow up on questions from pre-application meeting with City staff.

From: Intuit QuickBooks Team <No_Reply@notifications.intuit.com>
Sent: Saturday, August 19, 2023 6:59 AM
To: eo@mendolafco.org
Subject: We received your QuickBooks subscription payment!



Payment success

Executive Officer, thank you for your payment.

Invoice number:
10001247468867
Invoice date: 08/19/2023
Total: \$90.00
Payment method: VISA ending in

Sign in to QuickBooks where you can see your billing history and view, save, and print your invoice.

[View billing history](#)

Account details

Billed to: Mendocino LAFCo
Company ID ending:
Items on this invoice: QuickBooks Online Plus

(1) For subscriptions, your payment method on file will be automatically charged monthly/annually at the then-current list price until you cancel. If you have a discount it will apply to the then-current list price until it expires. Additional service fees may apply based on whether you add or remove services and your usage. See your [Billing & Subscription](#) page for additional pricing details. To cancel your subscription at any time, go to [Account & Settings](#) and cancel the subscription. (2) For one-time services, your payment method on file will reflect the charge in the amount referenced in this invoice. Terms, conditions, pricing, features, service, and support options are subject to change without notice.

From: Comcast Business Customer Care <online.communications@alerts.comcast.net>
Sent: Sunday, August 13, 2023 5:39 AM
To: EO@MENDOLAFCO.ORG; clerk@mendolafco.org
Subject: Your Comcast Business billing statement is ready

Important information about your Comcast Business account



Your monthly bill is available in My Account.

Sign in to My Account to view your statement and make a payment. If your account is enrolled in Auto Pay, your amount due will automatically be deducted from your preferred payment method on the due date listed below.

Bill Overview

Amount Due: \$93.67

Payment Due Date: 09/04/2023

Account Information

Account Number: ***

Service Address: 200 S SCHOOL ST STE K UKIAH, CA 95482-4828

[VIEW STATEMENT](#)

If you have questions regarding your bill, visit us [online](#) or [contact us](#). Customer support is available 24/7.

Thank you for being a valued Comcast Business customer.

Sincerely,

Comcast Business



Invoice Date: 08/01/2023

Account: eo@mendolafco.org

Account: #2929490

Invoice: #13746222

MENDOCINO LAFCO
ATTN: UMA HINMAN
200 S. SCHOOL ST
UKIAH, CA 95482
UNITED STATES

Billing Summary

Previous Balance	\$0.00
Payments	\$0.00
Balance	\$0.00
Adjustments	\$0.00
New Charges	\$199.85
Amount Due	\$199.85
Payment Due Date	On Receipt

Your credit card ending in 4XXX-XXXX-XXXX- will be billed \$199.85 on 08/02/2023. A late fee of \$10.00 will be assessed if payment is not received by 08/31/2023.

Please see additional pages for billing detail.

Phone.com News!



CUSTOM PHONE NUMBERS

Amplify your brand with an easy-to-remember local or toll-free number.

Log in to find your perfect number today.

Phone.com

Please detach and return this portion with your payment. Keep upper portion for your records.

PLEASE DO NOT SEND CASH

TO PAY BY CREDIT CARD:

- Logon to <http://www.phone.com/>
- Choose "Payment" from the My Account tab.
- We accept Visa, MasterCard, American Express, and Discover.

TO PAY BY CHECK OR MONEY ORDER:

- Payments must be in U.S. dollars, drawn on a U.S. bank.
- Enclose this bottom portion with your payment.
- Make checks payable to:

Phone.com
Payment Processing Center
PO BOX 1808
Poway, CA 92074-1808

MENDOCINO LAFCO
ATTN: UMA HINMAN
200 S. SCHOOL ST
UKIAH, CA 95482
UNITED STATES

Account:	eo@mendolafco.org
Amount Due:	\$199.85
Invoice #:	13746222
Payment Due Date:	On Receipt
Billing Date:	08/01/2023

Amount Enclosed: \$ _____

Thank You - We Appreciate Your Business!
Pg 16 of 176

Previous balance **\$0.00**

Payments **Total: \$0.00**

No payments have been made this period.

Adjustments **Total: \$0.00**

No adjustments have been made this period.

New Charges **Total: \$199.85**

08/02/2023 - 08/01/2024	User plan	\$0.00
08/02/2023 - 08/01/2024	Basic User with tiered pricing: 100 - Mendocino LAFCo	\$152.88
08/02/2023 - 08/01/2024	Virtual extension: 500 - Mendocino LAFCo	\$0.00
08/02/2023 - 08/01/2024	Telephone number: (707) 463-4470	\$0.00
07/01/2023 - 07/31/2023	Additional usage	\$0.00
07/01/2023 - 07/31/2023	Extra call recording minutes	\$0.00
08/03/2023	E911 recovery fee	\$21.00
08/03/2023	Regulatory recovery fee	\$5.74
08/02/2023 - 08/03/2023	FUSF (VoIP)	\$14.51
08/02/2023 - 08/03/2023	FCC regulatory fee (VoIP)	\$0.23
08/02/2023	E911 (VoIP)	\$3.60
08/02/2023	E-988(Voip)	\$0.96
08/02/2023 - 08/03/2023	P.U.C. Fee(VoIP) NF	\$0.93

Amount due **Total: \$199.85**

End of Invoice

Law Office of P. Scott Browne
P.O. Box 764
Rough and Ready, CA 95975
5302724250
Tax ID: 68-0348904

July 15, 2023

Mendocino LAFCo
200 South School St. Ste F
Ukiah, CA 95482

Invoice Number: 1279
Invoice Period: 06-16-2023 - 07-15-2023

Payment due by the 15th of next month.

RE: Mendocino LAFCo - General
Mendocino LAFCo - General

Mendocino LAFCo - General

Time Details

Date	Staff Member	Description	Hours
06-16-2023	PSB	Monthly flat rate, as agreed upon in Legal Representation Agreement	
			Total 900.00

Total for this Invoice 900.00
Total Amount to Pay 900.00

Project Statement of Account

As of 07-15-2023

Project	Balance Due
Mendocino LAFCo - General	900.00
Total Amount to Pay	900.00

Mendocino LAFCo - General

Transactions

Date	Transaction	Applied	Invoice	Amount
06-15-2023	Previous Balance			900.00
07-15-2023	Payment Received - Reference ck# 1877			(900.00)
07-15-2023	Payment Applied	900.00	1264	
07-15-2023	Invoice 1279			900.00
			Balance	900.00

California Local Agency Formation Commission

1451 River Park Dr Ste 185
Sacramento, CA 95815 US
+1 9164426536
jtickler@calafco.org
www.calafco.org

Sales Receipt

BILL TO
Mendocino LAFCo

SHIP TO
2023 - Monterey

SALES #	DATE
2023 Con047	08/31/2023

PMT METHOD

Check

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Conferences	2023 CALFCO Conference in Monterey - Standard Member Reg: David, Waseem & Laura	3	650.00	1,950.00

Thank you for registering for the 2023 CALAFCO Conference!

TOTAL	1,950.00
BALANCE DUE	\$0.00

MENDOCINO

Local Agency Formation Commission

Ukiah Valley Conference Center | 200 South School Street | Ukiah, California 95482
 Telephone: (707) 463-4470 | E-mail: eo@mendolaafco.org | Web: www.mendolaafco.org

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 County Member

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 Public Member

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 City Member

Candace Horsley
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Glenn McGourty
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Mari Rodin
 City Member

Francois Christen, Alternate
 Special District Member

Douglas Crane, Alternate
 City Member

John Haschak, Alternate
 County Member

Richard Weinkle, Alternate
 Public Member

STAFF

Executive Officer
 Uma Hinman

Clerk/Analyst
 Larkyn Feiler

Counsel
 Marsha Burch

REGULAR MEETINGS

First Monday of each month
 at 9:00 AM in the
 Mendocino County
 Board of Supervisors
 Chambers
 501 Low Gap Road, Ukiah

September 11, 2023

Assemblymember Tasha Boerner
 State of California
 77th Assembly District
 c/o Robert Charles, Chief of Staff
robert.charles@asm.ca.gov

Dear Assemblymember Boerner,

RE: **AB 399 – OPPOSE**

The Mendocino Local Agency Formation Commission (LAFCo) has been following your bill, **AB 399**, as amended on June 14th. The proposed legislation seeks an affirmative vote of the entire San Diego County Water Authority electorate via its principal act as a statutory condition to any member agency receiving LAFCo approval to detach. The proposed legislation also includes an urgency clause to enact the provisions immediately. Mendocino LAFCo respectfully opposes **AB 399**.

Mendocino LAFCo opposes **AB 399** as currently drafted because it seeks to change the way detachment elections are conducted under provisions contained within the uncodified statutes of the County Water Authority Act of 1943 (the CWAA). This existing process is essentially consistent with the Cortese – Knox – Hertzberg Local Government Reorganization Act of 2000 (CKH) under which LAFCos operate.

AB 399 deviates by requiring a second election to be held in addition to the above election. However, this second election will be held among all the voters within the territory of the larger county water authority, which is not consistent with existing CKH law.

Requiring an additional election from among the entire voting base within the larger county water authority boundary skews the LAFCo process by diminishing the voices of those within the area proposed for detachment who will feel most of the effects. Thus, it will, in effect, remove local control and self-determination as the voices of the residents within the detaching territory get diluted among those of the entire water authority.

While we are pleased to hear that urgency clause has been removed from **AB 399**, for the above reasons, Mendocino LAFCo opposes **AB 399** as currently written.

While Mendocino LAFCo appreciates and sympathizes with the gravity of the underlying issues driving **AB 399**, we must respectfully oppose it for the above reasons.

(continued)

Assemblymember Tasha Boerner

RE: AB 399

September 11, 2023

Page 2

Please contact our Executive Officer, Uma Hinman, at eo@mendolafco.org or (707) 463-4470, if you have any questions.

Yours sincerely,

Maureen Mulheren
Commission Chair

Cc: Members, Assembly Local Government Committee
Jimmy MacDonald, Consultant, Assembly Local Government Committee
William Weber, Consultant, Assembly Republican Caucus
Senator Mike McGuire, District 2
Assemblymember Jim Wood, District 2
Rene LaRoche, Executive Director, CALAFCO

DRAFT

**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

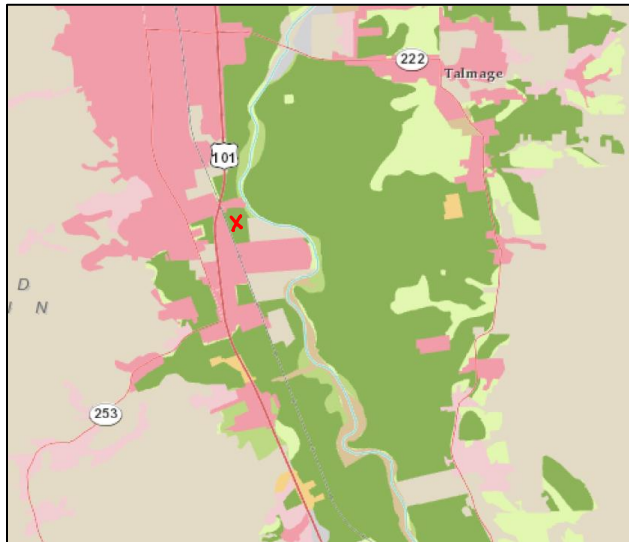
The proposed annexation does not involve land under a Williamson Act Contract or Farmland Security Zone or land with a Wildlife/Habitat Easement or Agricultural Land Conservation Easement. There are three Williamson Act Contracts in place located directly east and south of annexation areas 4 & 5, and 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.

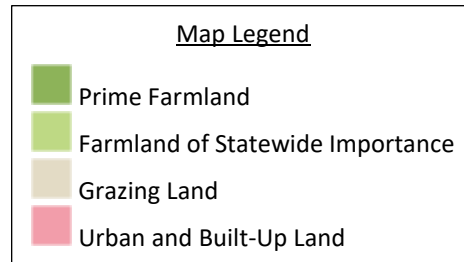
According to GOV § 56742(3)(f), the City may lease territory annexed for any of the purposes described in GOV § 37380 to § 37396. A city may lease city land used for agricultural purposes upon which sewage or wastewater is discharged for twenty-five years per GOV § 37382. Annexation area 4 receives treated 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.

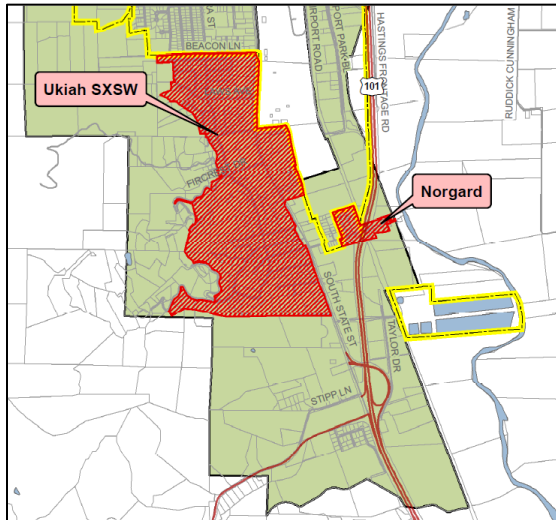
No public services are currently or proposed to be provided to annexation area 2, or the private parcel within, and this area is outside the service area of water and sewer special districts. This area is currently zoned Upland Residential and features limited development potential due to size, slope, 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.	The proposal boundaries are definite, certain, and fully described, follow lines of assessment, and will not result in illogical shapes. 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.
(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 hangers, 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

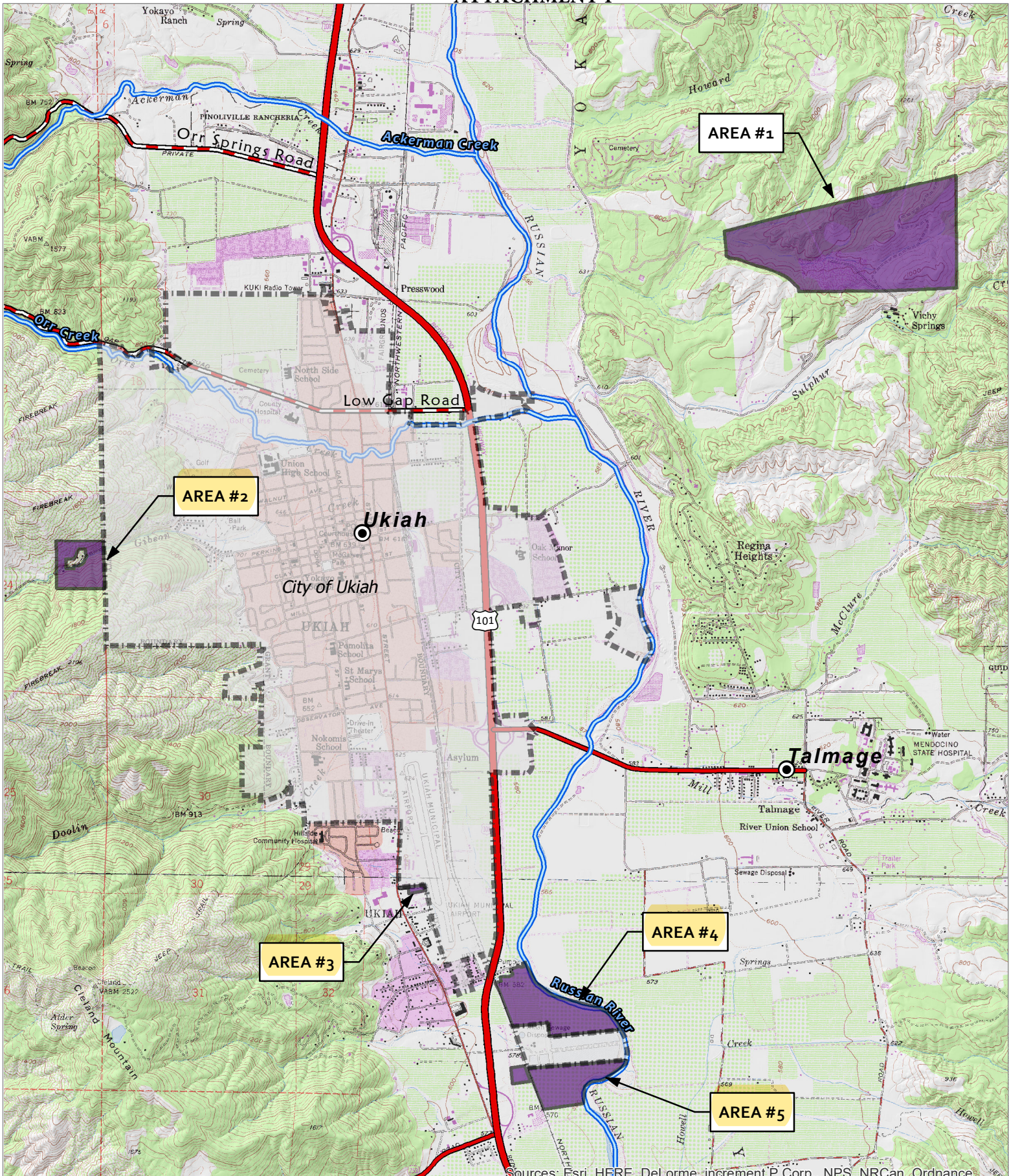
A 21-day Notice for Public Hearing was not required to be published, posted, or distributed according to GOV § 56662(a), as discussed above under the Determinations without Notice, Hearing, and Protest section.

Public Comments

No public comments have been received to date.

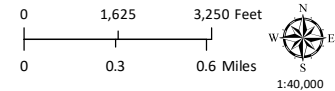
Attachments:

- (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



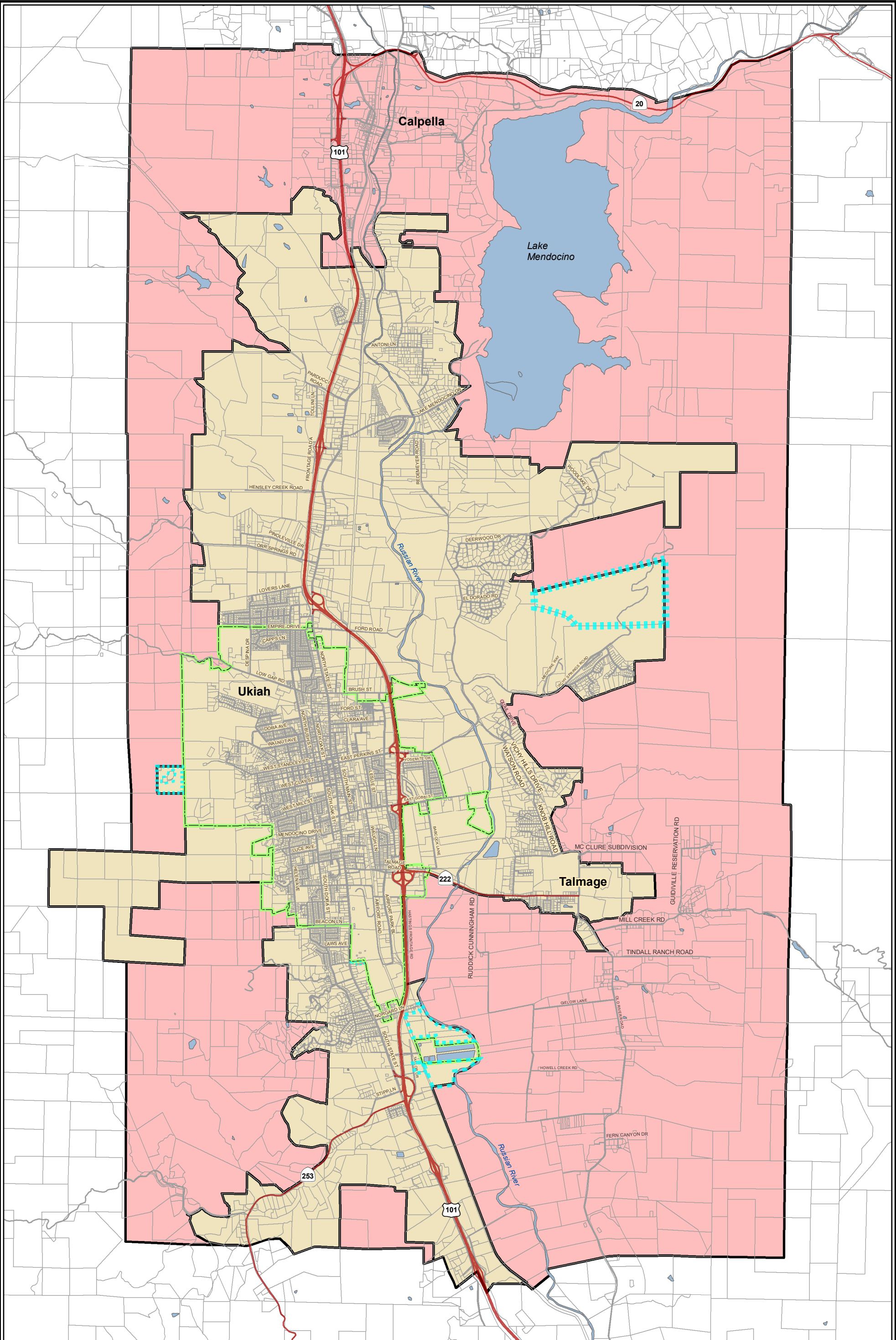
Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2018
 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
 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

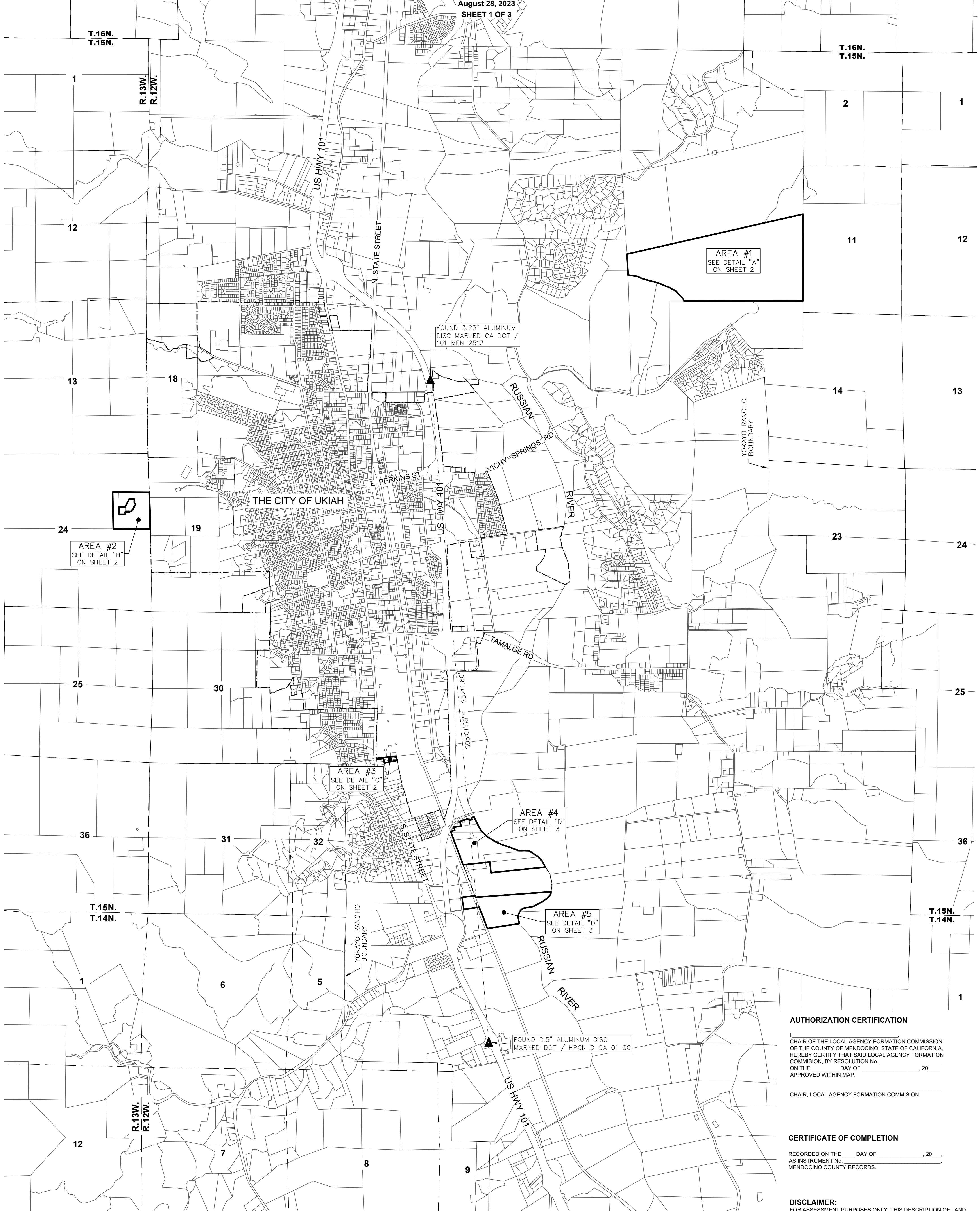
Source: This map was created by the Mendocino County Information Services GIS Program, November 30, 2022.
 Note: This map is not a survey product and should not be used to determine legal boundaries.

- 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.

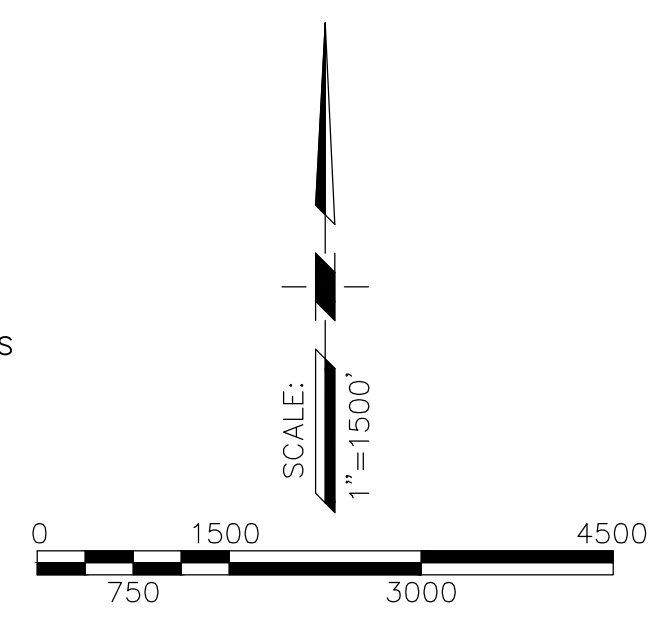
DISCLAIMER:
FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND
IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE
SUBDIVISION MAP ACT AND MAY NOT BE USED AS A BASIS FOR
AN OFFER FOR SALE OF THE LAND DESCRIBED.

- 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:

- 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.



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:

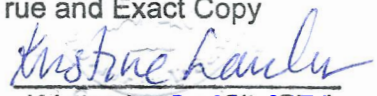
1. The City of Ukiah desires to initiate a proceeding for the adjustment of boundaries specified herein; and
2. Pursuant to Government Code Section 56654(a), the City must approve a resolution of application in order to initiate annexation proceedings.

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

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

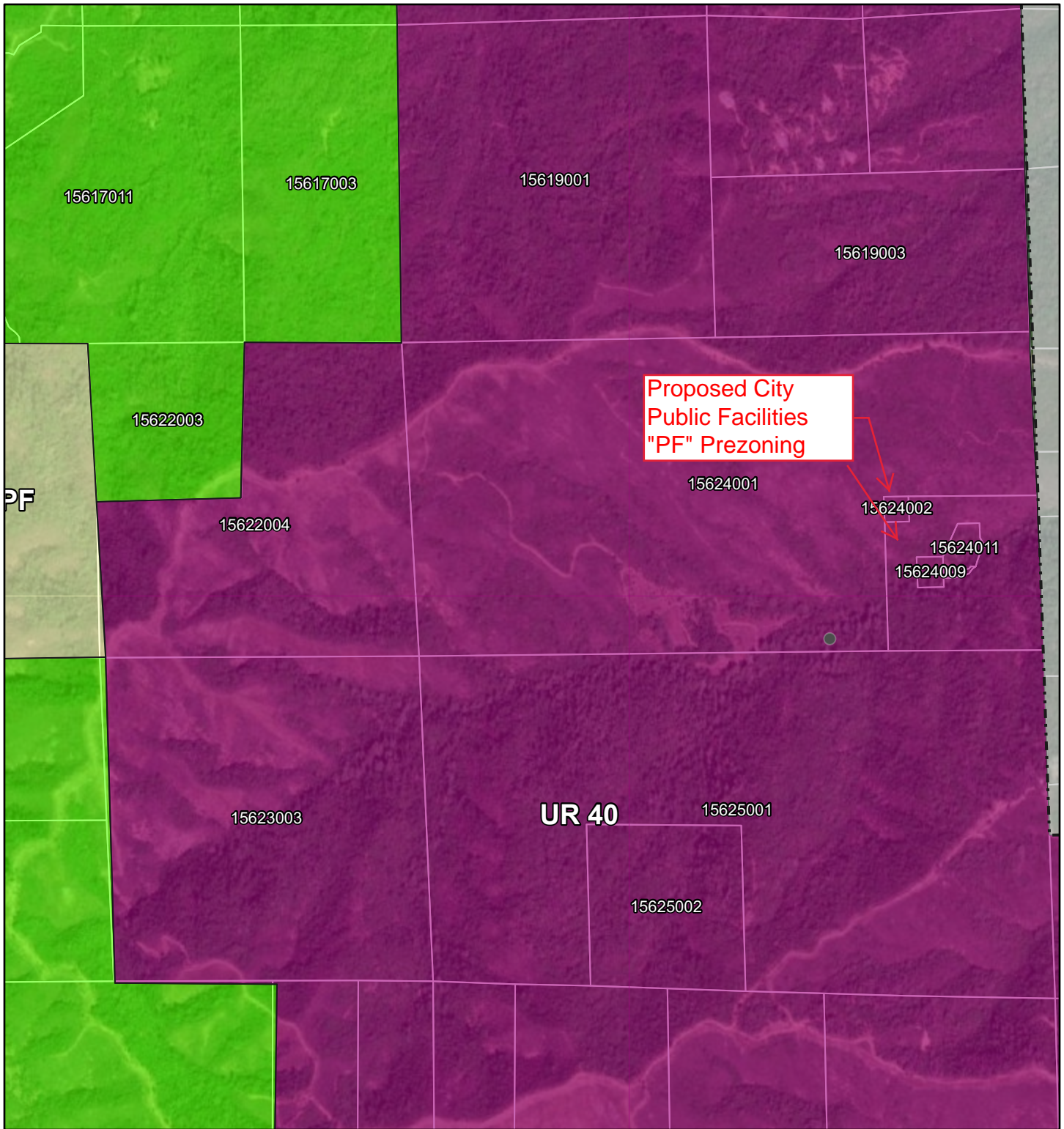
Daytime Telephone: 707-463-6207

Email: jdavis@cityofukiah.com

ATTACHMENT 4

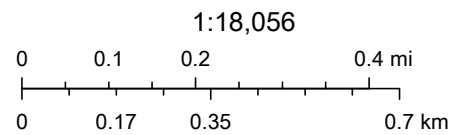
APN	Owner	SITUS	Acreage	Info - County PBS	County Zoning	County General Plan	Proposed General Plan	Proposed Zoning	Area Number	Current Status	Public Facilities Use	Water District	Sanitation District	Airport Zone
178-130-01	City of Ukiah	3100 Vichy Springs Road	±300	APN: 178-130-01 Acres: 301.2 Property 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



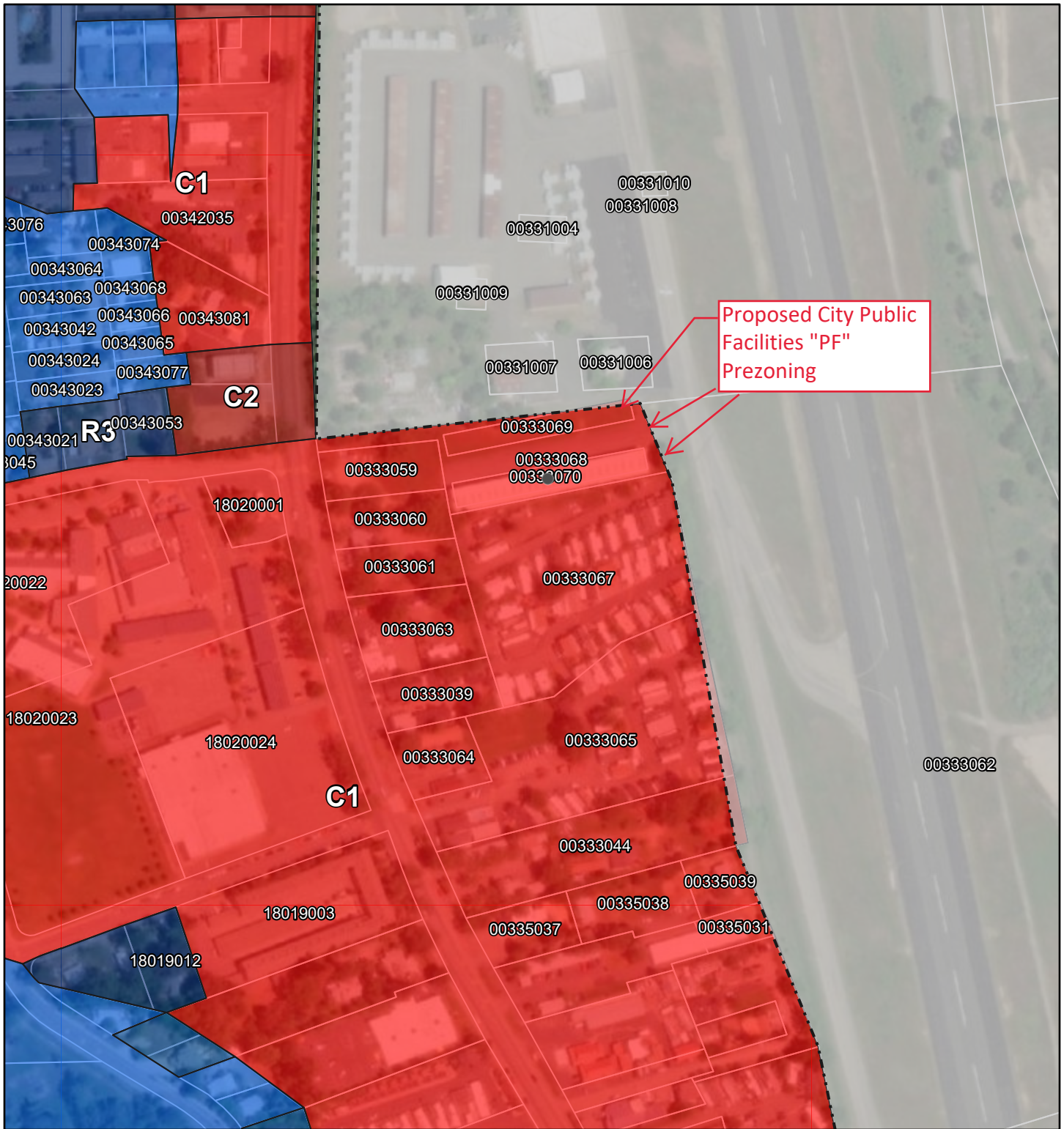
3/13/2023, 3:02:06 PM

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



Maxar

Zoning Map-Area 3

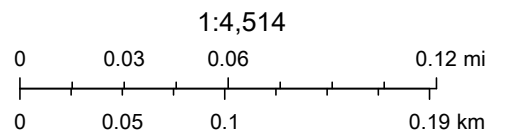


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Incorporated City Limits

Zoning Classifications

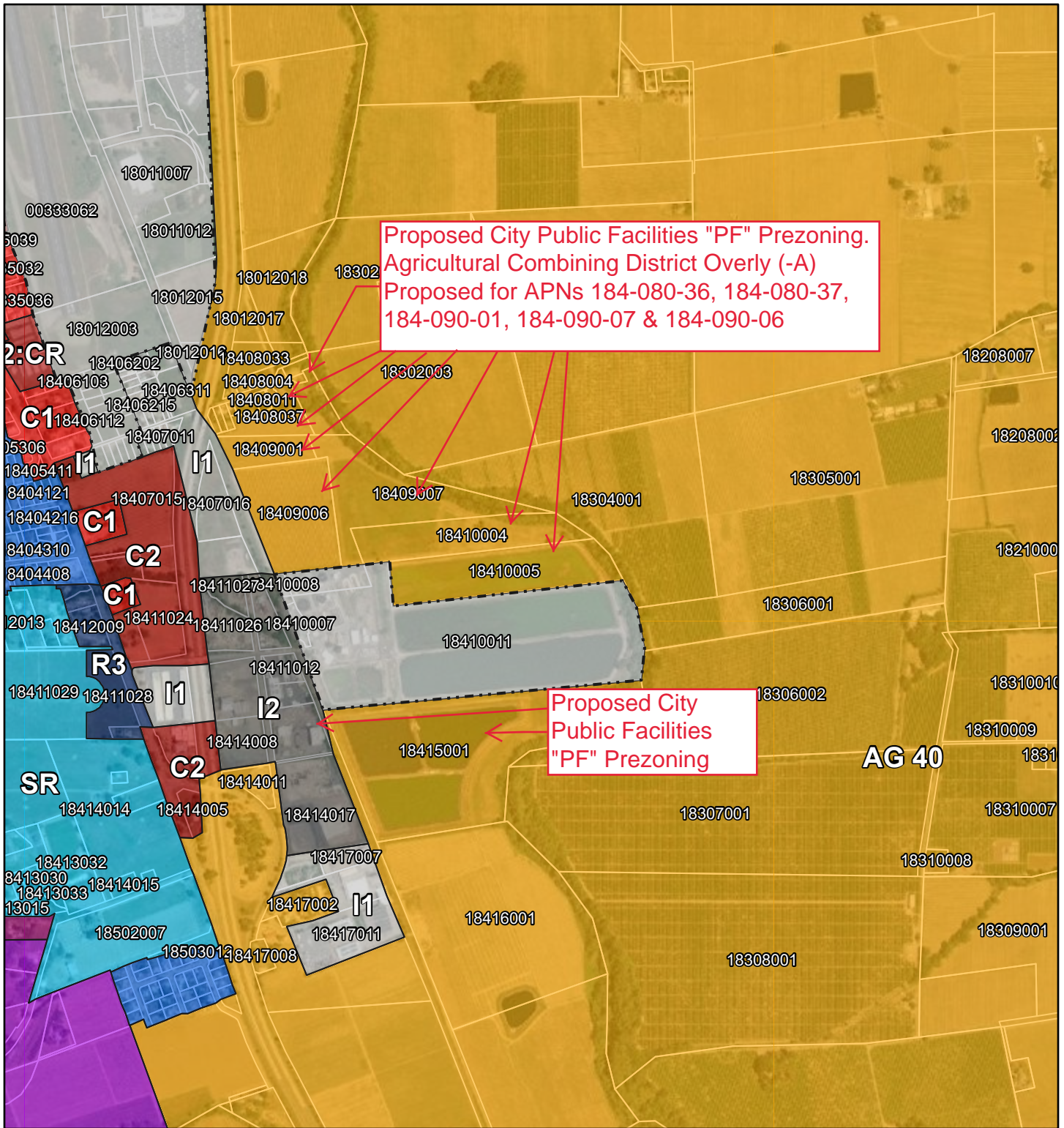
- C1
- C2
- R1
- R2
- R3



Maxar

Assessor's Parcels

Zoning Map-Areas 4 & 5

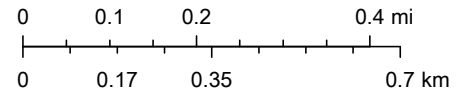


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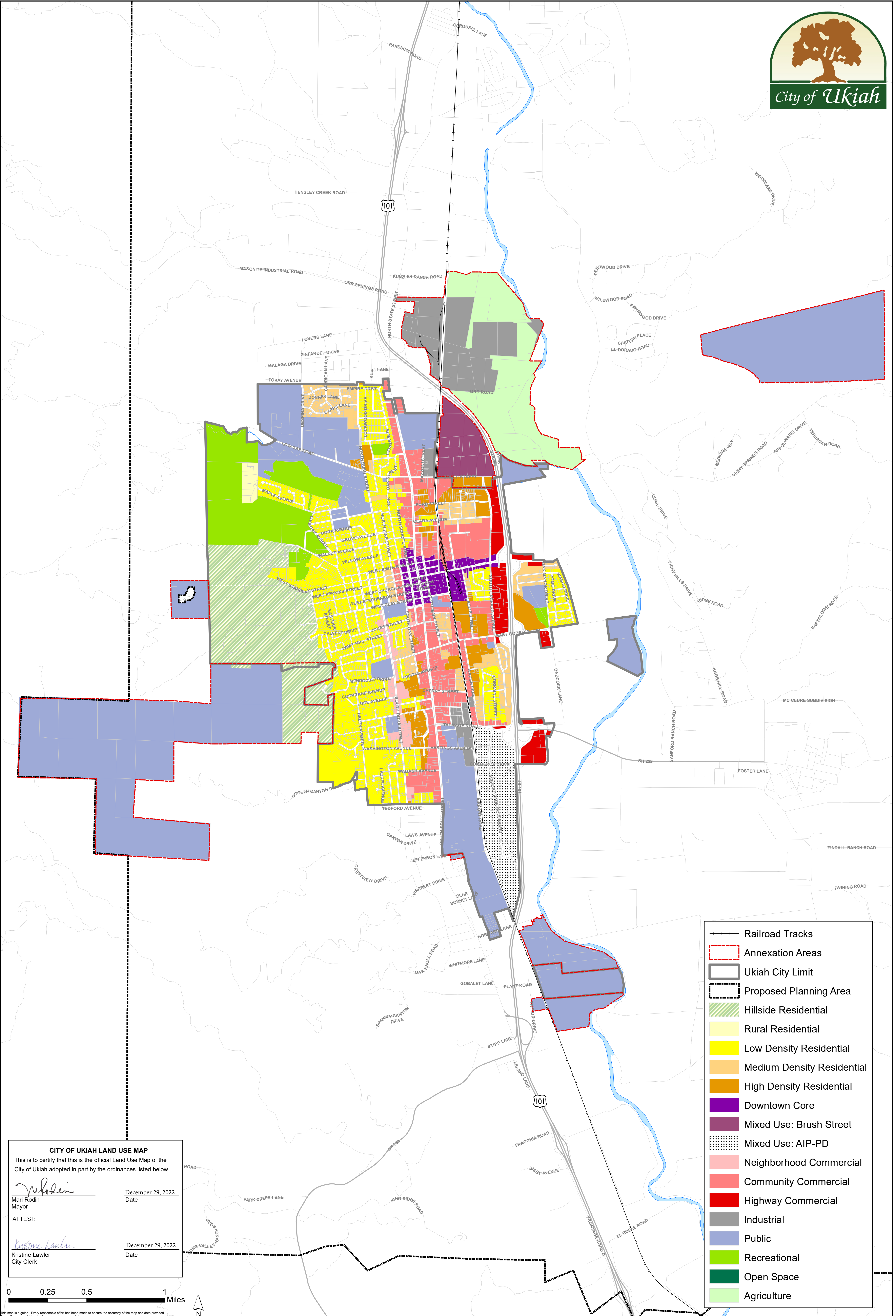
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	Incorporated City Limits		C2:CR		RR5
Zoning Classifications		I1		SR	
	AG 40		I2		UR 40
	C1		R1		
	C2		R3		

Assessor's Parcels Maxar



UKIAH GENERAL PLAN - 2040 Land Use Diagram



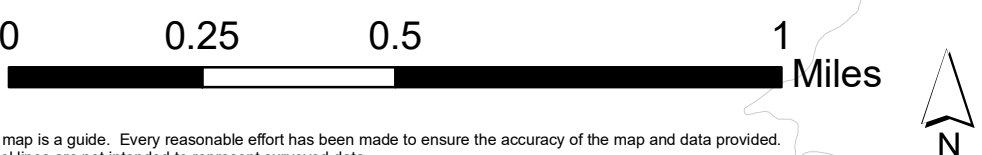
	Railroad Tracks
	Annexation Areas
	Ukiah City Limit
	Proposed Planning Area
	Hillside Residential
	Rural Residential
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Downtown Core
	Mixed Use: Brush Street
	Mixed Use: AIP-PD
	Neighborhood Commercial
	Community Commercial
	Highway Commercial
	Industrial
	Public
	Recreational
	Open Space
	Agriculture

CITY OF UKIAH LAND USE MAP
 This is to certify that this is the official Land Use Map of the City of Ukiah adopted in part by the ordinances listed below.

Mari Rodin
 Mayor
 Date: December 29, 2022

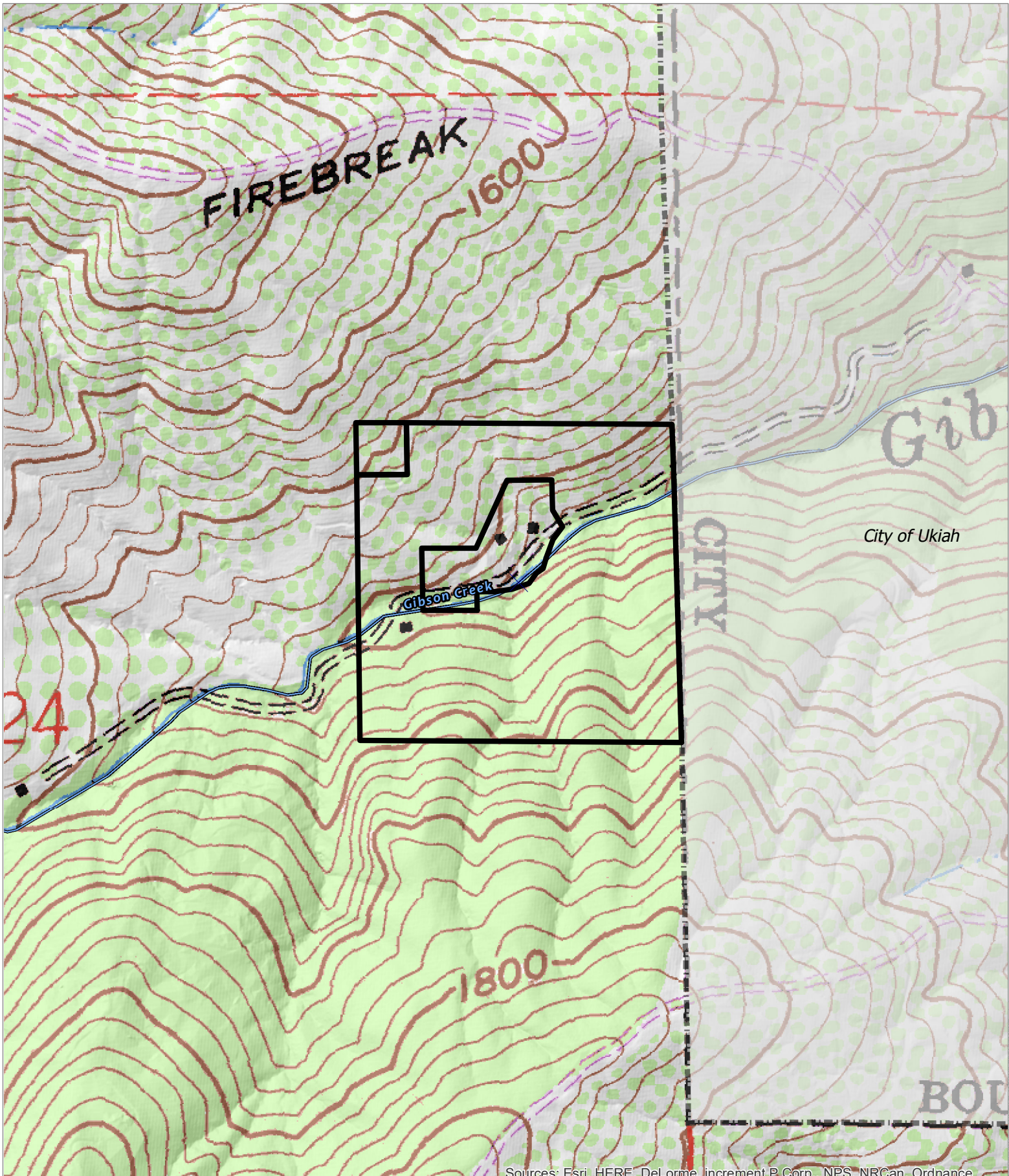
ATTEST:

Kristine Lawler
 City Clerk
 Date: December 29, 2022



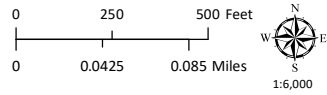
This map is a guide. Every reasonable effort has been made to ensure the accuracy of the map and data provided. Parcel lines are not intended to represent surveyed data.

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
 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.

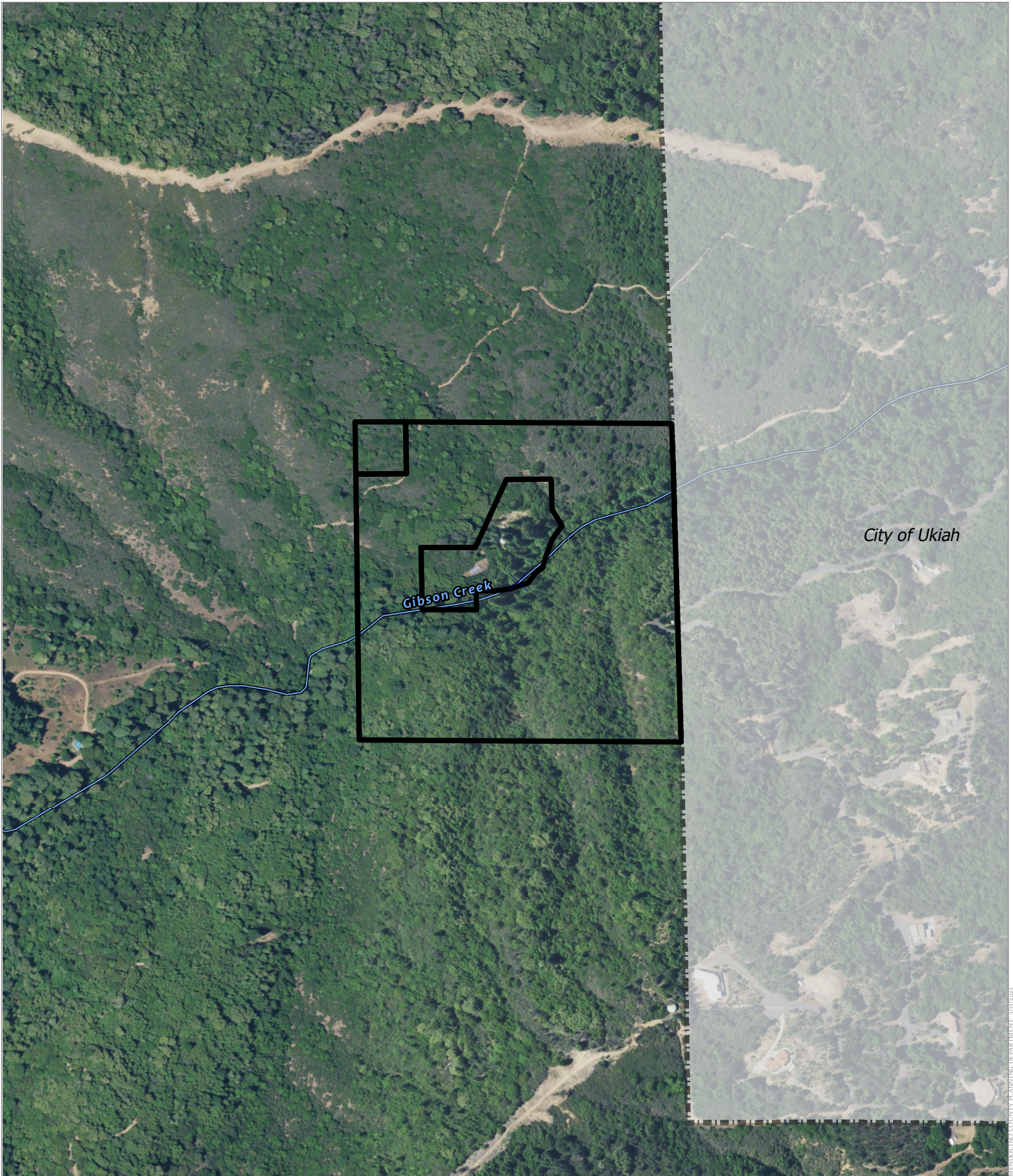
 City Limits



TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET

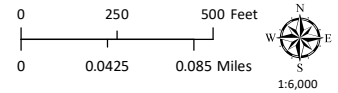
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2023



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±

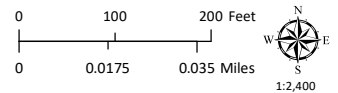
156-250-01
WILDBERGER BONNIE L TTEE 1
280 A±

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

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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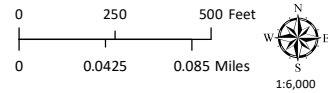


ADJACENT PARCELS



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
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 City Limits
 Zoning Districts





MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/2023

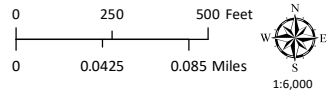


RMR 40

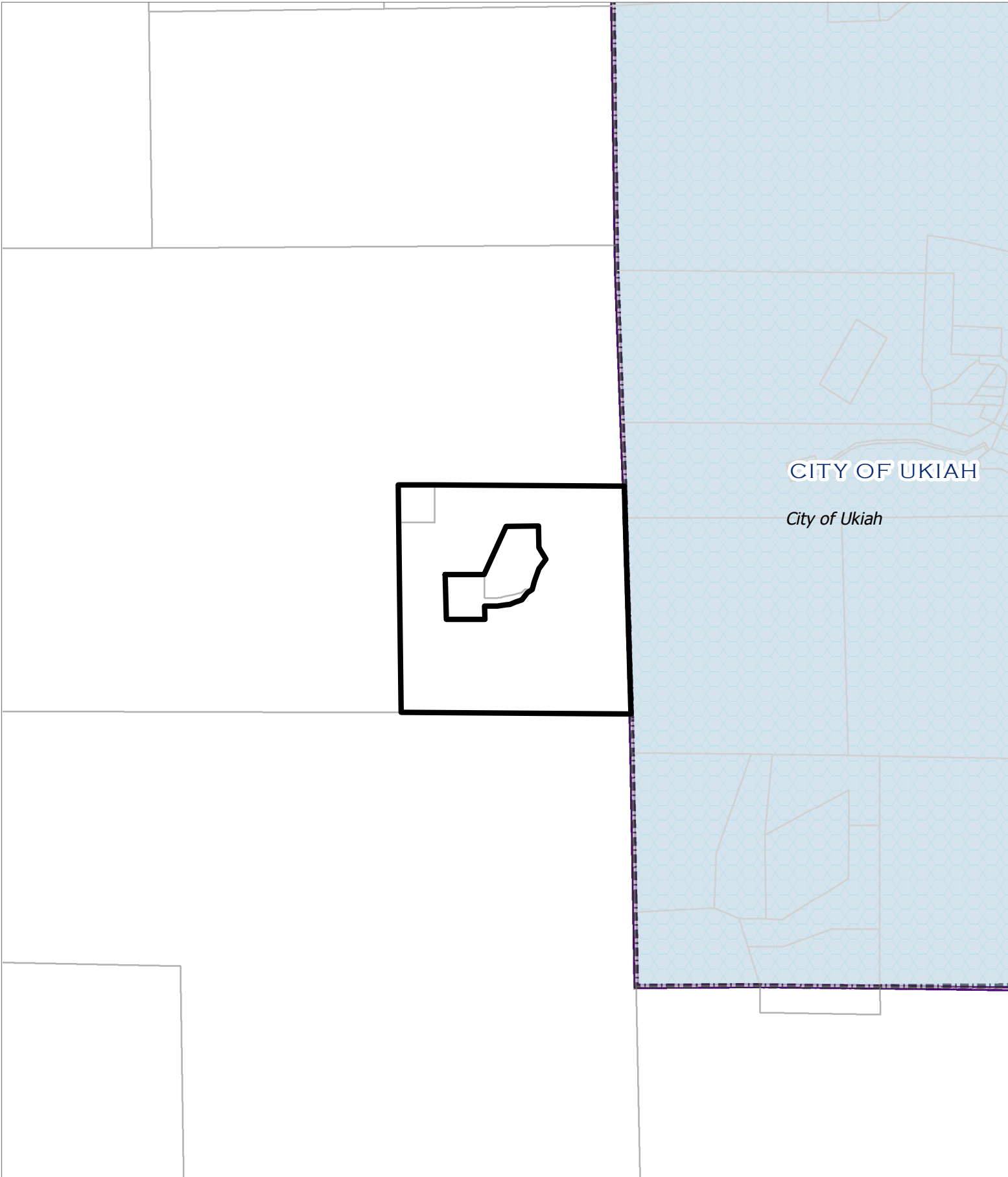
City of Ukiah

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

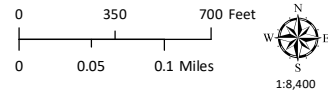


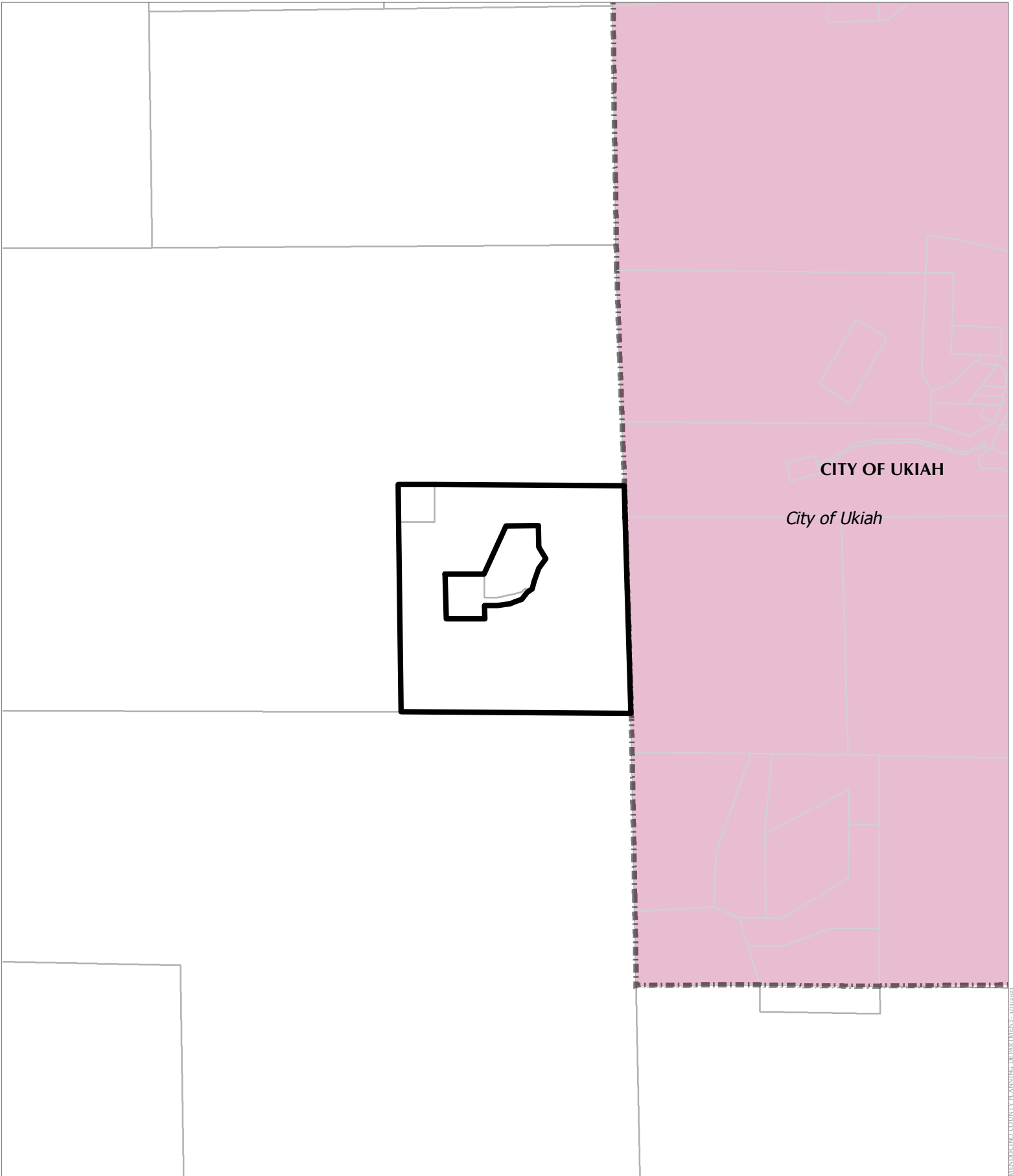
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/23



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
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-  City Limits
-  Russian River Flood District
-  County Water Districts

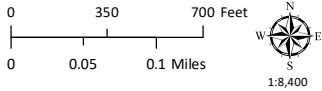




CITY OF UKIAH

City of Ukiah

 City Limits






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 Projection: Lambert Conformal Conic
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 Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
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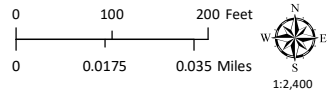
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23

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
 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
 Parcel numbers are for tax purposes only and do not represent legal or salable parcels.
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-  City Limits
-  Public Roads
-  Private Roads



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

003-310-04
UKIAH CITY OF
0 A±

003-310-08
UKIAH CITY OF
0 A±

City of Ukiah

003-310-07
UKIAH CITY OF
0 A±

003-310-06
UKIAH CITY OF
0 A±

003-330-69
UKIAH AVIATION SERVICE
0 A±

003-330-62
UKIAH CITY OF
0 A±

003-330-68
CITY OF UKIAH
1.94 A±

003-330-70
UKIAH AVIATION SERVICE
0 A±

003-330-59
LEE HOWARD CONSTRUCTION CO
0 A±

003-330-60
LEE HOWARD CONSTRUCTION CO
0 A±

003-330-61
LEE HOWARD CONSTRUCTION CO
0 A±

003-330-67
DEEP VALLEY MHP LLC
3.8 A±

003-330-63
MORENO ALEXTTEE
0 A±

 City Limits

0 50 100 Feet
0 0.0075 0.015 Miles






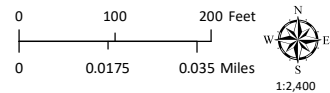
Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
Coordinate System: NAD 83, Calif. State Plane Zone II
Projection: Lambert Conformal Conic
Parcel Data: Mendocino County Information Services, October, 2022
Aerial Imagery: US Dept. of Agriculture/ArcGIS Online mosaic
Topographic Data: USGS 7.5 minute quad series Mount Diablo Base & Meridian
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023

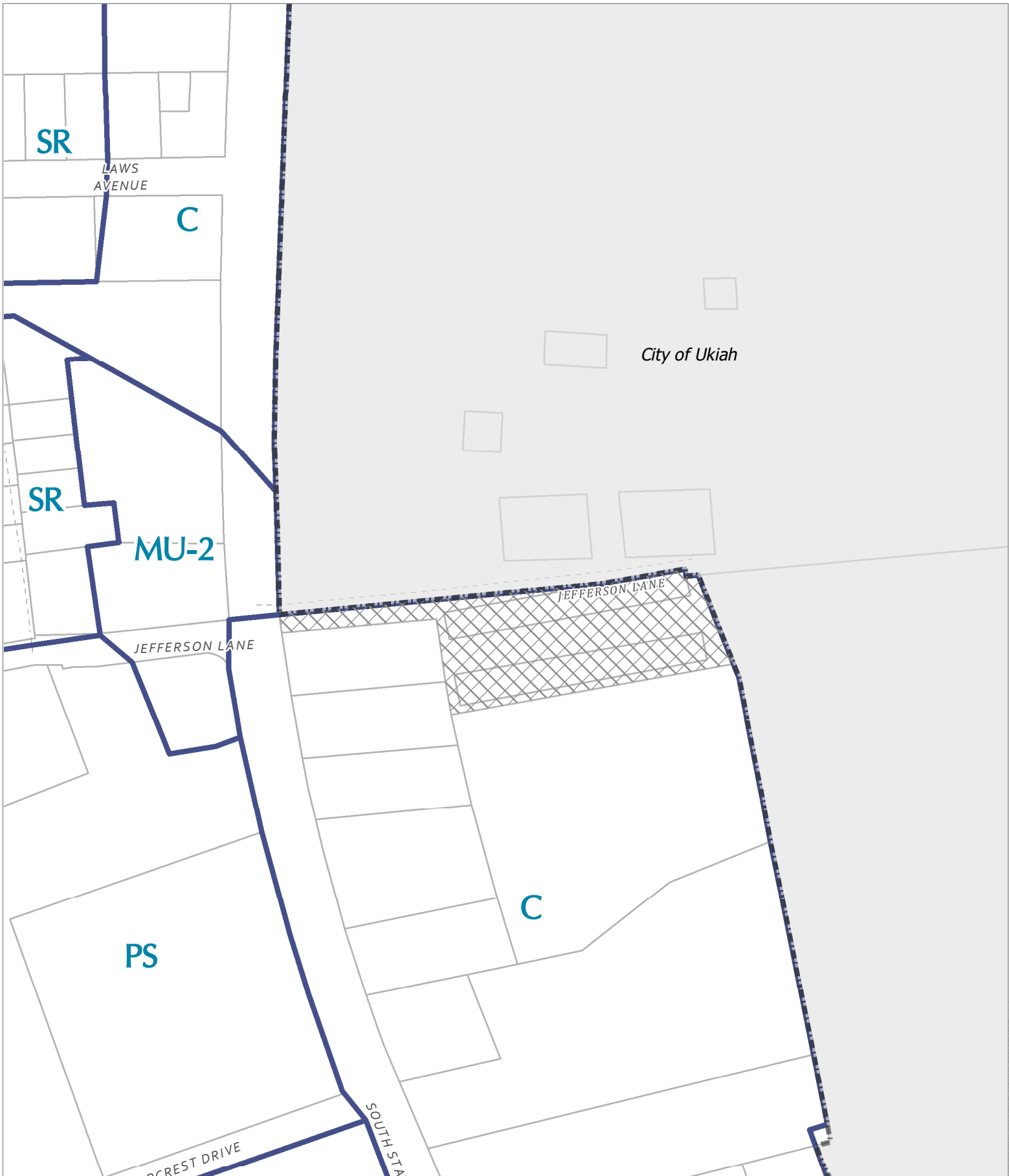


Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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-  City Limits
-  Zoning Districts
-  Public Roads

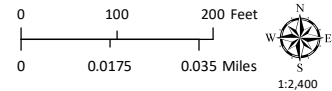


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/23



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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-  City Limits
-  General Plan Classes
-  Public Roads



GENERAL PLAN CLASSIFICATIONS

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

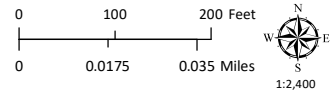
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23



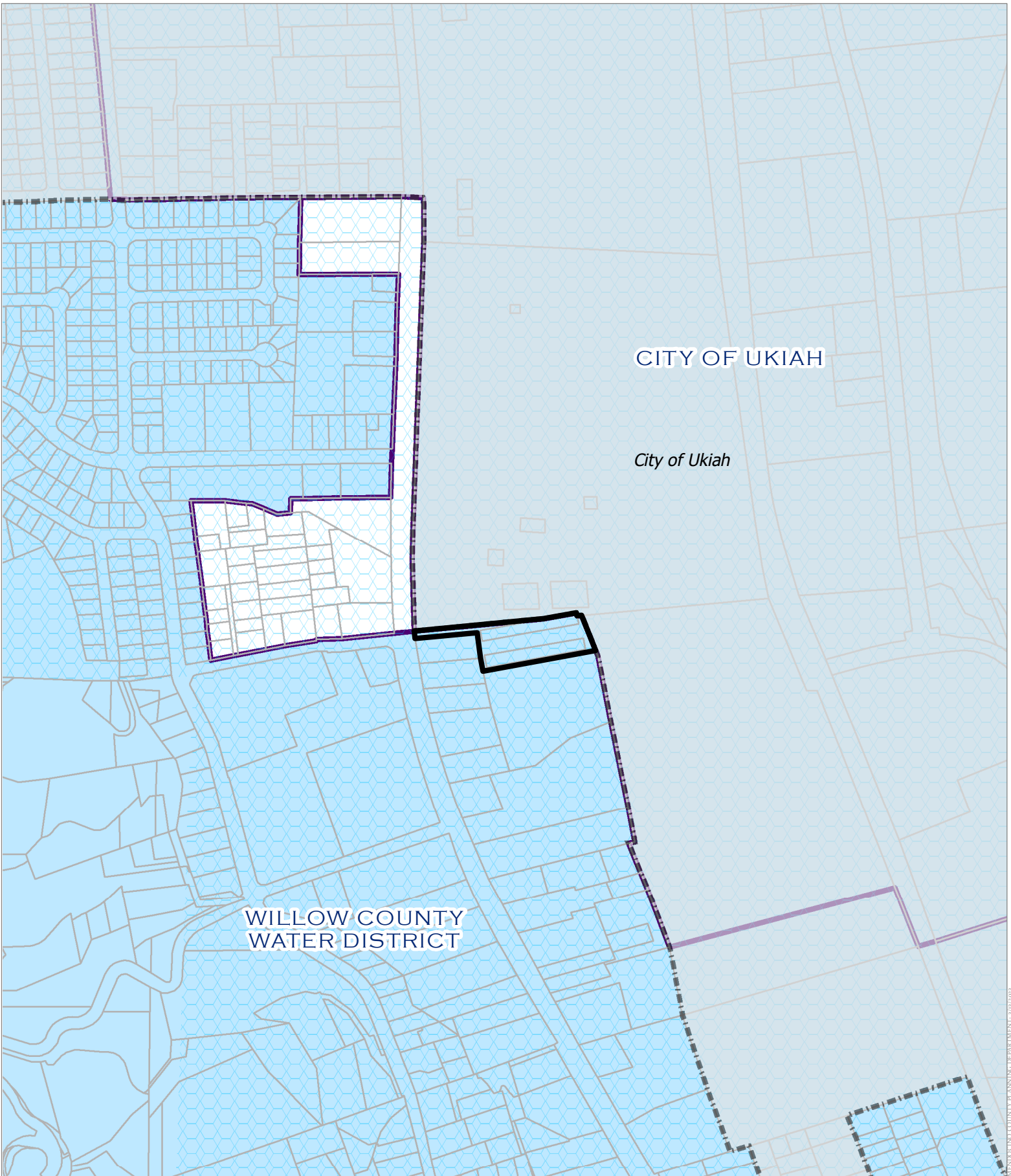
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City Limits



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23






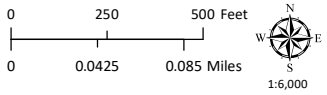
WILLOW COUNTY
WATER DISTRICT

CITY OF UKIAH

City of Ukiah

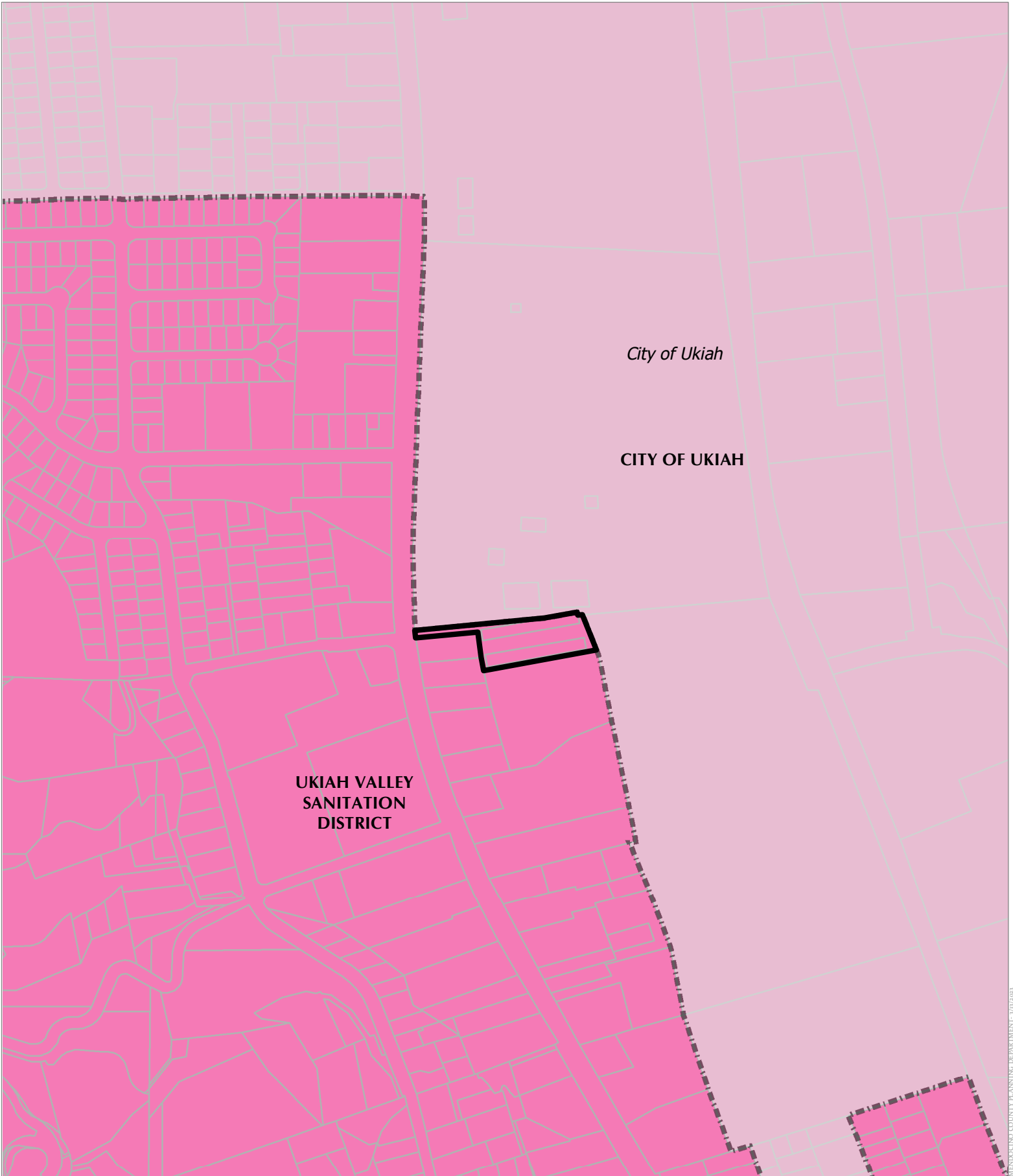
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-  City Limits
-  Russian River Flood District
-  County Water Districts



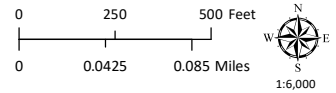
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23



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 City Limits





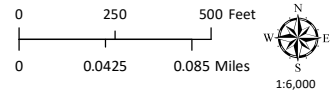
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023

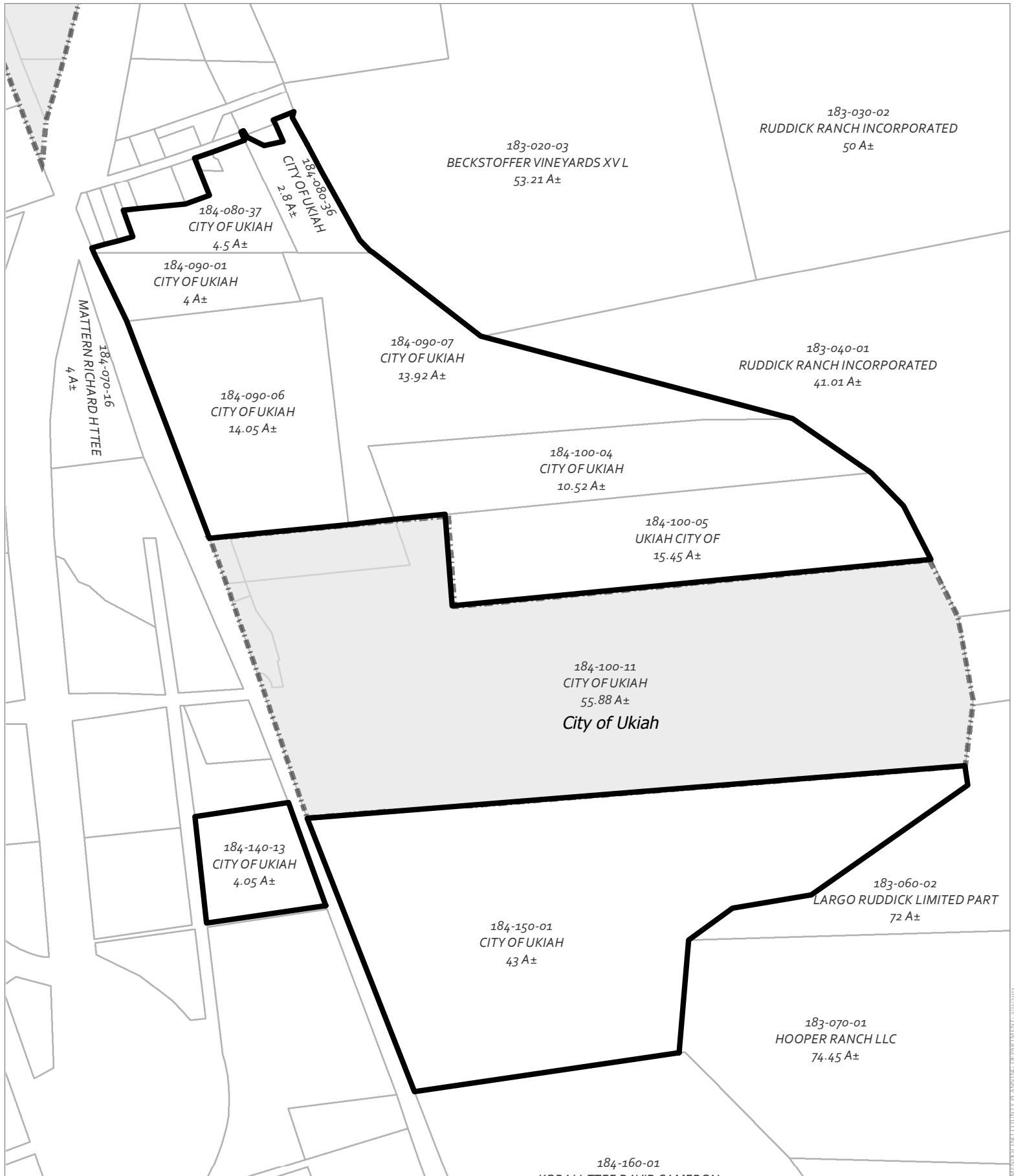
Areas #4 & #5



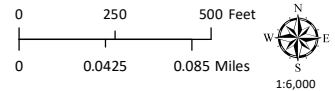
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-  City Limits
-  Public Roads



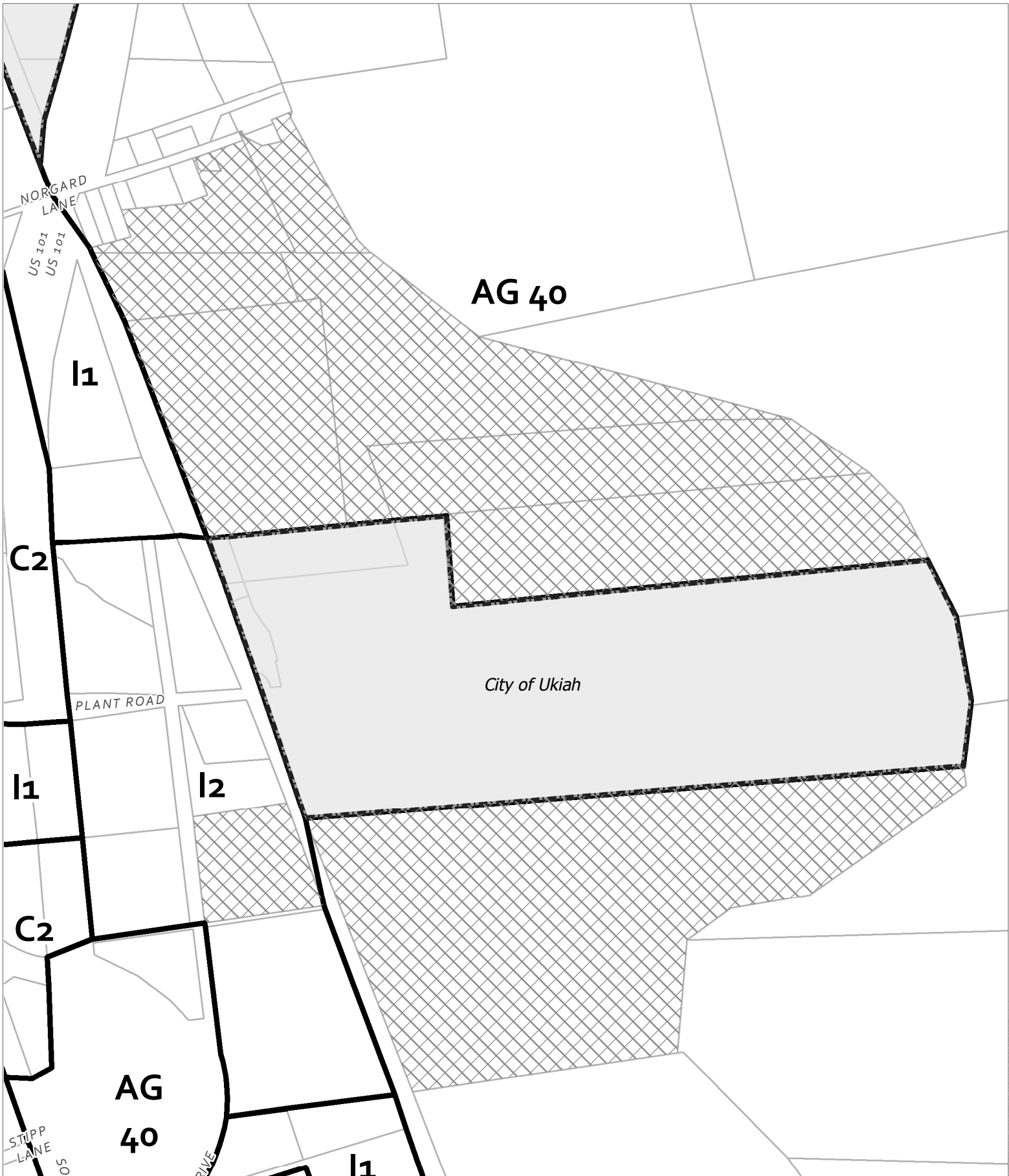


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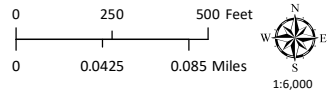
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023

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-  City Limits
-  Zoning Districts
-  Public Roads

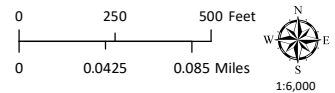


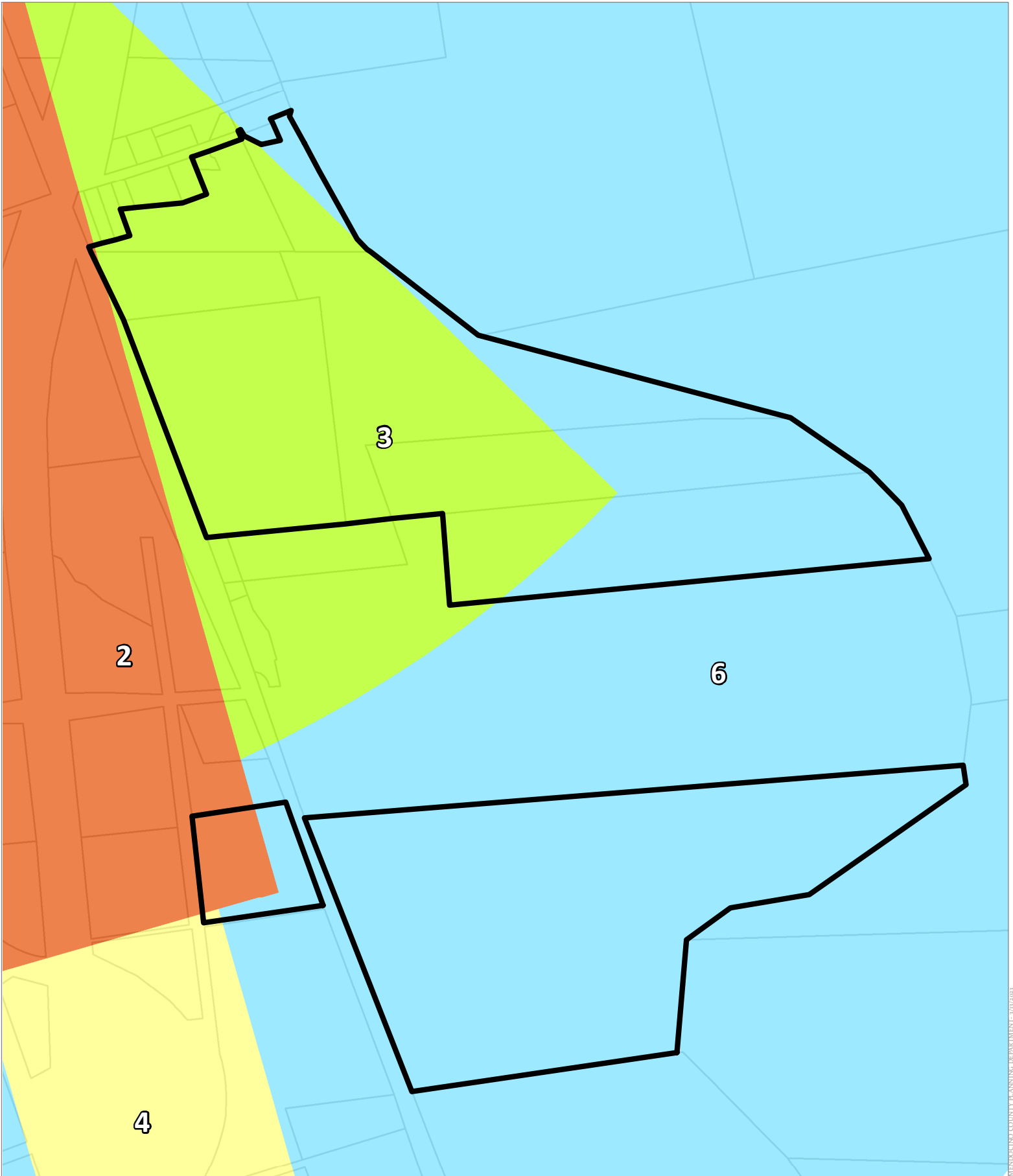
MENDOCINO COUNTY PLANNING DEPARTMENT - 3/23/2023



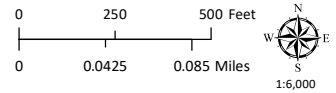
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-  City Limits
-  General Plan Classes
-  Public Roads

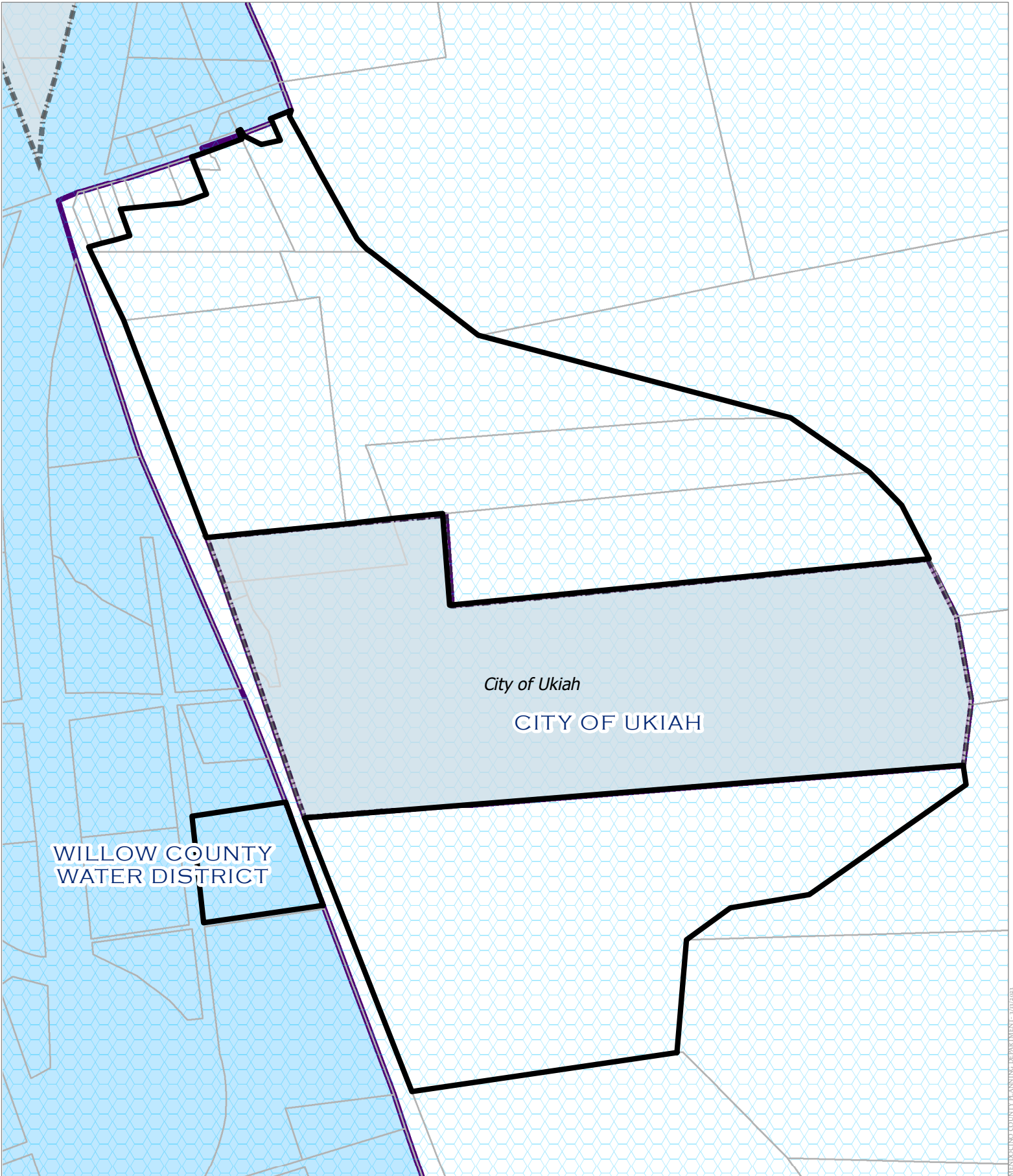







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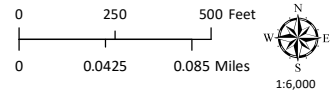


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/15/23



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



MENDOCINO COUNTY PLANNING DEPARTMENT - 3/15/23

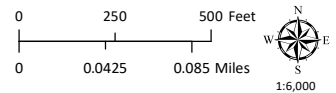
CITY OF UKIAH

UKIAH VALLEY
SANITATION
DISTRICT

CITY OF UKIAH

City of Ukiah

 City Limits



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

0 250 500 Feet
 0 0.0425 0.085 Miles

 1:6,000

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));
[X] 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

[X] 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:

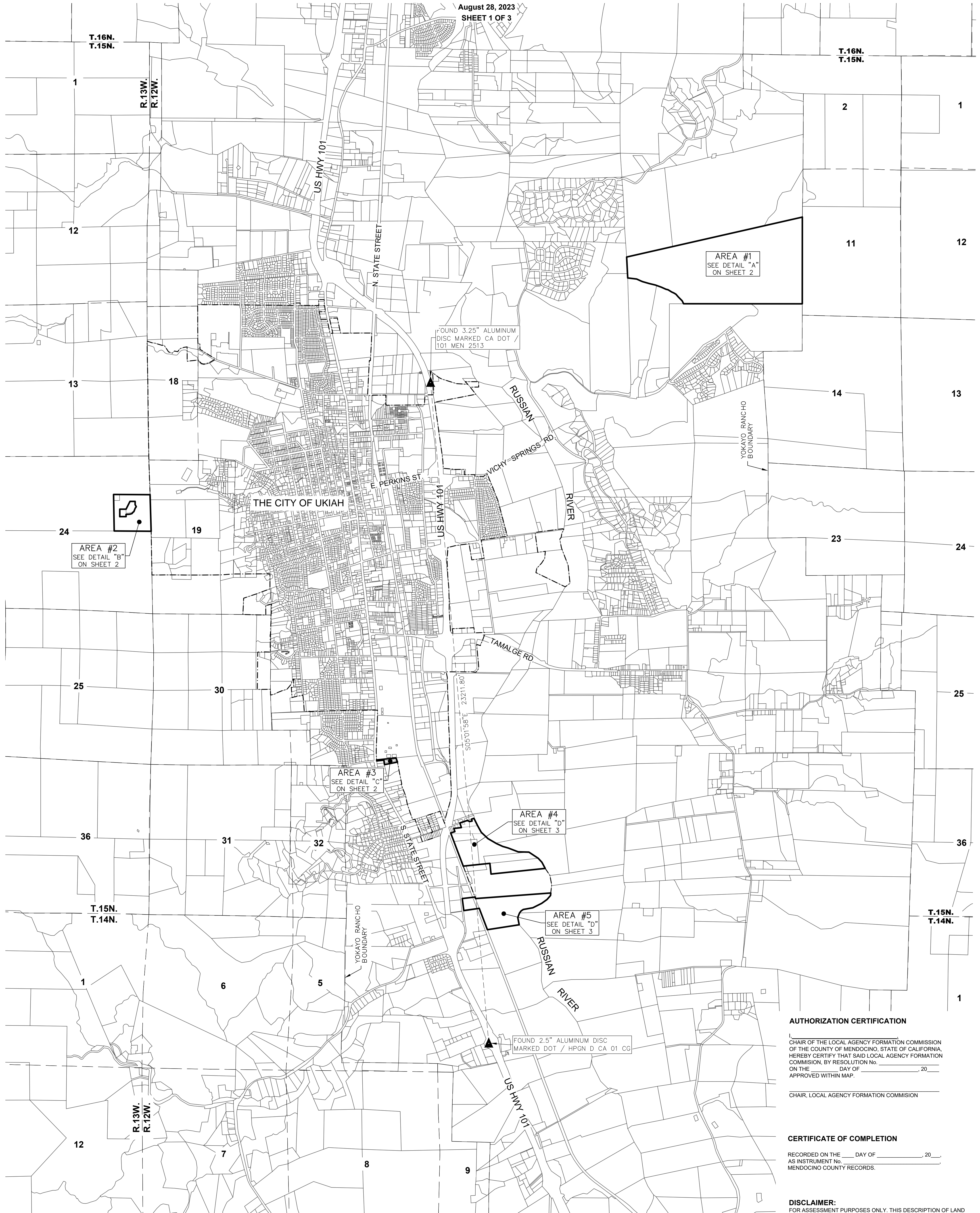
UMA HINMAN, Executive Officer

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



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.

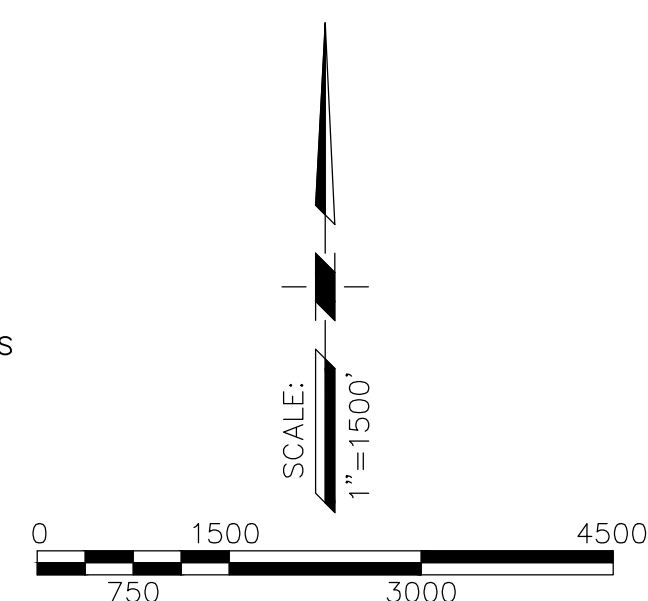
LEGEND:

- 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

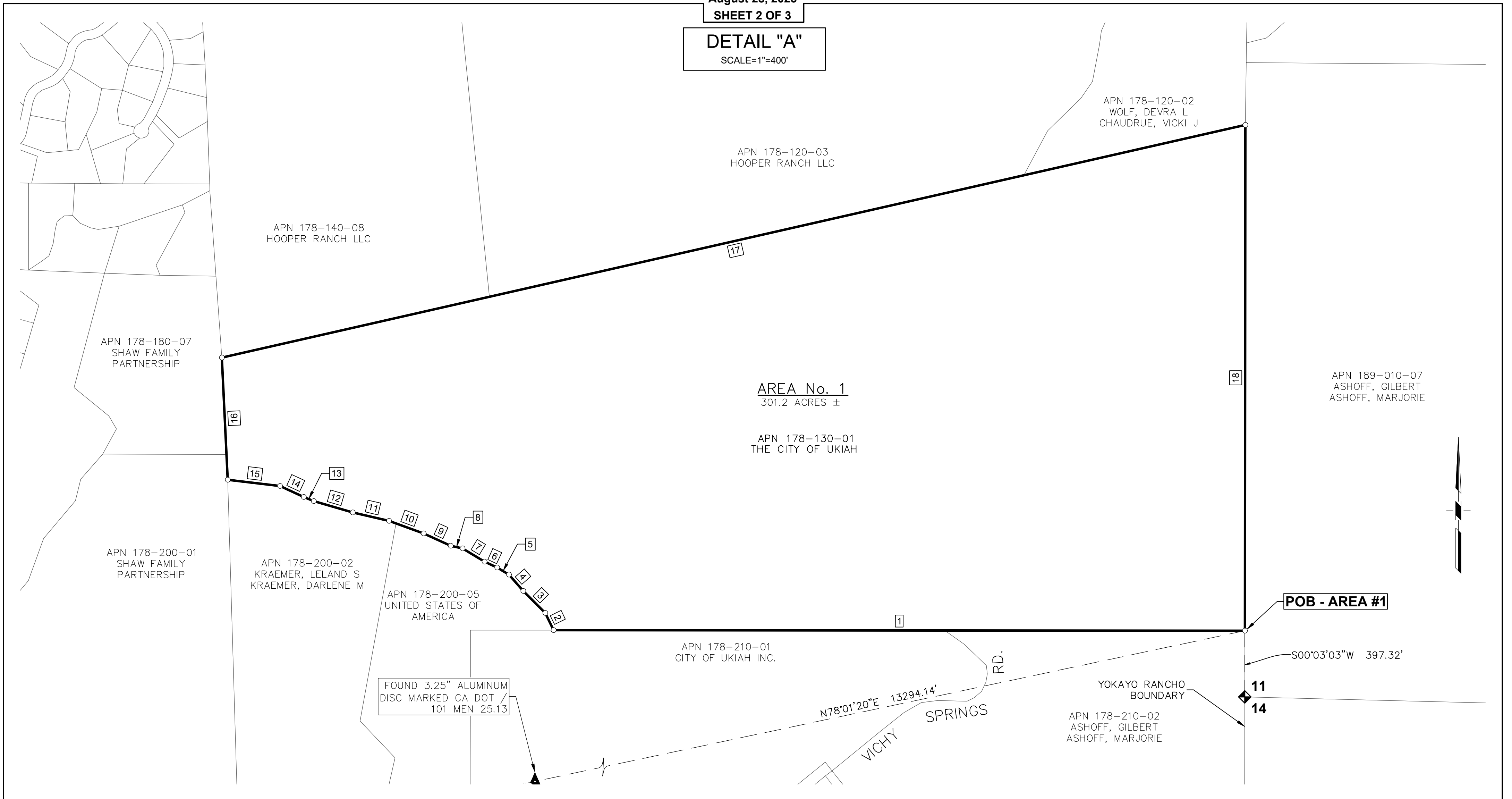
EXHIBIT "A"

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
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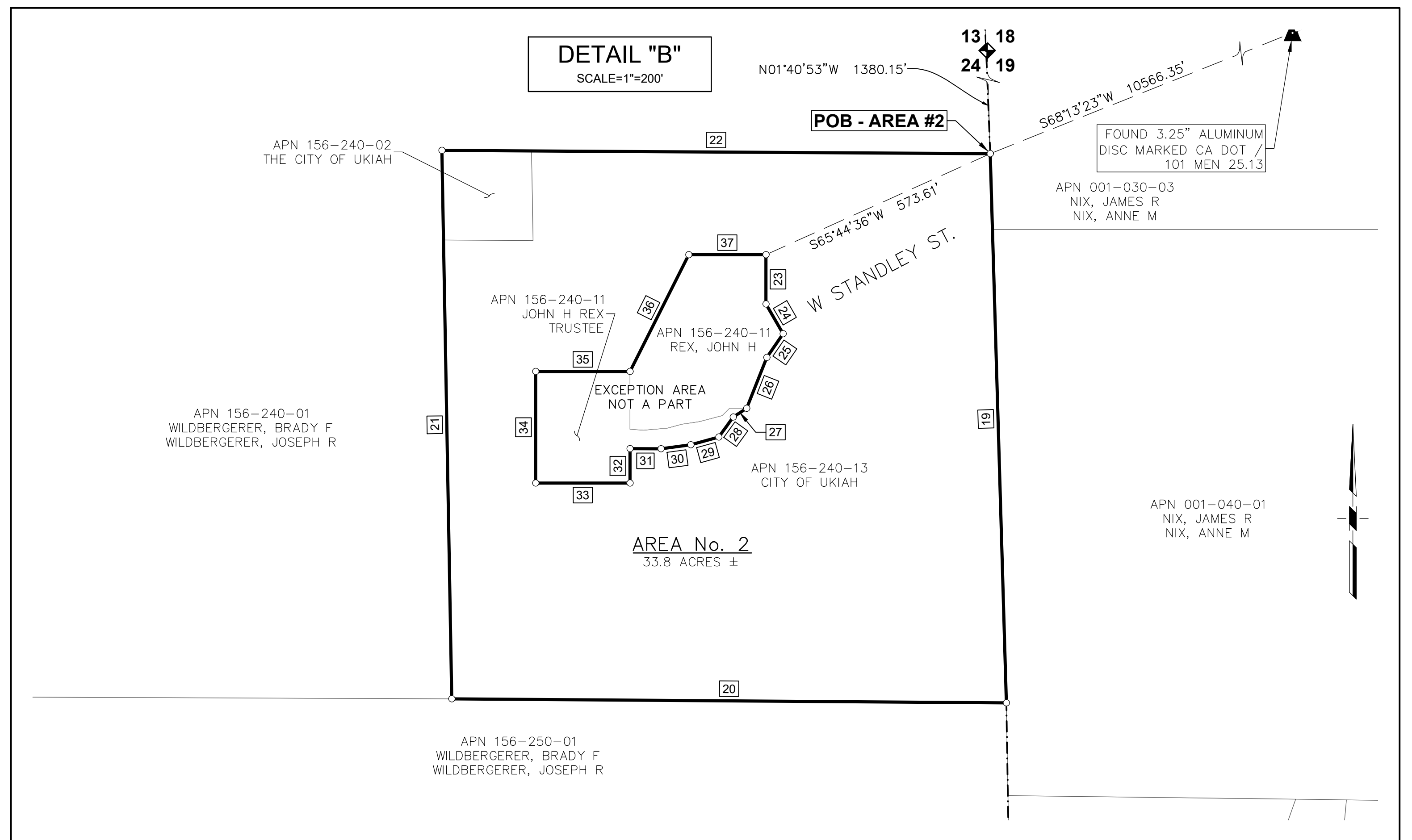
August 28, 2023
SHEET 2 OF 3

DETAIL "A"
 SCALE=1"=400'

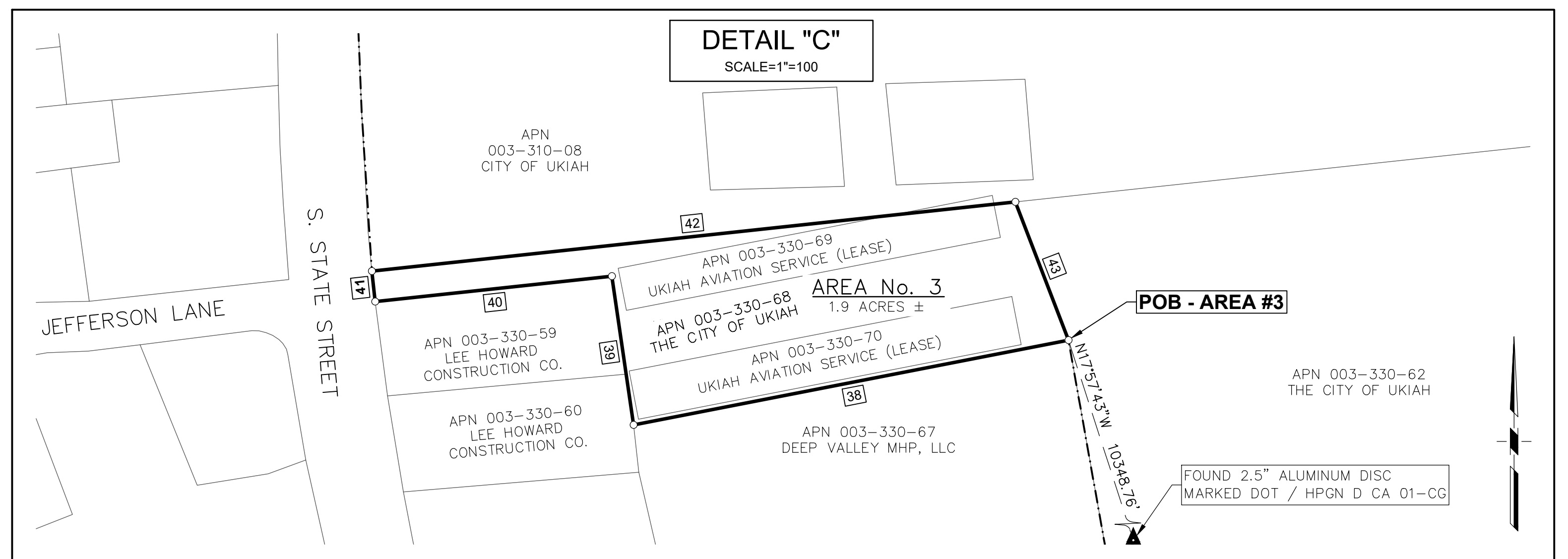


SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
1	4150.78	N89° 56' 57"W	
2	114.79	N25° 56' 57"W	
3	186.78	N45° 04' 57"W	
4	130.49	N41° 08' 57"W	
5	82.39	N59° 03' 57"W	
6	83.69	N65° 11' 57"W	
7	154.08	N58° 49' 57"W	
8	73.19	N77° 44' 57"W	
9	178.58	N65° 18' 57"W	
10	220.68	N70° 03' 57"W	
11	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	

DETAIL "B"
 SCALE=1"=200'



DETAIL "C"
 SCALE=1"=100'



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"

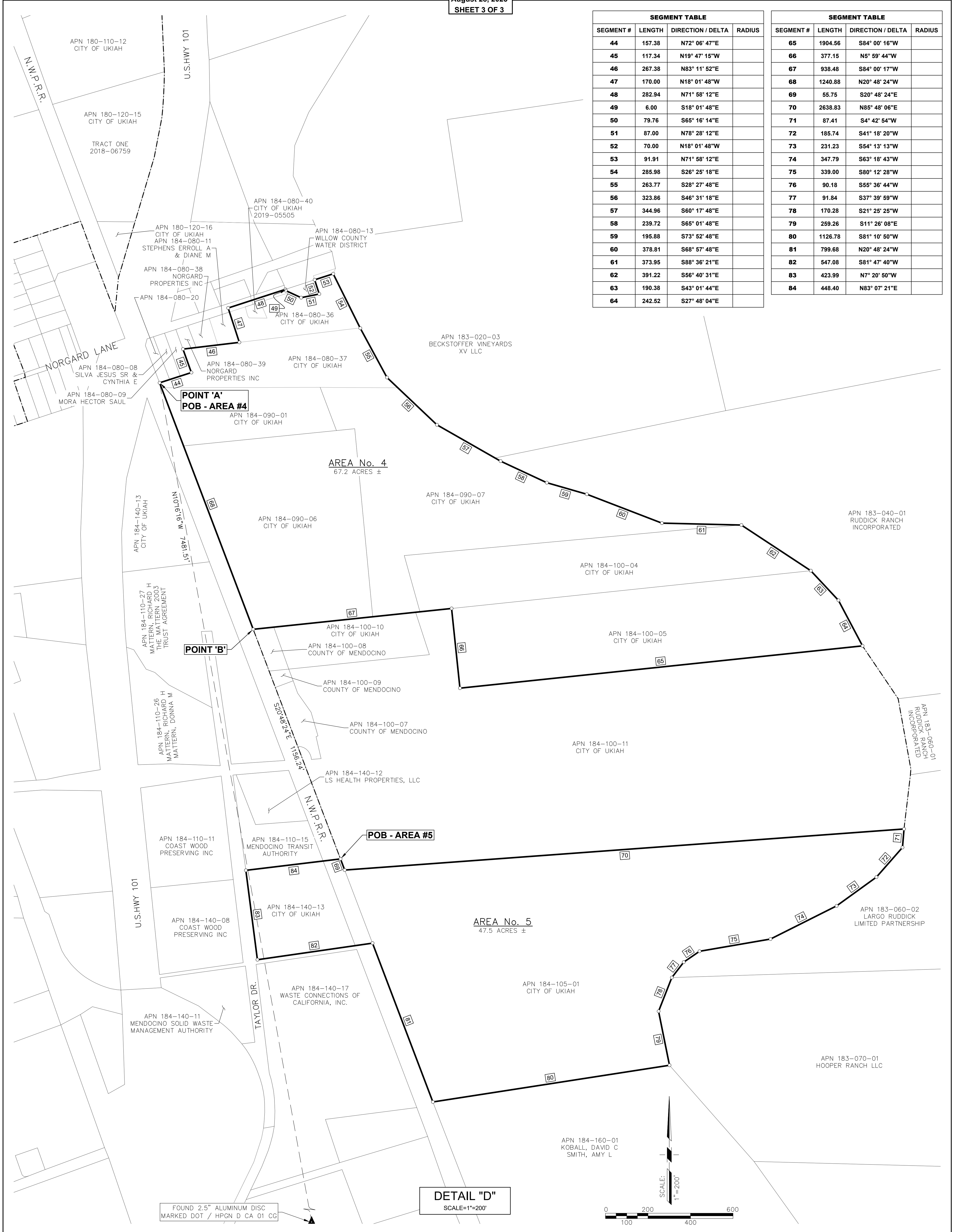
THE CITY OF UKIAH ANNEXATION OF CITY PROPERTIES

(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	



DETAIL "D"
SCALE=1"=200'

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

- 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



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 B (File No. A-2021-01b) and Finding of Exemption Pursuant to the California Environmental Quality Act**

RECOMMENDATION

- 1) Find the City of Ukiah Annexation of City-owned Properties B 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 2023-24-02, conditionally approving the City of Ukiah Annexation of City-owned Properties B (File No. A-2021-01b) for APN 178-130-01.

BACKGROUND

This item is Commission consideration of a Change of Organization proposal for the City of Ukiah Annexation of City-owned Properties B (File No. A-2021-01b). 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 property 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 one City-owned property of 300-acres that is a non-contiguous area under GOV § 56742. The proposed annexation area (APN 178-130-01) is located northeast of the current City limits and is identified as annexation area 1. The proposed annexation area is uninhabited and is currently used for municipal purposes, involving open space for conservation and continued post-closure monitoring and maintaining of the former Vichy Hills Landfill. (refer to the maps in Attachment 1)

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 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.

The proposed annexation area is noncontiguous and meets 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 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 is used for governmental purposes and does 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

The annexation area is currently undeveloped open space land and improved with a former landfill and does not receive or need public water or sewer services. 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 property is already improved with public utilities and 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.

Rezoning

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. (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 rezoning 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 proposed annexation area currently has a Public Facilities (PF) County zoning designation with a corresponding Ukiah Valley Area Plan (UVAP) land use designation of Public Services and has a current land use of open space for conservation and continued post-closure monitoring and maintaining of the former Vichy Hills Landfill. All the current land uses are proposed to continue post-annexation. Surrounding land uses include undeveloped rangeland and residences.

The proposed annexation area has been assigned a Public land use designation in the City's 2040 General Plan and has been consistently Prezoned with the City's Public Facilities (PF) zoning district.

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).

Development Potential

The annexation area is undeveloped open space land and 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. The State Farmland Mapping and Monitoring Program has not identified Important Farmland in the annexation area. The annexation area is improved with a former landfill and would not convert farmland to non-agricultural uses because farmland does not currently exist.

There are two Williamson Act Contracts in place located directly northeast and southwest of annexation area. There are no areas adjacent to the annexation area in the County's Agriculture zoning designation. There is no proposed change to existing land uses or public services post-annexation, therefore, there will effectively be no change to agricultural production properties adjacent to the annexation area.

Adjacent agricultural lands have been used for ongoing agricultural operations despite the long-standing presence of adjoining public utilities. 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.

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 zero DUCs that are contiguous to the proposed annexation area.

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 one City-owned property of 300-acres, located northeast of the current City limits, and currently used for the municipal purpose of open space for conservation and continued post-closure monitoring and maintaining of the former Vichy Hills Landfill. The property taxes in the area are minimal.
(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. "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.	No new or enhanced provision of public services is required or anticipated for the proposed annexation area because the properties are improved with public utilities and proposed for continued open space use. There will be no change in the existing provision of public services post-annexation. The City-owned property does not currently receive water or sewer services but will continue to need the public services it is currently receiving (fire and law enforcement). 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.
(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.	No negative effects of the proposed annexation are anticipated for adjacent areas or mutual social and economic interests, which includes the adjacent Guidiville Rancheria.

Factors for Consideration	
Factor	Evaluation
	The proposal will result in a small amount less in property taxes for non-school local agencies since the annexation area will be exempt from taxes.
(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.)	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. The proposal does not include land identified as Important Farmland and there is no agricultural operation or activities in the annexation area.
(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.	Two 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. Any significant adverse effects on the physical and economic integrity of adjacent agricultural lands would likely have already occurred to date. 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.
(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.	The proposal boundaries are definite, certain, and fully described, follow lines of assessment, and will not result in illogical shapes or the creation of islands of unincorporated territory.
(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 and Prezoned the annexation area as Public Facilities (PF) demonstrating that the properties will be utilized for specified utility purposes and public benefit.
(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 &

Factors for Consideration	
Factor	Evaluation
	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 property is improved with public utilities and proposed for continued open space use. There are 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 Public Services County land use designation and has a current land use of open space for conservation and continued post-closure monitoring and maintaining of the former Vichy Hills Landfill, which is 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 property is improved with public utilities and 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

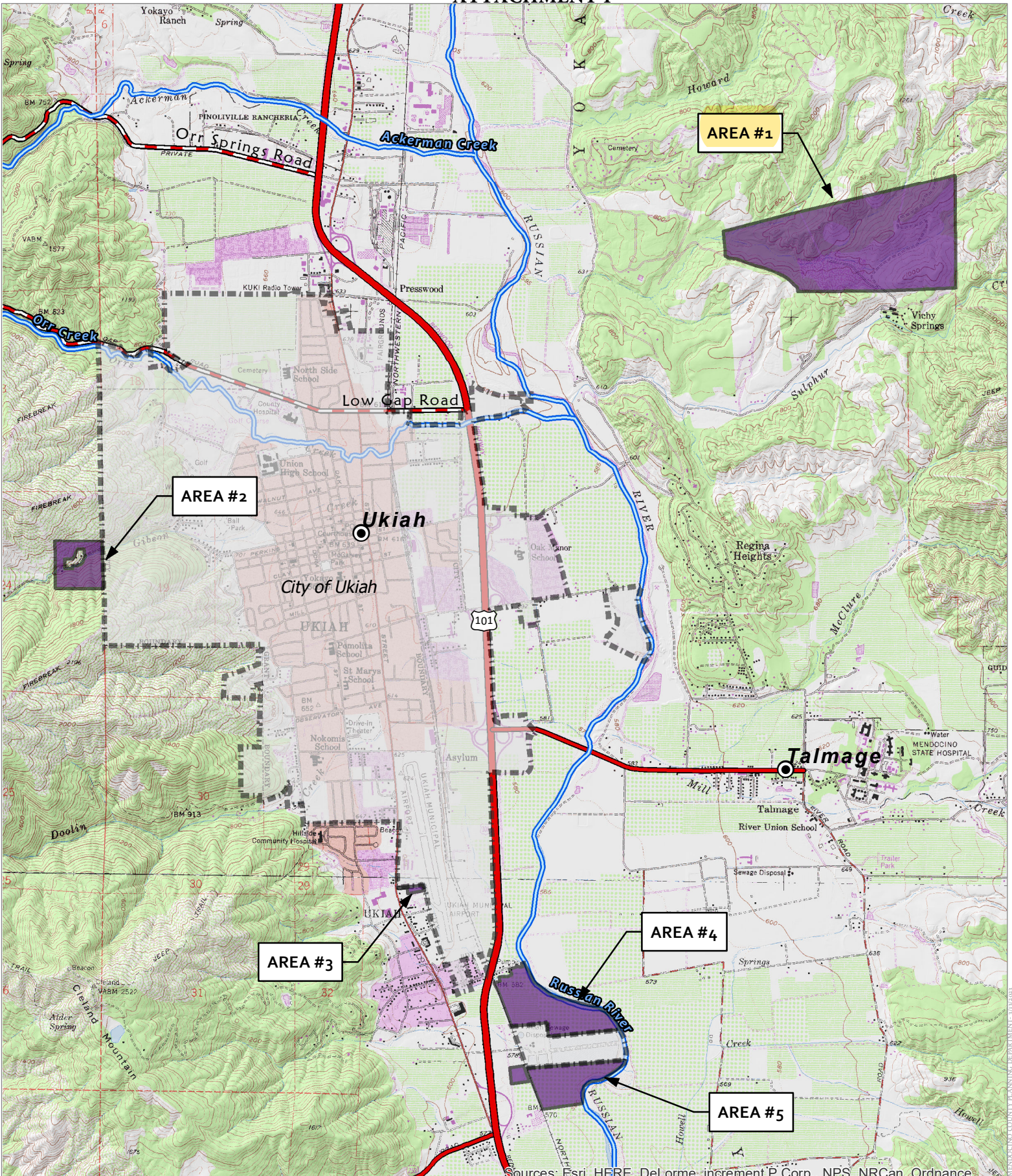
A 21-day Notice for Public Hearing was not required to be published, posted, or distributed according to GOV § 56662(a), as discussed above under the Determinations without Notice, Hearing, and Protest section.

Public Comments

No public comments have been received to date.

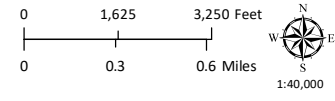
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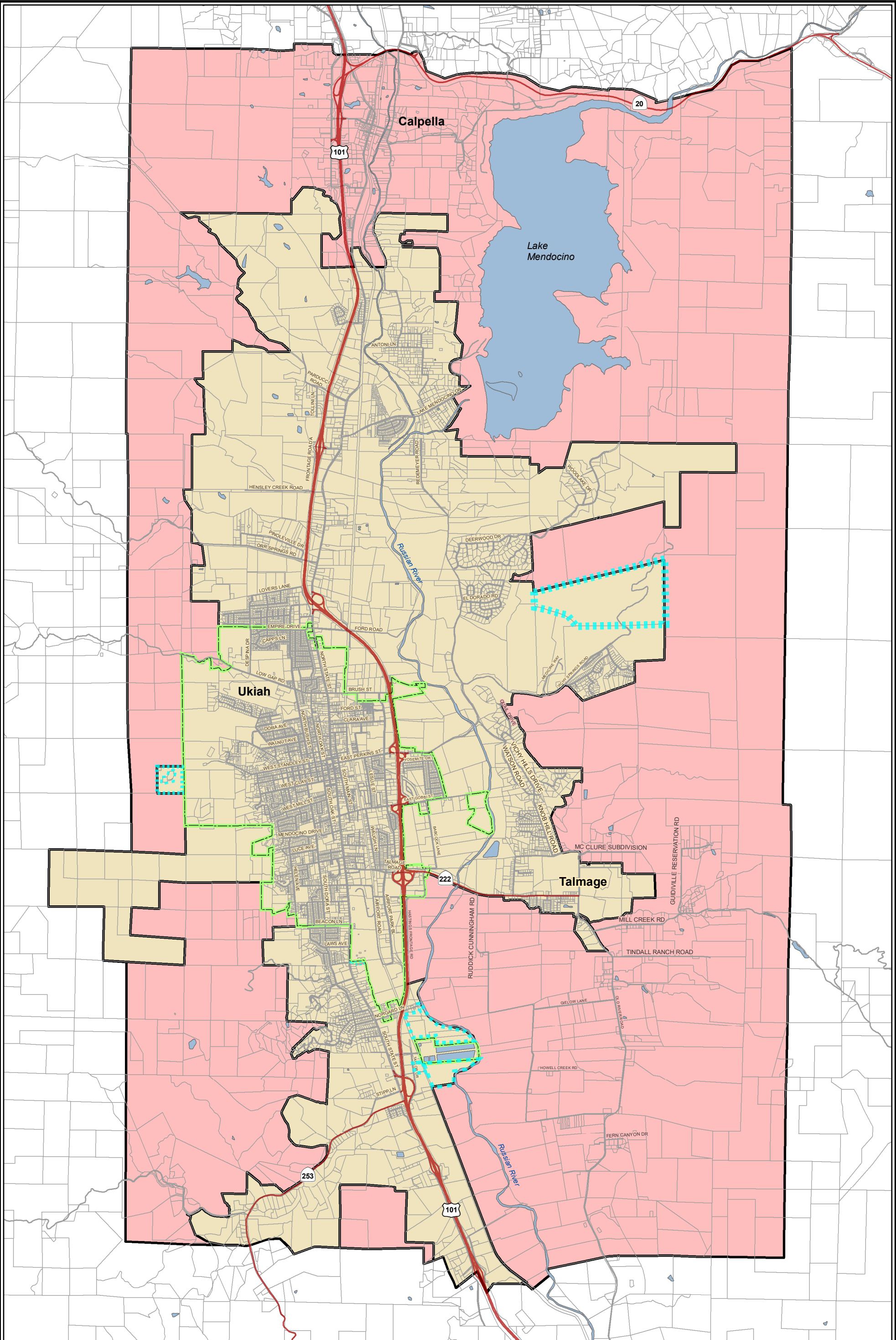
- (1) Location, SOI, and Annexation Maps
- (2) Resolutions of Application
- (3) Justification of Proposal
- (4) Rezoning Information
- (5) City Land Use Map
- (6) Various GIS Maps
- (7) City NOE
- (8) City-County Tax Share Agreements
- (9) LAFCo Notice of Exemption
- (10) LAFCo Resolution No. 2023-24-02



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





City of Ukiah Sphere of Influence

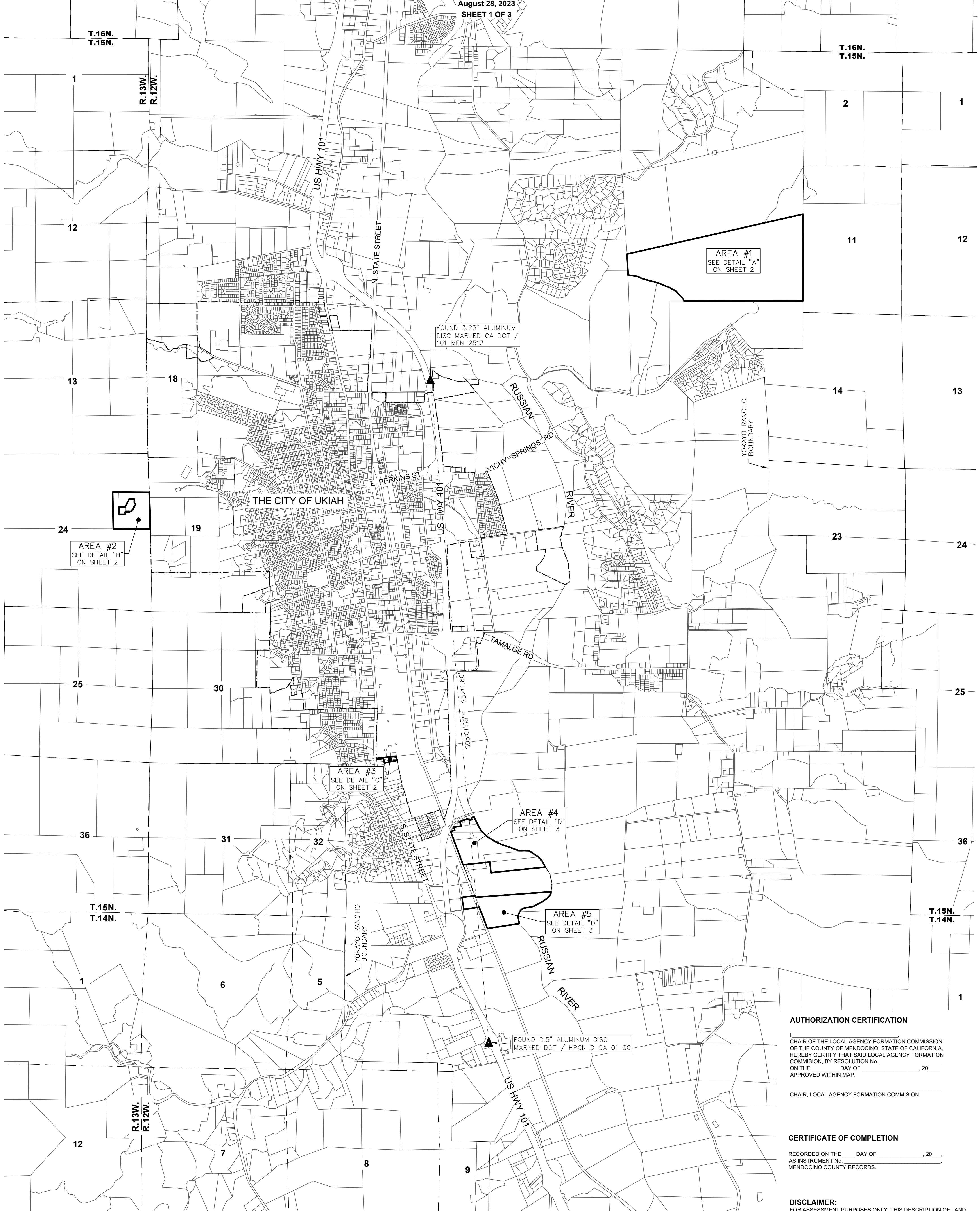
Source: This map was created by the Mendocino County Information Services GIS Program, November 30, 2022.
 Note: This map is not a survey product and should not be used to determine legal boundaries.

- 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.

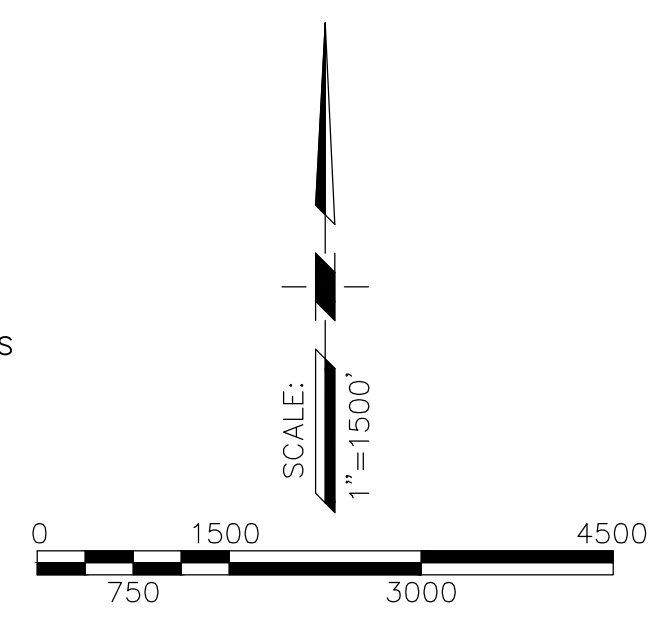
DISCLAIMER:
FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND
IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE
SUBDIVISION MAP ACT AND MAY NOT BE USED AS A BASIS FOR
AN OFFER FOR SALE OF THE LAND DESCRIBED.

- 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.



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

2/17/21 *Kristine Lamy*
 Date Kristine Lamy 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

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

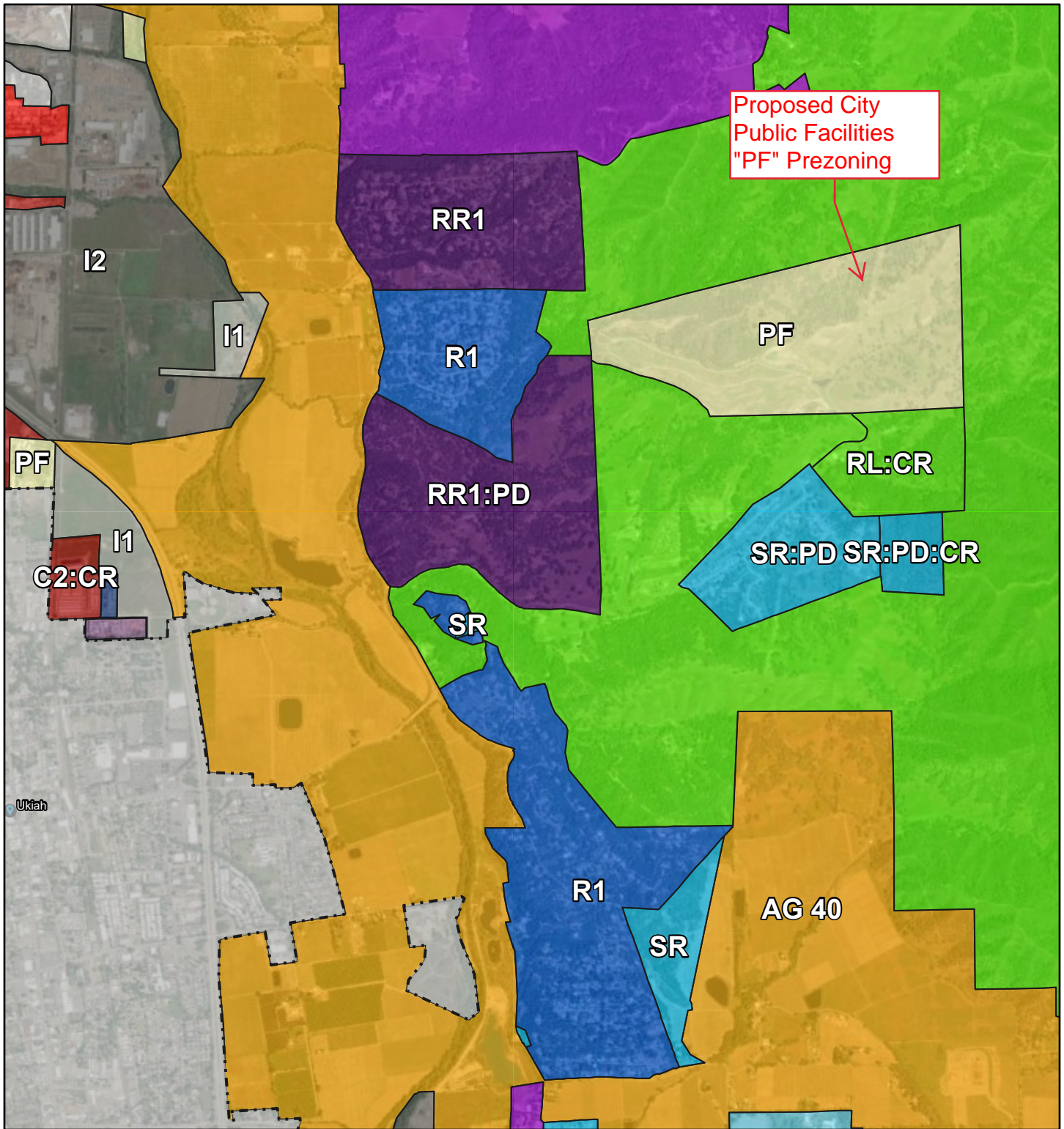
(Date)

Print or Type Name: Jesse Davis, AICP

Daytime Telephone: 707-463-6207

Email: jdavis@cityofukiah.com

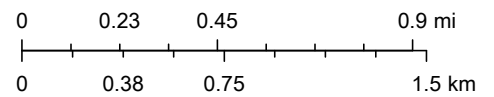
ATTACHMENT 4 Zoning Map-Area 1



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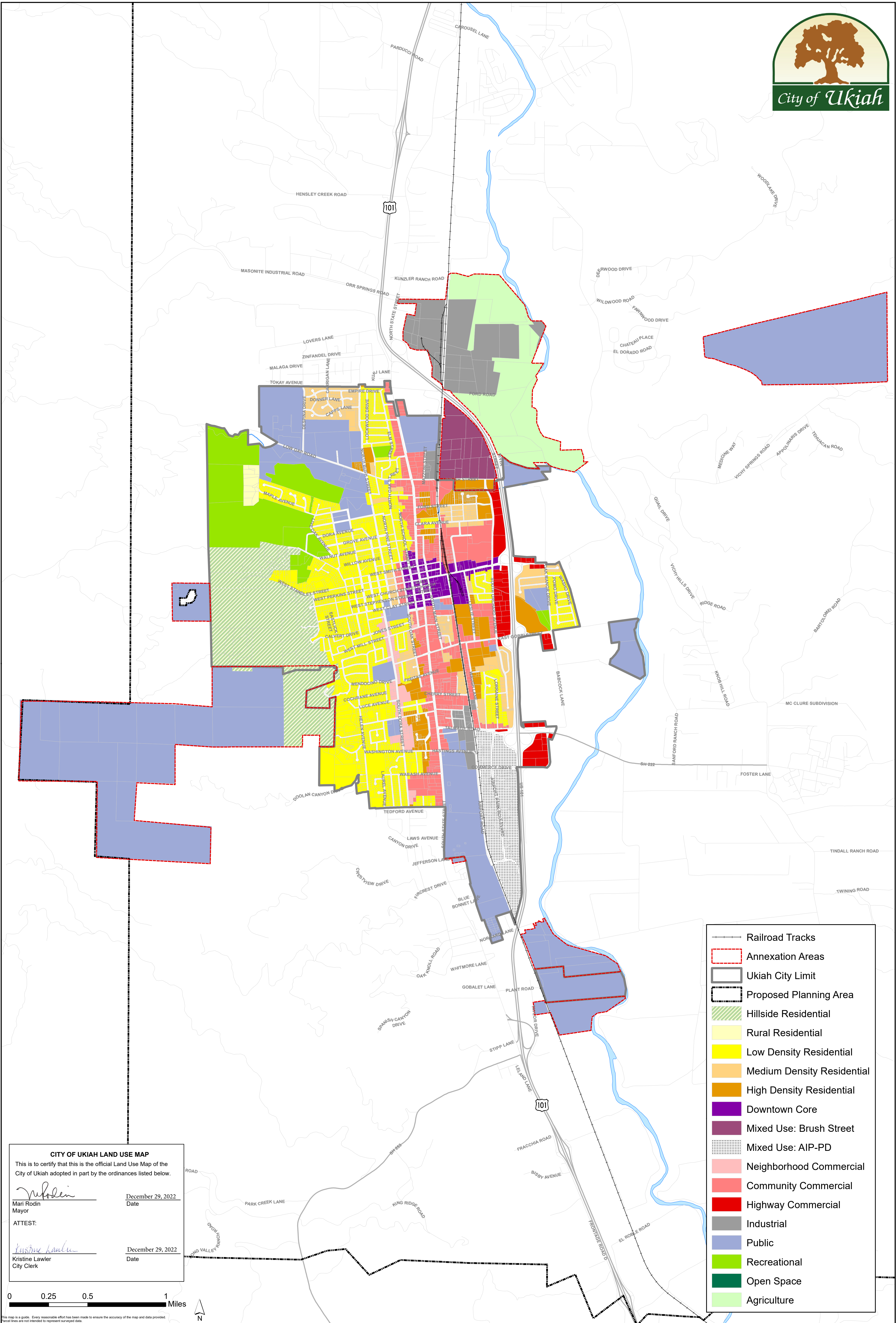
1:36,112

- | | | |
|-------------------------------|-------|----------|
| Incorporated City Limits | I2 | RR1:PD |
| Major Towns & Places | PF | RR5 |
| Zoning Classifications | RC | SR |
| AG 40 | RL | SR:PD |
| C1 | RL:CR | SR:PD:CR |
| C2 | R1 | R3:PD |
| C2:CR | R3:CR | |
| I1 | RR1 | |



Maxar

UKIAH GENERAL PLAN - 2040 Land Use Diagram



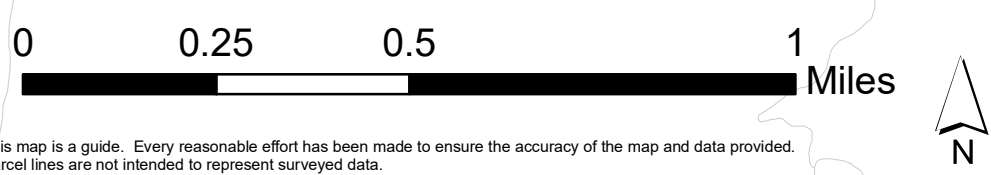
- Railroad Tracks
- Annexation Areas
- Ukiah City Limit
- Proposed Planning Area
- Hillside Residential
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Core
- Mixed Use: Brush Street
- Mixed Use: AIP-PD
- Neighborhood Commercial
- Community Commercial
- Highway Commercial
- Industrial
- Public
- Recreational
- Open Space
- Agriculture

CITY OF UKIAH LAND USE MAP
This is to certify that this is the official Land Use Map of the City of Ukiah adopted in part by the ordinances listed below.

Mari Rodin
Mayor
Date: December 29, 2022

ATTEST:

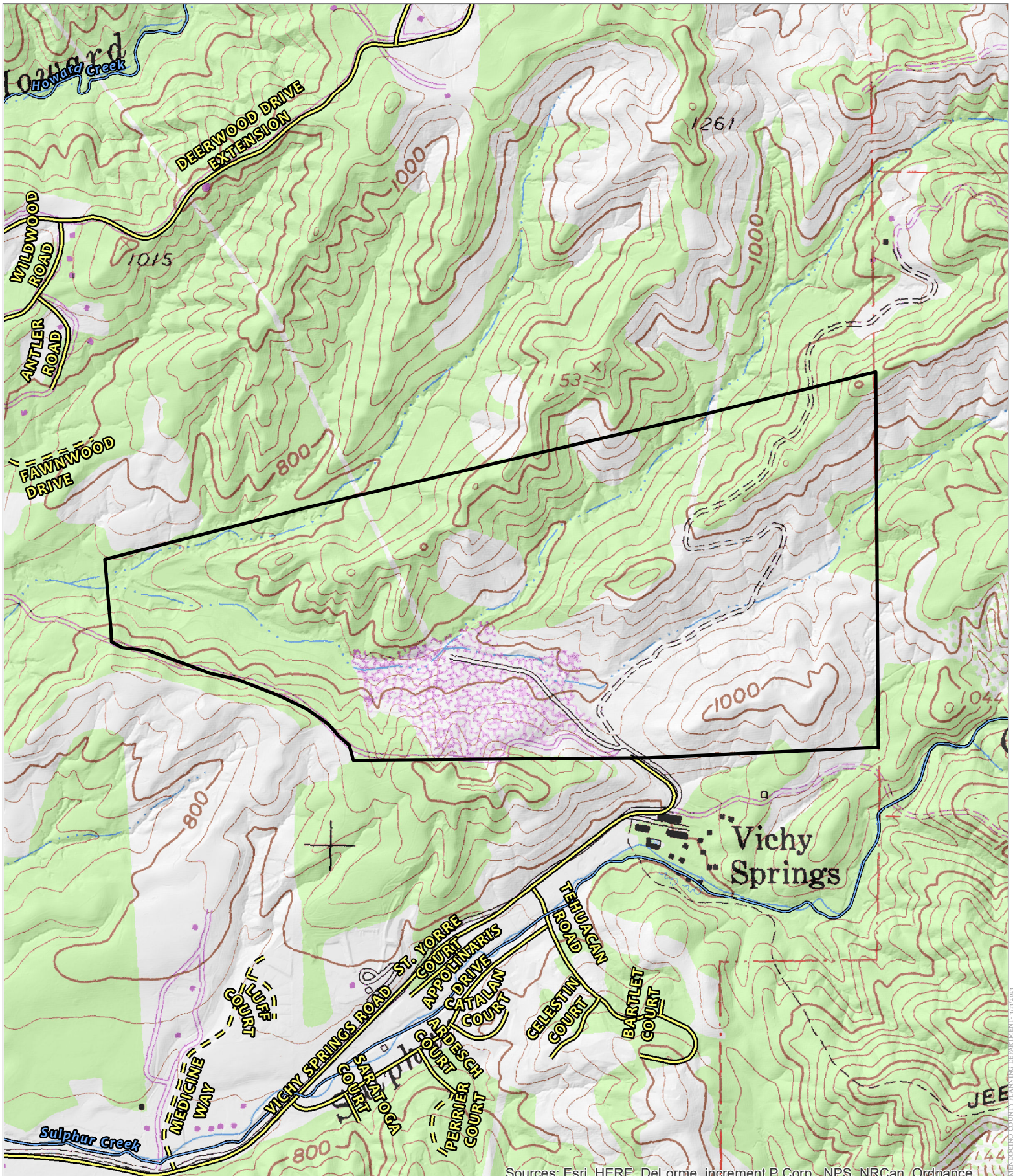
Kristine Lawler
City Clerk
Date: December 29, 2022



This map is a guide. Every reasonable effort has been made to ensure the accuracy of the map and data provided. Parcel lines are not intended to represent surveyed data.

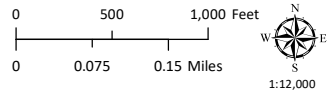
ATTACHMENT 6

Area #1

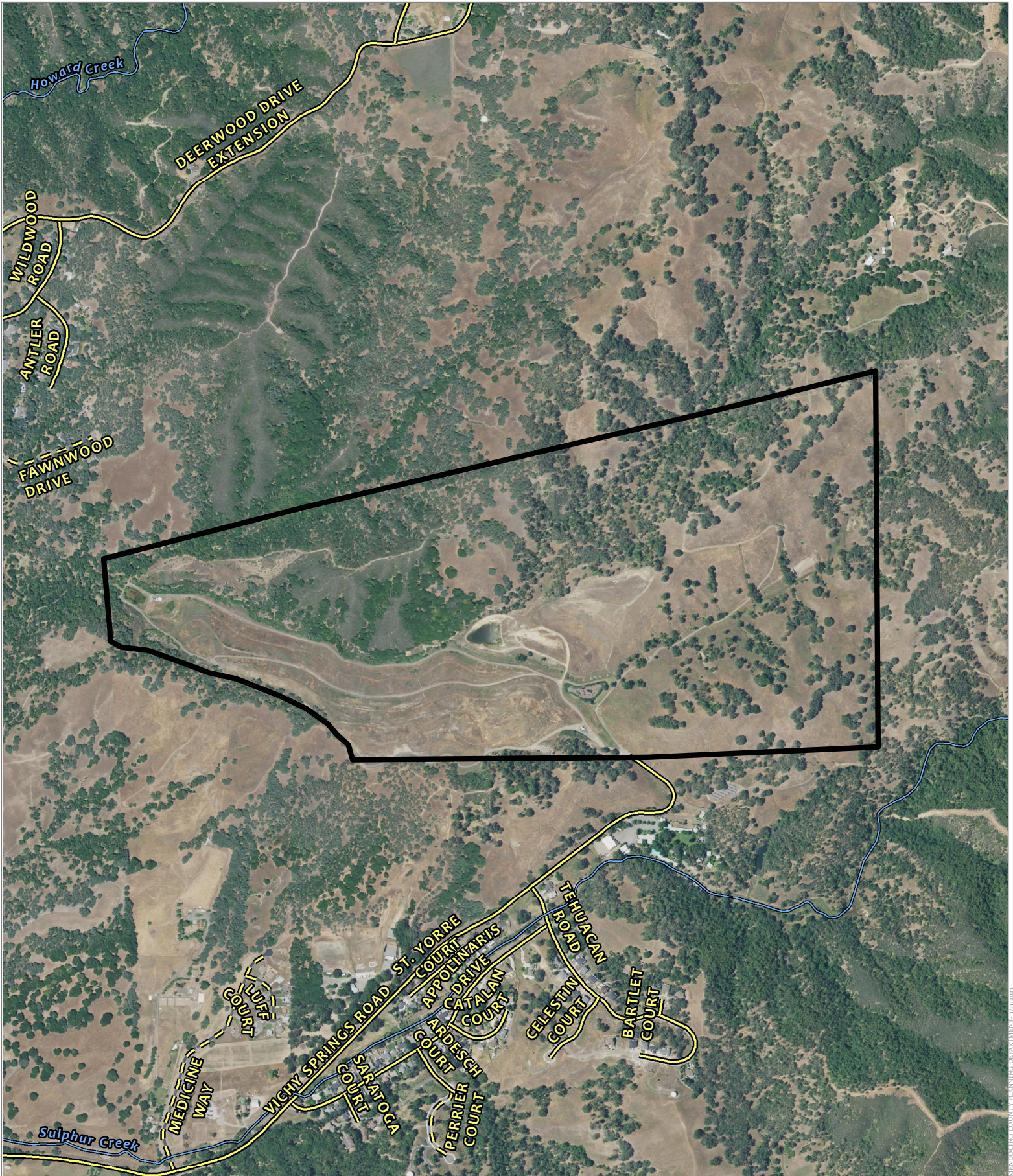


Sources: Esri, HERE, DeLorme, increment P, Corp., NPS, NRCAn, Ordnance

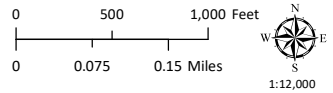
Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
 Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Information Services, October, 2022
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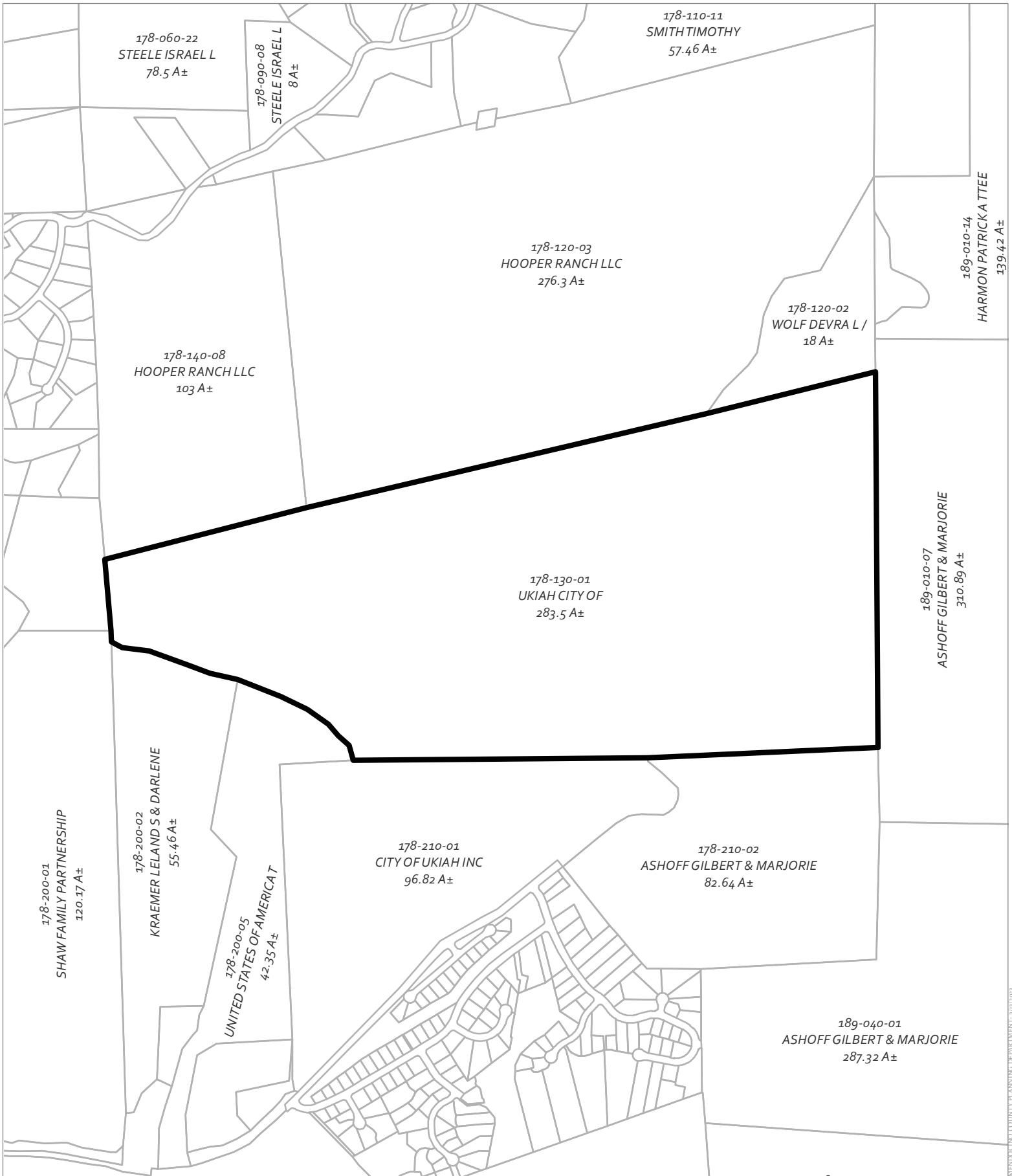
TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET



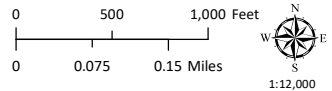
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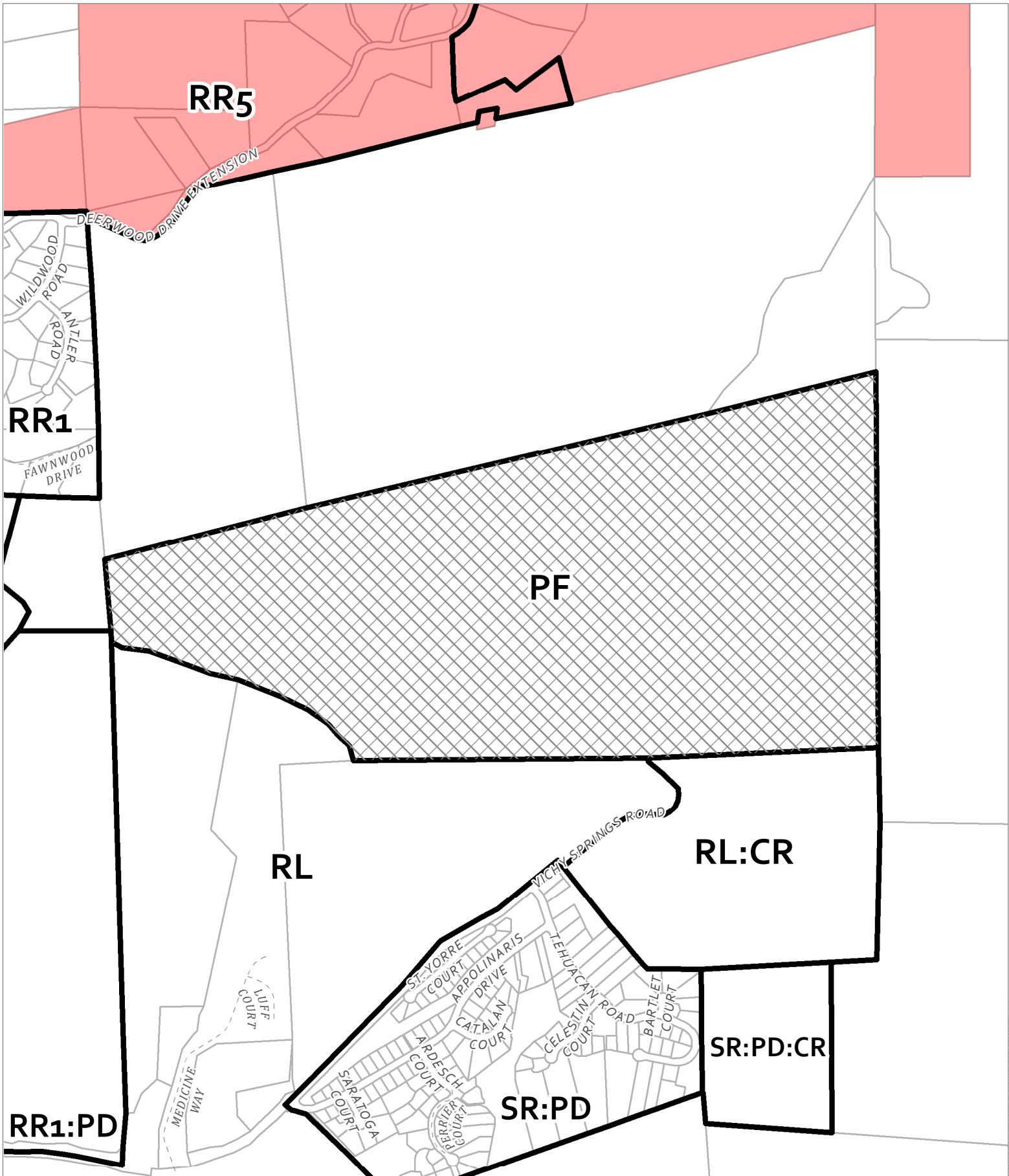
MENDOCINO COUNTY PLANNING & BUILDING SERVICES - 2/19/2023






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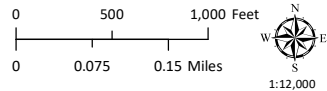


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/23

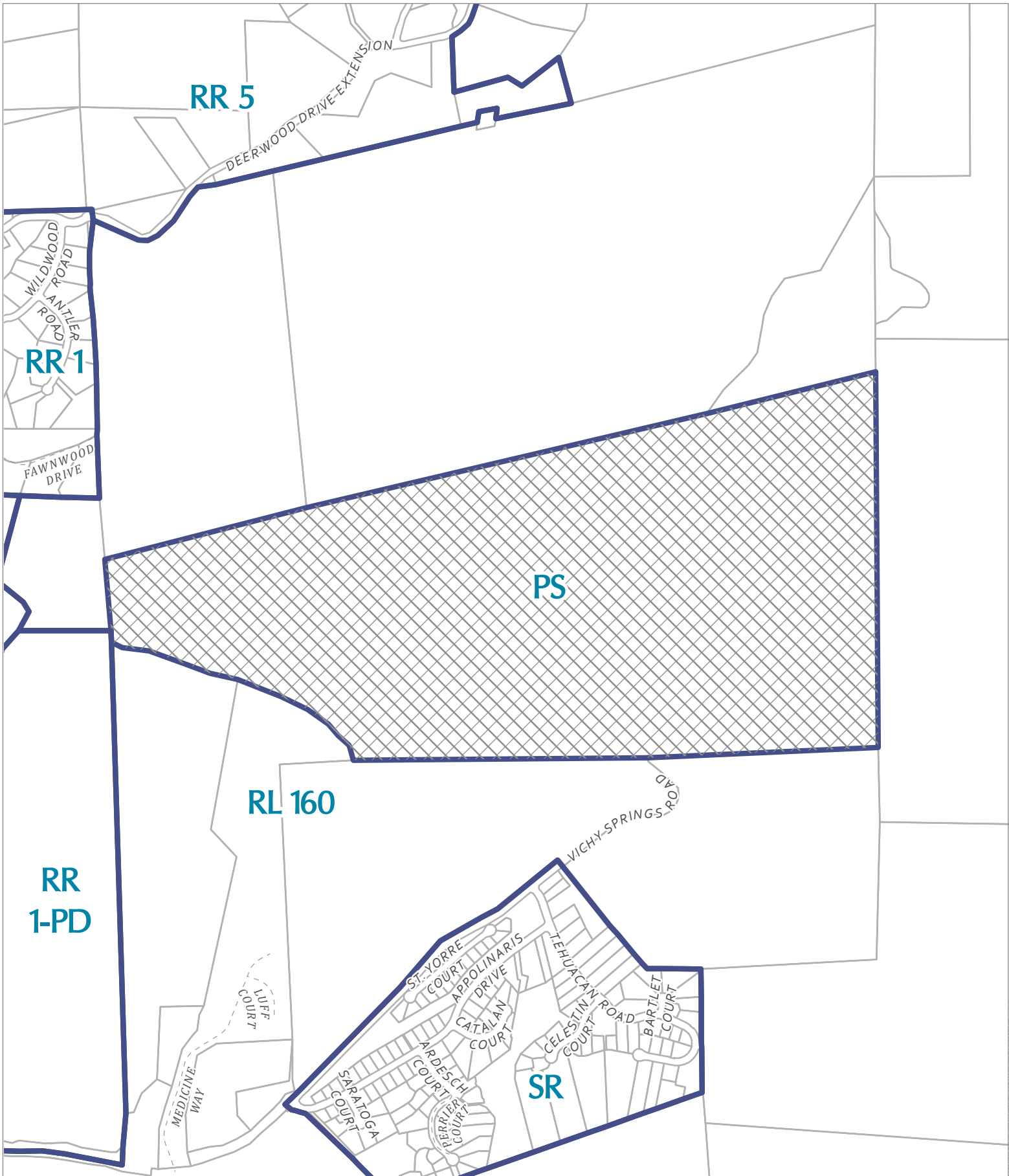


Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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-  Zoning Districts
-  Cannabis Prohibition (CP) Districts
-  Public Roads

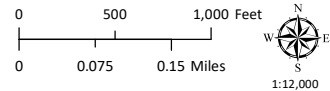


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/23



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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 General Plan Classes
 Public Roads

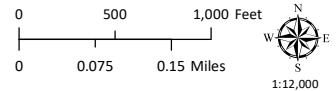


MENDOCINO COUNTY PLANNING DEPARTMENT - 3/19/2023

MILLVIEW COUNTY
WATER DISTRICT

ROGINA WATER
COMPANY

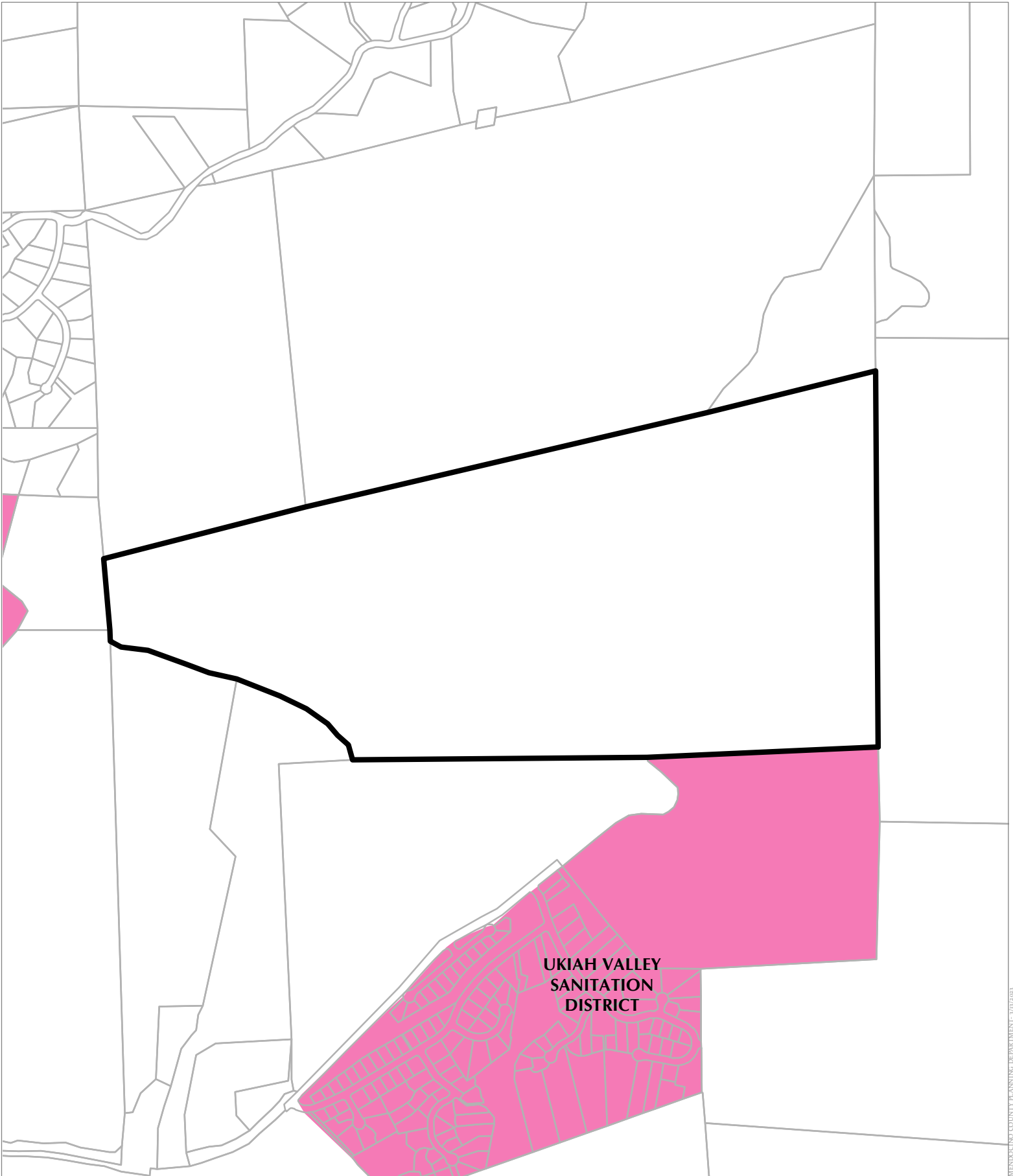
-  Russian River Flood District
-  County Water Districts



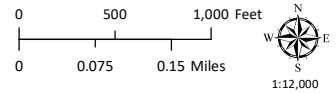
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/13/23

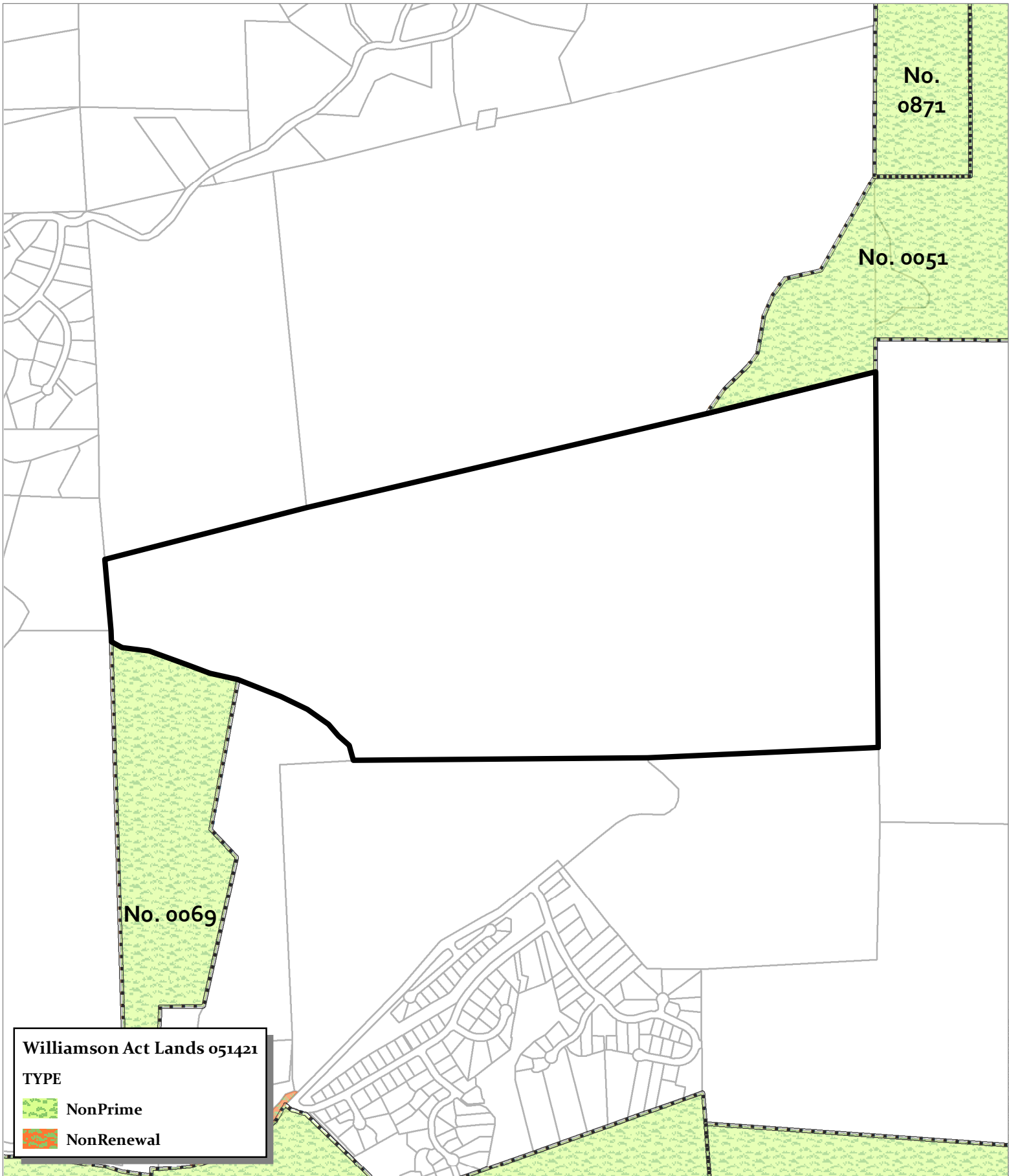
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2023

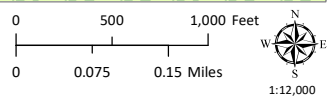


Williamson Act Lands 051421

TYPE

-  NonPrime
-  NonRenewal

 Contract Boundaries



Map produced by the Mendocino County Planning & Building Svcs. Dept., March 2023
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MENDOCINO COUNTY PLANNING DEPARTMENT - 3/12/2023



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




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 B (File No. A-2021-01b)

Project Applicant: City of Ukiah

Project Location - Specific:

An unincorporated area of the Ukiah Valley located northeast 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 B involving one parcel (178-130-01) of noncontiguous area currently used for the municipal purpose of open space for conservation and continued post-closure monitoring and maintaining of the former Vichy Hills Landfill.

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));
[X] 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 property is improved with public utilities and 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

[X] 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. 2023-24-02
of the Mendocino Local Agency Formation Commission**

**Conditionally Approving the City of Ukiah Annexation of City-owned
Properties B (File No. A-2021-01b) 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 one City-owned property (parcel 178-130-01) of 300-acres that is a non-contiguous area under GOV § 56742; 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 the municipal purpose of open space for conservation and continued post-closure monitoring and maintaining of the former Vichy Hills Landfill 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 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 property is improved with public utilities and 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 B, including annexation area 1, is conditionally approved, subject to the following terms and conditions.
 - a) The boundaries of annexation area 1 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.
3. The application is assigned the following distinctive short-term designation: "City of Ukiah Annexation of City-owned Properties B (File No. A-2021-01b)".
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:

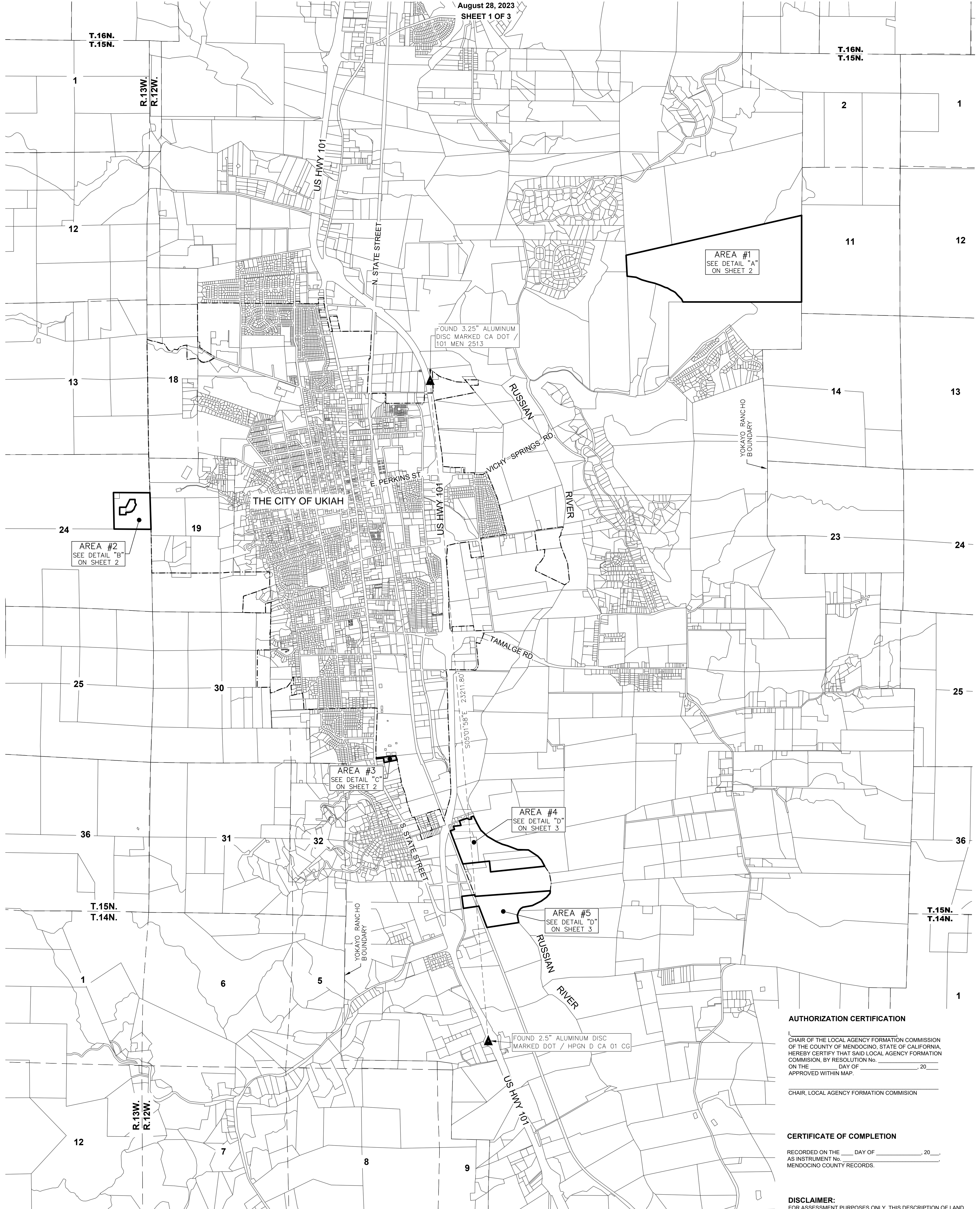
UMA HINMAN, Executive Officer

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



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.

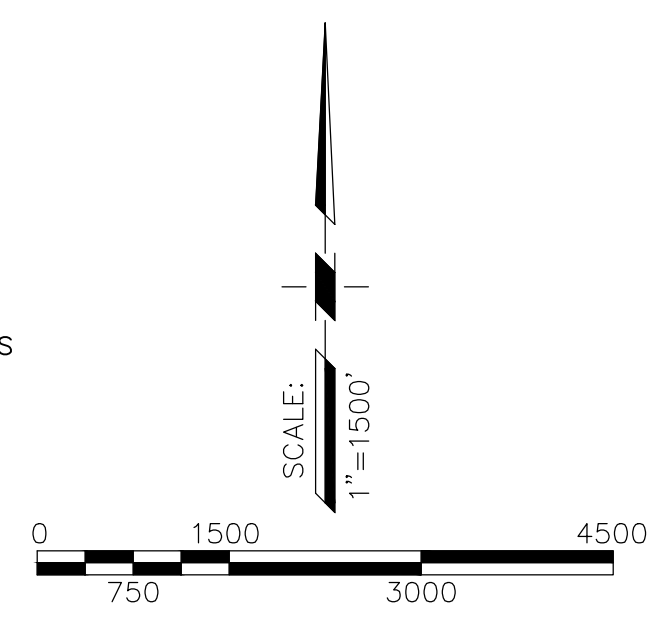
LEGEND:

- 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

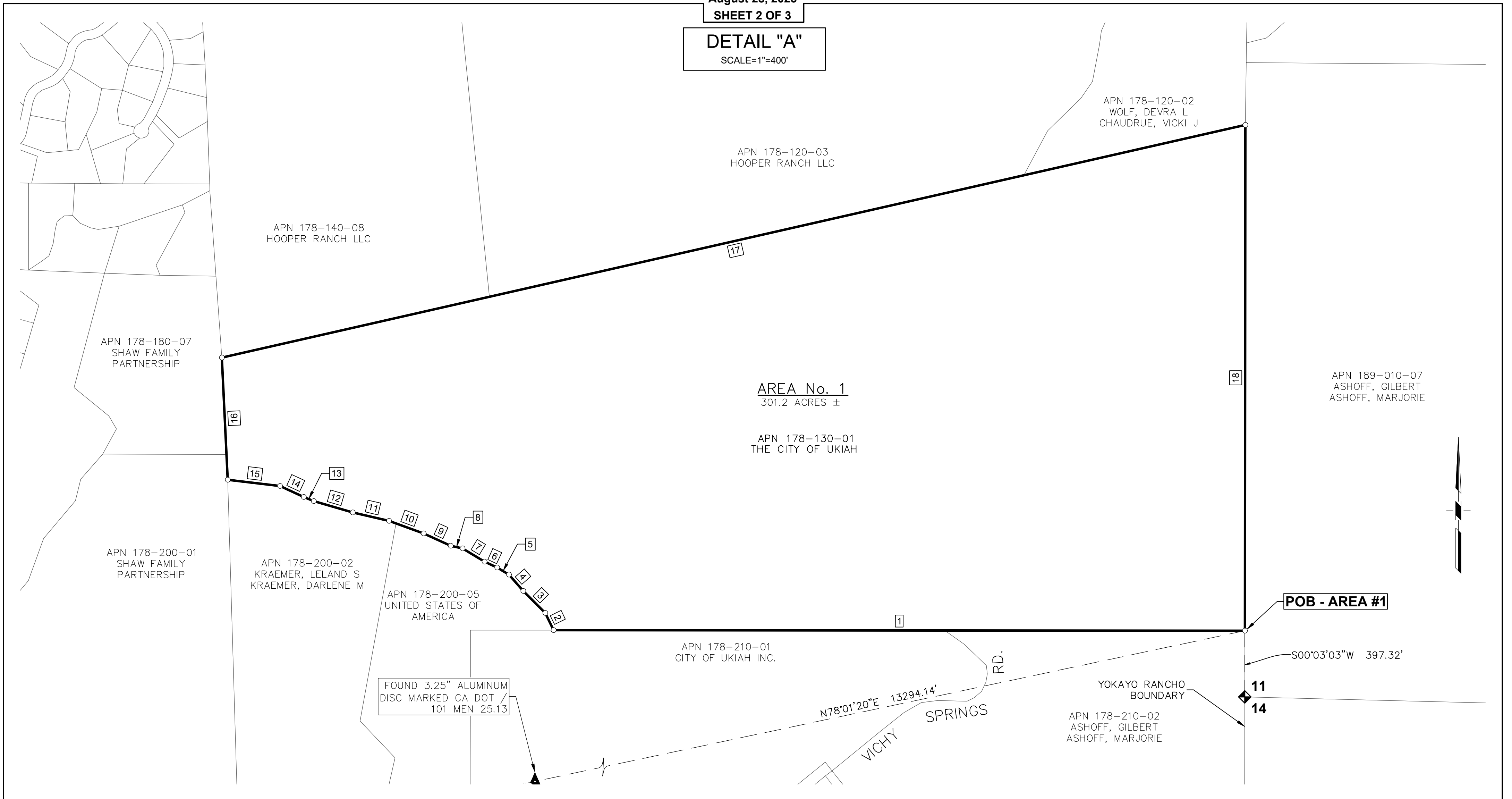
EXHIBIT "A"

THE CITY OF UKIAH ANNEXATION OF CITY PROPERTIES

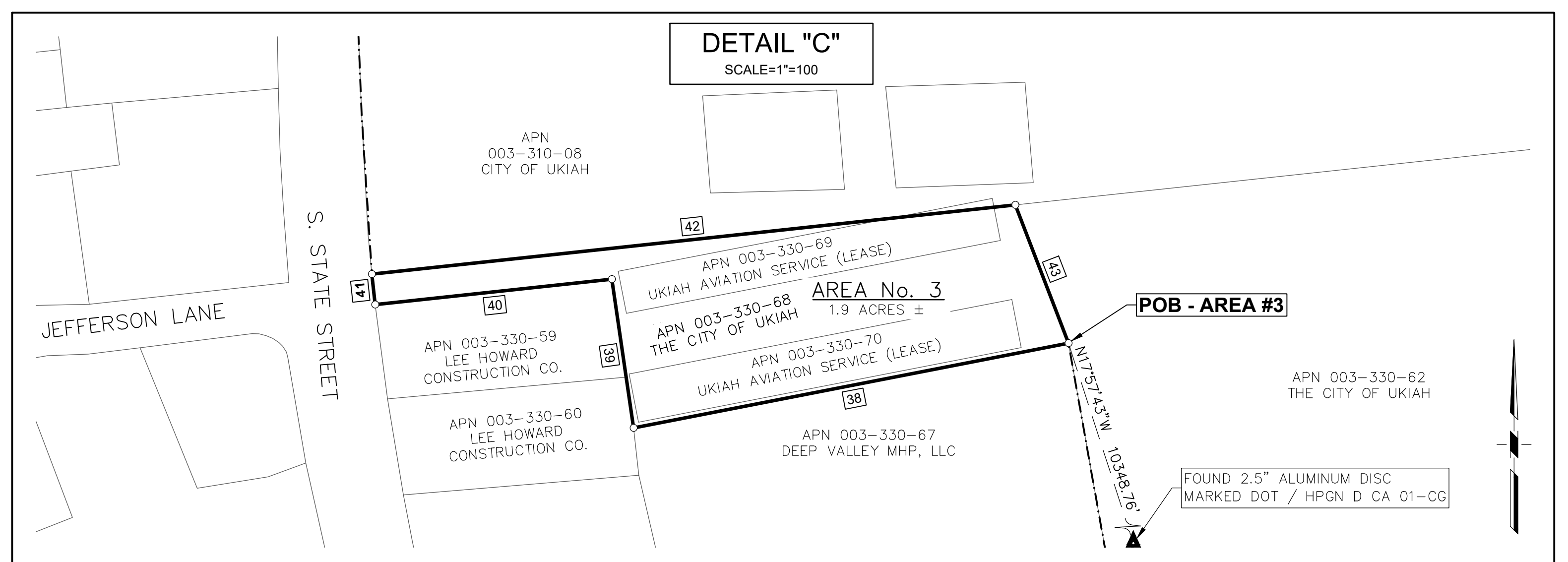
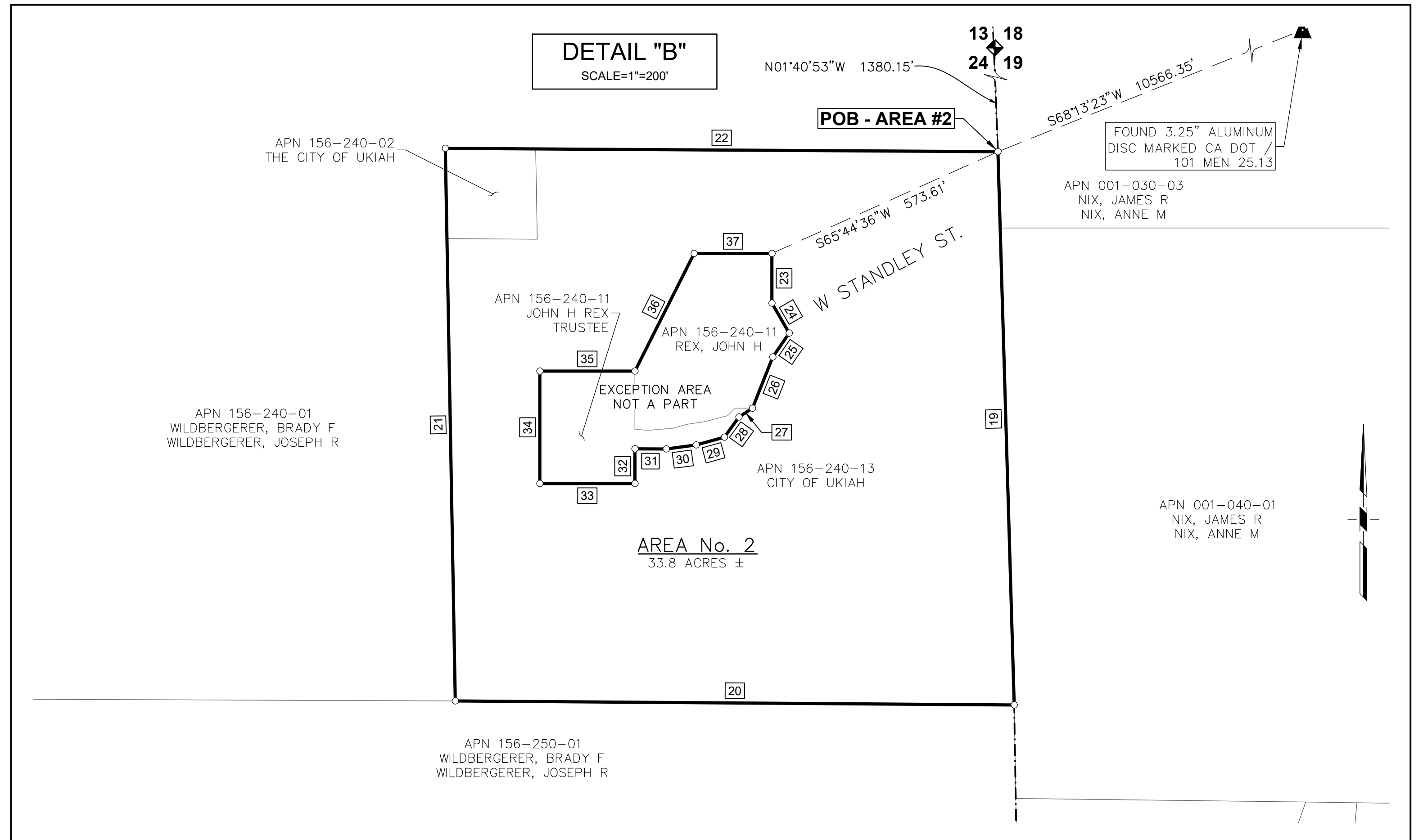
(LAFCo FILE No. A-2021-01)
PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYO RANCHO, AND
PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 13 WEST,
MOUNT DIABLO MERIDIAN (M.D.M.)
MENDOCINO COUNTY, CALIFORNIA

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"

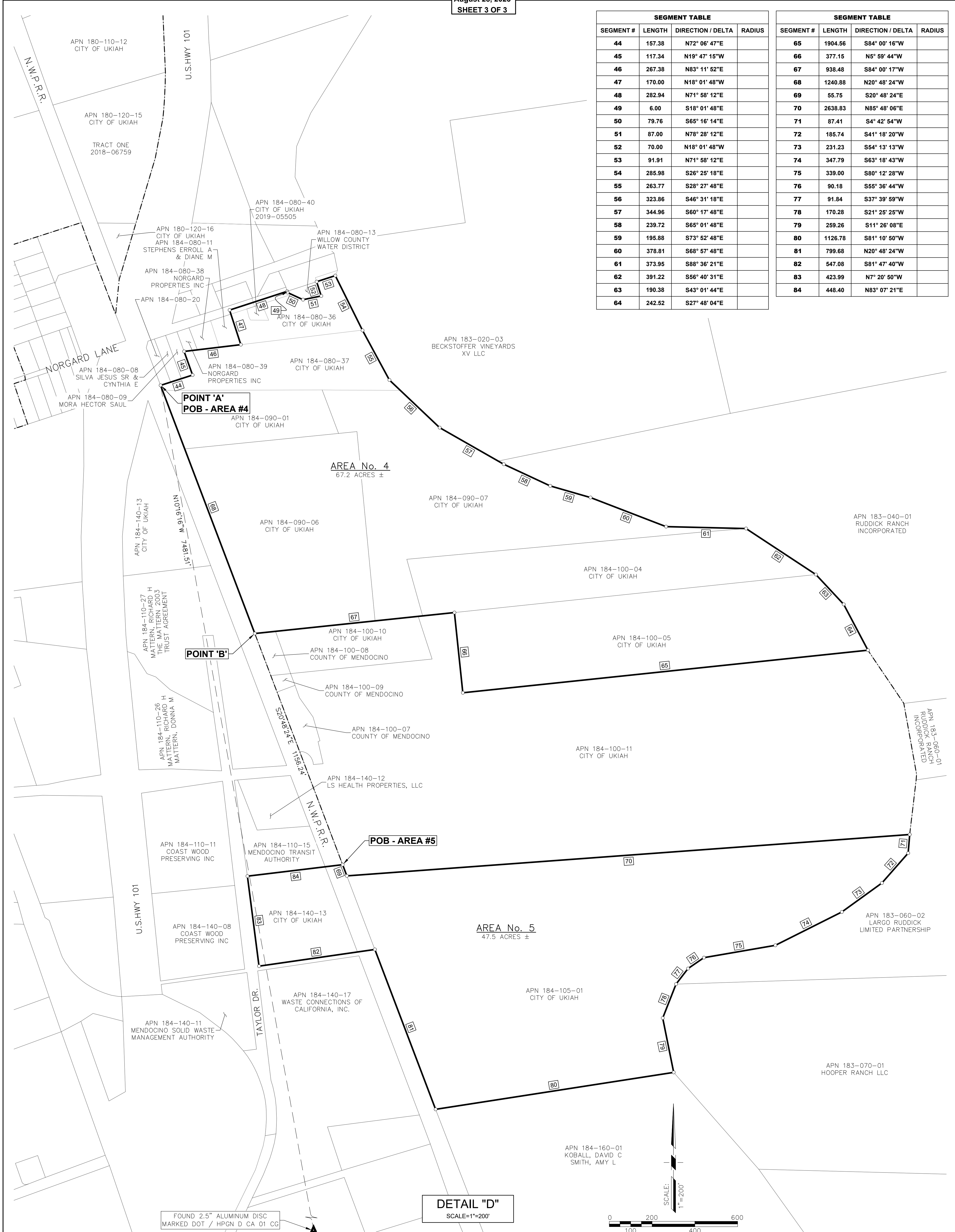
THE CITY OF UKIAH ANNEXATION OF CITY PROPERTIES

(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	



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 $\frac{1}{4}$ of Northeast $\frac{1}{4}$ 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 $68^{\circ}13'23''$ West 10,566.35 feet to the northeast corner of the said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 24 and the **POINT OF BEGINNING**, said point being South $01^{\circ}40'53''$ 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 $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 24 the following four (4) courses:

19. (1) South $01^{\circ}40'53''$ East 1,281.14 feet;
20. (2) North $89^{\circ}35'05''$ West 1,293.15 feet;
21. (3) North $01^{\circ}02'15''$ West 1,279.04 feet;
22. (4) South $89^{\circ}39'30''$ 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 $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 2, thence South $65^{\circ}44'36''$ 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 $00^{\circ}00'00''$ East 114.99 feet
24. (2) South $30^{\circ}00'00''$ 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 $34^{\circ}29'20''$ West 67.07 feet;
26. (2) South $21^{\circ}35'09''$ West 127.70 feet;
27. (3) South $57^{\circ}09'56''$ 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



MENDOCINO Local Agency Formation Commission

Staff Report

MEETING September 11, 2023
 TO Mendocino Local Agency Formation Commission
 FROM Uma Hinman, Executive Officer
 SUBJECT **FY 2023-24 Work Plan Implementation and Schedule**

RECOMMENDATION

The Commission will receive a report on the implementation plan for the FY 2023-34 Work Plan.

DISCUSSION

The Fiscal Year (FY) 2023-24 Work Plan for Municipal Service Review and Sphere of Influence (MSR/SOI) Updates includes seven water and wastewater providers in the coastal region of the County. Also included in the Work Plan are mutual water companies in proximity to the districts being studied. Although staff is taking a regional look at the provision of water services amongst the districts and mutual water companies, each district will have a standalone MSR/SOI study.

Agency	Service(s)
Caspar South Water District	Wastewater
Elk County Water District	Water
Gualala Community Services District	Wastewater
Irish Beach Water District	Water
Mendocino County Water Works District No. 2	Wastewater
Pacific Reefs Water District	Water
Westport County Water District	Water/Wastewater
Mutual Water Companies	
Albion Mutual Water Company	North Gualala Water Company
Anchor Bay Water Works	Point Arena Water Works
Big River Mutual Water Company	Point of View Mutula Water Company
Caspar South Service Company	Seafair Road and Water Company
Hills Ranch Mutual Water Company	Surfwood Mutual Water Company

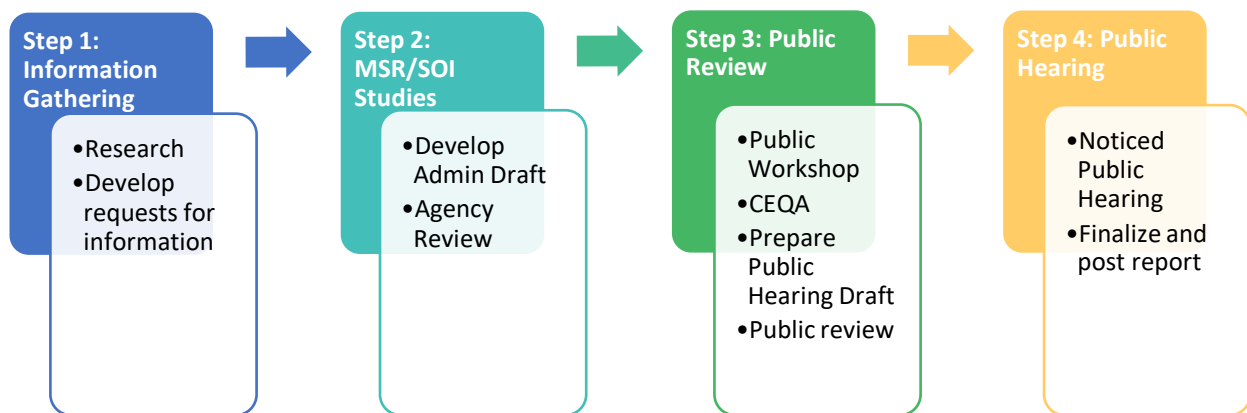
Between 2012 and 2018, under pressure to catch up on the mandated first round of sphere updates in a short period of time and with limited budget, the Commission understandably adopted an abbreviated approach to completing a large number of district studies, and directed staff to develop and implement a work plan as quickly and inexpensively as possible. The result was the completion of a large number of first round MSR and SOI studies in a relatively short period of time and within a very limited budget. The coastal region water and wastewater districts’ MSRs were completed between 2012-2014 and fell into this category of quick and inexpensive abbreviated studies for statutory compliance. The SOI studies for these agencies were prepared separately and completed in 2015-2016.

The escalating pressures of drought, water, fire and housing – all of which are of great concern to municipal service providers – warrants a more comprehensive approach to these agencies. Most relevant to the subject agencies, it became clear during the recent severe drought that a more thorough understanding and analysis of water supplies, agency coordination, and drought contingencies is critical in understanding the provision of water services on the coast.

Since the mutual water companies play a significant role in the overall provision of water services in the coastal region, it is important to include their service information in the studies. Further, the State Water Board has the authority to mandate consolidation of mutual water companies with other agencies, including special districts, and so warrants consideration in these MSR/SOI studies.

Ever more frequently, local and state legislative and regulatory agencies and officials are turning to LAFCo studies for detailed service information and substantiated determinations that are used to guide and support planning and actions affecting agencies locally and throughout the state. Staff will include available information and analysis intended to support local and state efforts to increase adequate and efficient services.

The general process for development of an MSR/SOI Study is as follows:

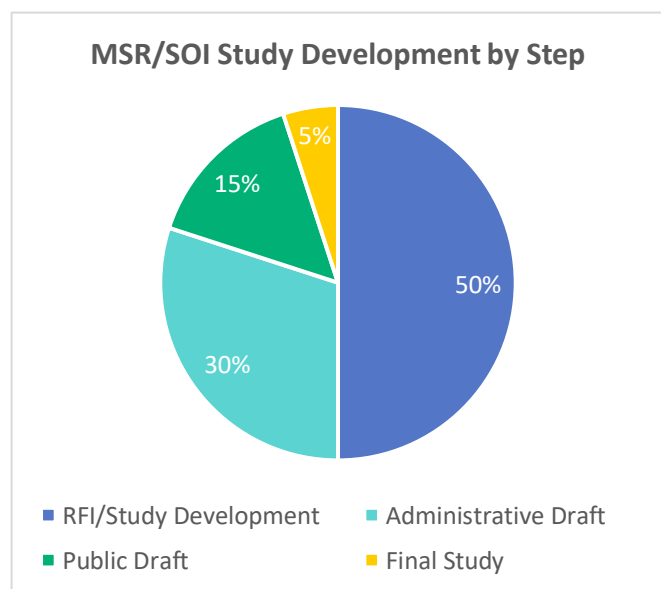


The annual Work Plan may be prepared either in-house or by consultants. With the addition of an Analyst, Hinman & Associates Consulting (contract staff) has initiated implementation of the Work Plan in-house. This staff report serves as an informative overview on the process and schedule for development of the MSR/SOI Updates.

The bulk of the work on these studies occurs in Steps 1 and 2 above, with approximately 50% of staff time spent in the development of a rough draft, which forms the basis of a Request for Information (RFI). Once the RFI has been sent to the district, the timeline varies depending on the responsiveness of the agency.

Upon receipt of the district’s responses to the RFI, the administrative draft study is prepared and provided to the district for a technical review.

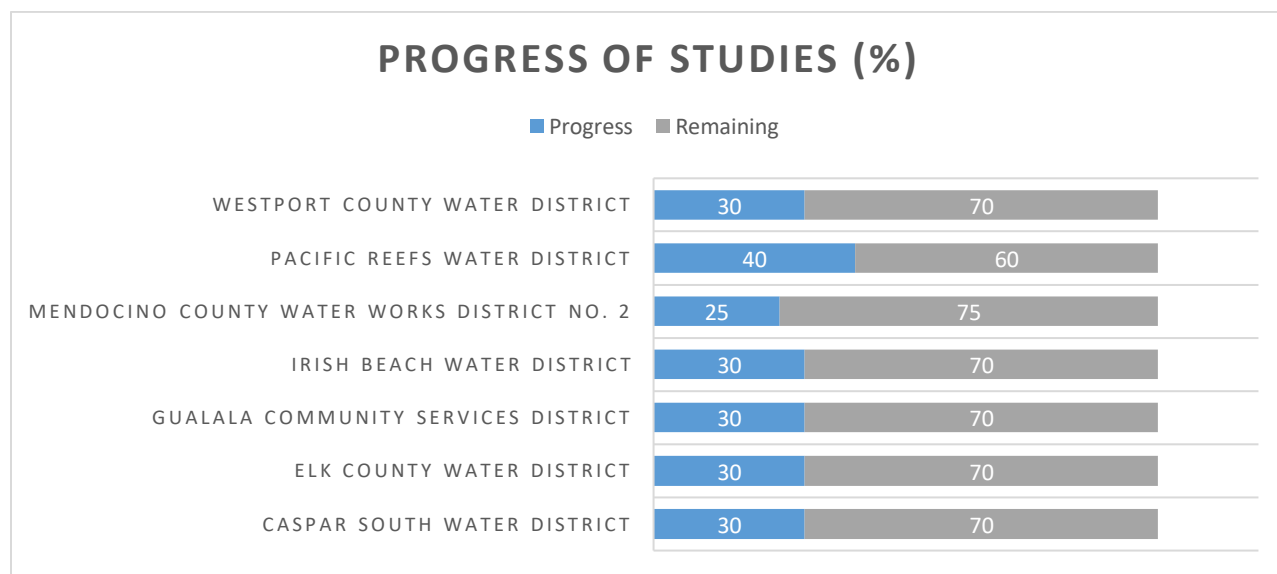
Once a district has reviewed and provided any final clarifications on the technical aspects of its



study, a Public Workshop is held with the Commission to receive feedback and questions from the Commission and members of the public.

Staff then refines the study, prepares a draft CEQA exemption, and schedules a public hearing for Commission consideration. The final step in the process is finalizing and publishing (or posting) the study on the website.

The studies are being developed concurrently and nearly all of the studies are in the Step 1 phase of development. The exception is the Mendocino County Water Works District No. 2, which is a first round MSR/SOI study and requires a higher level of development. As the RFIs are ready, they will be distributed to the districts for information needs. As responses are received, district studies will be moved forward to Step 2 individually. A progress update for completion of the studies is estimated below.



California Environmental Quality Act

The level of CEQA analysis for each of the districts cannot be projected this early in the process. Generally speaking, if there is no change proposed to a SOI or when it can be clearly determined that the change in SOI will not result in a significant impact, a CEQA Exemption may apply.

As a reminder, the Work Plan budget does not include CEQA analysis above an Exemption and should a higher level of analysis be necessary, funds to accomplish that task will need to be identified. Depending on the circumstances and level of review required, the Work Plan contingency may be utilized. The draft schedules discussed below assume the preparation of CEQA Exemptions.

Schedule

Work Plan implementation varies based on various factors, such as: (a) agency responsiveness and timely provision of requested information, (b) complexity of issues involved, (c) level of public and affected agency controversy, (d) changing needs and priorities, (e) overall staff workload, and (f) higher than anticipated costs.

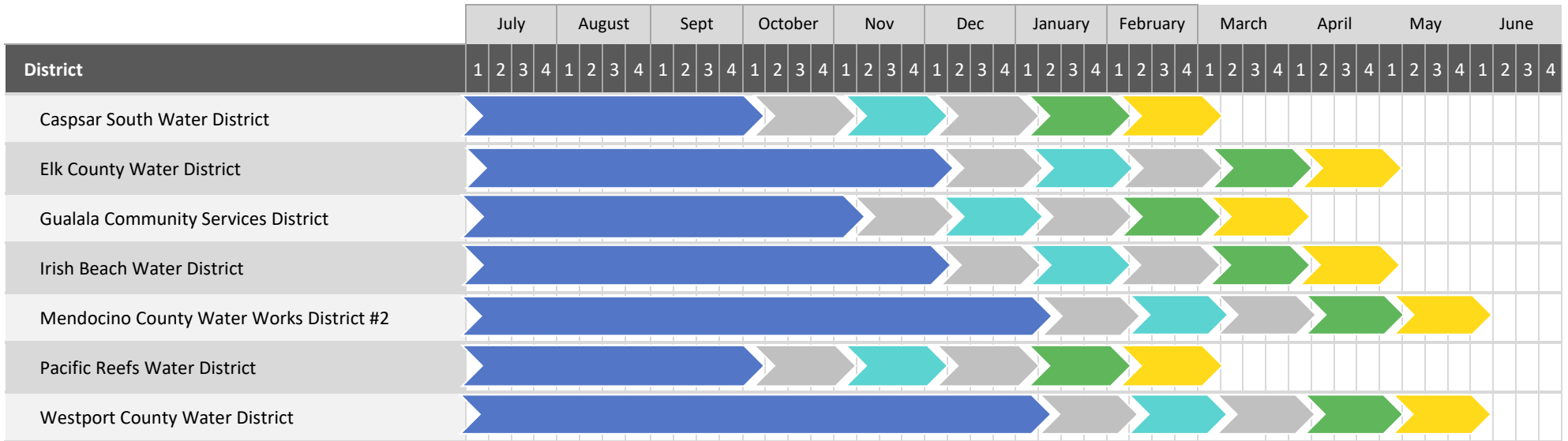
Tentative schedules have been developed for each district that targets completion towards the end of the fiscal year (Attachment 1). However, it is important to note that long-range schedules cannot anticipate unforeseen events and needs. Therefore, the tentative implementation schedules will be revisited regularly and may be modified depending on agency responsiveness to information needs and inquiries, staff workload, Commissioner meeting calendar, as well as CEQA analyses and processes.

It is not yet clear what level of CEQA analysis will be necessary for the studies. Timelines for CEQA analysis are difficult to project and will necessitate flexibility in the process. The schedules provided in the attachments assume the preparation of CEQA exemptions for each study.

Attachment: Work Plan Implementation Schedule

Mendocino LAFCo FY 2023-24 Tentative Work Plan Implementation Schedule

(Schedule subject to change depending on district responsiveness, staff workload, and Commission calendar)



Legend
Step 1: RFI/Study Development
District Response/Review
Step 2: Admin Draft
Step 3: Public Workshop
Step 4: Public Hearing/Final Study

MENDOCINO Local Agency Formation Commission

Staff Report

MEETING September 11, 2023
 TO Mendocino Local Agency Formation Commission
 FROM Uma Hinman, Executive Officer
 SUBJECT **Commissioner Terms, Recruitments and Elections**

RECOMMENDATION

Receive informational report regarding status of Commissioner terms, recruitments and elections.

BACKGROUND

Both regular and alternate Commissioners serve four-year terms, running from January 1 through December 31. Terms ending December 31st of this year are highlighted blue.

Commissioner	Seat	Year Started	Term Expiration
County			
Glenn McGourty	Regular	2021	2024
Maureen Mulheren	Regular	2021	2026
John Haschak	Alternate	2020	2023
City			
Gerardo Gonzalez	Regular (Willits)	2017	2026
Mari Rodin	Regular (Ukiah)	2021*	2025
Douglas Crane	Alternate (Ukiah)	2023	2025
Special District			
Katharine Cole	Regular (Hopland Cemetery District)	2023	2024
Candace Horsley	Regular (Ukiah Valley Sanitation District)	2016*	2026
Francois Christen	Alternate (Anderson Valley CSD)	2023	2026
Public			
Gerald Ward	Public	2000	2026
Richard Weinkle	Alternate	2020	2023

*Also served previous terms with break(s) in service.

County Members

County members are appointed to the Commission annually by the Board of Supervisors. While LAFCo policies and the CKH specify that commissioners are appointed to four-year terms, the Board of Supervisors makes their own appointments.

City Members

City members are appointed by the City Selection Committee, which meets annually in December or January.

Special District Members

The CKH describes the process by which special district members are appointed, which is either by a Special District Selection Committee, or when unable to achieve a quorum, the Executive Officer may run the nomination and election process on behalf of the Committee (GOV 56332(f)). In Mendocino County, the Executive Officer runs the process as it is so difficult to achieve a quorum of the 49 independent special districts within the County. No special district terms expire at the end of this year.

Public Members

The Alternate Public Member term currently held by Commissioner Weinkle ends December 31st of this year. The notice and recruitment process takes approximately three months and is typically initiated in September. Upon close of the application period, interviews may be held and the Commission will make an appointment at its regular meeting in either November or December, depending on the number of applications received and results of interviews, if held.

Public members may not be an officer or employee of the county, any city or special district (GOV 56331).

A Notice of Vacancy for the 2024-2027 term will be advertised in newspapers and posted on the website in September. Following is a tentative schedule for the process:

Process and Schedule	Due Date (2023)
Notice of Vacancy advertised	September 18-22
Applications due	October 27
Alternate Public Member interviews/appointment (tentative)	November 7
Alternate Public Member appointment by Commission	December 4
Alternate Public Member Oath of Office	First meeting in 2024

Attachment(s) None

MENDOCINO Local Agency Formation Commission

Staff Report

MEETING September 11, 2023
TO Mendocino Local Agency Formation Commission
FROM Uma Hinman, Executive Officer
SUBJECT **CALAFCO Business and Selection of Voting Delegates**

RECOMMENDATION

The Commission:

(1) consider nominating a county or special district member for the CALAFCO Board of Directors, and
(2) designate a voting delegate and an alternate for the Regional Caucus and Annual Membership Meeting to be held on October 19 during the 2023 Annual Conference.

BACKGROUND

CALAFCO Annual Conference

The California Association of Local Agency Formation Commissions (CALAFCO) sponsors a three-day annual conference every fall. The [2023 CALAFCO Conference](#) will be held at the Hyatt Regency in Monterey on October 18-20. The Commission has budgeted for five attendees. Expenses covered include reimbursement for registration, lodging, travel and meals. Commissioners Cole and Gonzalez will be attending, as well as EO Hinman.

General session topics include: a look into new and extended services under Government Code Section 56133, LAFCoS and Evolving Municipal Services, Reimagining the Future of LAFCoS through innovative strategies, and ways that LAFCoS and Special Districts can collaborate. Similarly, breakout session topics will cover LAFCo Dynamics, Community Fire Services, Strategies for Guiding Adrift Agencies Back on Course, and “When the Crystal Ball Hits the Wall” that will peer into the future to consider what things LAFCoS may be dealing with in the years to come.

Call for CALAFCO Board Nominations

The CALAFCO Election Committee is accepting nominations for a county member and a special district member for the Northern Region until September 18, 2023. Serving on the CALAFCO Board provides an opportunity to work with other commissioners throughout the state on legislative, fiscal, and operational issues that affect us all. The Board meets four to five times each year, with half of the meetings currently held virtually and the rest being held at alternate sites around the state.

Board seats span a two-year term, with no term limits, and any LAFCo commissioner or alternate commissioner is eligible to run for a Board seat. Elections are conducted during Regional Caucuses at the CALAFCO Annual Conference prior to the Annual Membership Meeting on Thursday, October 19, 2023 in Monterey.

The incumbent for the Northern Region County Member is [Bill Connelly](#), Butte County Supervisor. Mr. Connelly has served five consecutive terms on the CALAFCO Board and is the current Board Chair; his

candidate resume is included in the Attachment. Debra Lake, Humboldt County, is the current District Member and is not seeking re-election. Nevada LAFCo has announced they will be nominating [Ricki Heck](#), Nevada Irrigation District, for the special district member seat.

Voting Delegates

The CALAFCO Annual Business Meeting is held on the Thursday morning of the conference, which will be October 19th. Each LAFCo is responsible under CALAFCO Bylaws for appointing a voting delegate and alternate to participate in the board elections and business meeting held at the annual conference. The board elections will be conducted by regions while the business meeting provides an opportunity for the entire membership to hear from CALAFCO regarding organization activities. Delegates may be commissioners or staff.

In order to vote at the regional Board seat elections, a LAFCo must have provided CALAFCO the voting delegate names in writing by September 18th. The voting delegate and alternate are the only people allowed to vote at the caucus and the Annual Business Meeting and must be provided to CALAFCO by the deadline.

The Commission will have the opportunity to provide the delegates input on the Board nominees at its October 2nd meeting.

Attachment CALAFCO Nominations for Board of Directors Packet

May 5, 2023

To: Local Agency Formation Commission
Members and Alternate Members

From: Wendy Root Askew, Committee Chair
CALAFCO Board Election Committee
CALAFCO Board of Directors



RE: Nomination Period Now Open for 2023/2024 CALAFCO Board of Directors

Nominations are now open for the fall elections of the CALAFCO Board of Directors for the following seats:

CENTRAL REGION	COASTAL REGION	NORTHERN REGION	SOUTHERN REGION
City Member	City Member	County Member	County Member
Public Member	Public Member	District Member	District Member

Please inform your Commission that the CALAFCO Election Committee will be accepting nominations for the above-cited seats until:

MONDAY, SEPTEMBER 18, 2023 at 5:00 PM

Serving on the CALAFCO Board is a unique opportunity to work with other commissioners throughout the state on legislative, fiscal, and operational issues that affect us all. The Board meets four to five times each year, with half of the meetings currently held virtually and the rest being held at alternate sites around the state.

Board seats span a two-year term, with no term limits, and any LAFCo commissioner or alternate commissioner is eligible to run for a Board seat. Elections are conducted during Regional Caucuses at the CALAFCO Annual Conference prior to the Annual Membership Meeting on Thursday, October 19, 2023 at the Hyatt Regency Hotel in Monterey, California.

Should your Commission nominate a candidate, please return a completed Nomination Form and Candidate's Résumé Form by the deadline.



Please note that completed nomination forms and all materials must be RECEIVED by the CALAFCO Executive Director no later than **Monday, September 18, 2023 at 5:00 p.m.**

Returning the completed nomination and resume forms prior to the deadline ensures your nominee is placed on the ballot. Names will be listed in the order nominations were received.

Electronic filing of nomination forms is **highly encouraged** to facilitate the recruitment process (please email to info@calafco.org). However, hard copy forms and materials may also be mailed to:

CALAFCO Election Committee c/o Executive Director
California Association of Local Agency Formation Commissions
1129 Firehouse Alley
Sacramento, CA 9581

Nominations received by the September 18th deadline will be included in the Election Committee's Report and will be on the ballot. The Report will be distributed to LAFCo members no later than October 5, 2023, with ballots made available to Voting Delegates at the Annual Conference.

Nominations received after the deadline will be returned; however, nominations may be made from the floor during the Regional Caucuses or during at-large elections, if required, at the Annual Membership Meeting.

For those member LAFCos who cannot send a representative to the Annual Meeting, an electronic ballot will be made available *if requested in advance*. **Ballot requests must also be received no later than 5:00 pm on Monday, September 18, 2023, with completed absentee ballots returned by 5:00 p.m. on Thursday, October 12, 2023.**

NOMINATION/ELECTION PROCESS DEADLINES AND TIMELINES

- **May 5** – Nomination Announcement and packet sent to LAFCo membership and posted on the CALAFCO website.
- **September 18** – Completed Nomination packet due
- **September 18** – Request for an absentee/electronic ballot due
- **September 18** – Voting delegate name due to CALAFCO
- **October 5** – Distribution of the Election Committee Report (includes all completed/submitted nomination papers)
- **October 5** – Distribution of requested absentee/electronic ballots.
- **October 12** – Absentee ballots due to CALAFCO
- **October 19** - Elections

If you have any questions about the election process, please contact CALAFCO Executive Director René LaRoche at rlaroche@calafco.org or by calling 916-442-6536.

Members of the 2023/2024 CALAFCO Election Committee are:

Wendy Root Askew, Chair
district4@co.monterey.ca.us

Monterey LAFCo (Coastal Region)
831-883-7570

Rodrigo Espinosa
Rodrigo.Espinosa@countyofmerced.com

Merced LAFCo (Central Region)
209-398-4340

Derek McGregor
dmcgregor@dmceng.com

Orange Co. LAFCo (Southern Region)
530-538-6834

Josh Susman
jsusman@calafco.org

Nevada LAFCo (Northern Region)
530-559-1725

Additionally, you will also find attached for your reference a copy of the CALAFCO Board of Directors Nomination and Election Procedures, as well as the current listing of Board Members and corresponding terms of office.

I sincerely hope that you will consider joining us!

Enclosures

Board of Directors Nomination and Election Procedures and Forms

The procedures for nominations and election of the CALAFCO Board of Directors [Board] are designed to assure full, fair and open consideration of all candidates, provide confidential balloting for contested positions and avoid excessive demands on the time of those participating in the CALAFCO Annual Conference.

The Board nomination and election procedures shall be:

1. APPOINTMENT OF AN ELECTION COMMITTEE:

- a. Following the Annual Membership Meeting the Board shall appoint an Election Committee of four members of the Board. The Election Committee shall consist of one member from each region whose term is not ending.
- b. The Board Chair shall appoint one of the members of the Election Committee to serve as Committee Chair. The CALAFCO Executive Director shall either serve as staff to the Election Committee or appoint a CALAFCO regional officer to serve as staff in cooperation with the Executive Director.
- c. Each regional officer shall serve as staff liaison to the Election Committee specifically to assist in conducting the election as directed by the Executive Director and Committee.
- d. Goals of the Committee are to encourage and solicit candidates by region who represent member LAFCoS across the spectrum of geography, size, and urban-suburban-rural population, and to provide oversight of the elections process.

2. ANNOUNCEMENT TO ALL MEMBER LAFCoS:

- a. No later than four months prior to the Annual Membership Meeting, the Election Committee Chair shall send an announcement to each LAFCo for distribution to each commissioner and alternate. The announcement shall include the following:
 - i. A statement clearly indicating which offices are subject to the election.
 - ii. A regional map including LAFCoS listed by region.
 - iii. The specific date by which all nominations must be received by the Election Committee. The deadline shall be no later than 30 days prior to the opening of the Annual Conference. Nominations received after the closing date shall be returned to the proposing LAFCo marked "Received too late for Election Committee action."
 - iv. The names of the Election Committee members and the name of their LAFCo, regional representation, email address and phone number. The name, email address and phone number of the Executive Director shall also be included.
 - v. The email address and physical address to send the nominations forms.
 - vi. A form for a Commission to use to nominate a candidate and a candidate resume form of no more than one page each to be completed for each nominee.
 - vii. The specific date by which all voting delegate names are due.
 - viii. The specific date by which absentee ballots must be requested, the date CALAFCO will

**Key Timeframes for
Nominations Process**

Days*	
120	Nomination announcement
30	Nomination deadline
14	Committee report released

*Days prior to annual membership meeting

distribute the absentee ballots, and the date by which they must be received by the Executive Director.

- b. A copy of these procedures shall be posted on the web site.

3. THE ELECTION COMMITTEE:

- a. The Election Committee and the Executive Director have the responsibility to monitor nominations and help assure that there are adequate nominations from each region for each seat up for election. No later than two weeks prior to the Annual Conference, the Election Committee Chair shall distribute to the members the Committee Report organized by regions, including copies of all nominations and resumes, which are received prior to the end of the nomination period.
- b. At the close of the nomination period, the Election Committee shall prepare regional ballots. Each region will receive a ballot specific to that region. Each region shall conduct a caucus at the Annual Conference for the purpose of electing their designated representatives. Caucus elections must be held prior to the annual membership meeting at the Conference. The assigned regional officers along with a member of the Election Committee shall tally ballots at each caucus and provide the Election Committee the names of the elected Board members and any open seats. In the event of a tie, the regional officer and Election Committee member shall immediately conduct a run-off ballot of the tied candidates.
- c. Make available sufficient copies of the Committee Report for each Voting Delegate by the beginning of the Annual Conference. Only the designated Voting Delegate, or the designated Alternate Voting Delegate shall be allowed to pick up the ballot packet at the Annual Conference.
- d. Make available blank copies of the nomination forms and resume forms to accommodate nominations from the floor at either the caucuses or the annual meeting (if an at-large election is required).
- e. Advise the Executive Director to provide "CANDIDATE" ribbons to all candidates attending the Annual Conference.
- f. Advise the Executive Director to provide "VOTING DELEGATE" ribbons to all voting delegates attending the Annual Conference.
- g. Post the candidate statements/resumes organized by region on a bulletin board or other easily accessible location near the registration desk.
- h. Regional elections shall be conducted as described in Section 4 below. The representative from the Election Committee shall serve as the Presiding Officer for the purpose of the caucus election and shall be assisted by a regional officer from a region other than their own, as assigned by the Executive Director
- i. Following the regional elections, in the event that there are open seats for any offices subject to the election, the Election Committee Chair shall notify the Chair of the Board of Directors that an at-large election will be required at the annual membership meeting and to provide a list of the number and category of seats requiring an at-large election.

4. ELECTRONIC BALLOT FOR LAFCO IN GOOD STANDING NOT ATTENDING ANNUAL MEETING

Limited to the elections of the Board of Directors

- a. Any LAFCo in good standing shall have the option to request an electronic ballot if there will be no representative attending the annual meeting.
- b. LAFCos requesting an electronic ballot shall do so in writing to the Executive Director no later than 30 days prior to the annual meeting.

- c. The Executive Director shall distribute the electronic ballot no later than two weeks prior to the annual meeting.
- d. LAFCo must return the ballot electronically to the Executive Director no later than three working days prior to the annual meeting.
- e. LAFCos voting by electronic ballot may discard their electronic ballot if a representative is able to attend the annual meeting.
- f. LAFCos voting under this provision may only vote for the candidates nominated by the Election Committee as noted on the ballot and may not vote in any run-off elections.

5. AT THE TIME FOR ELECTIONS DURING THE REGIONAL CAUCUSES OR ANNUAL MEMBERSHIP MEETING:

- a. The Presiding Officer shall:
 - i. Review the election procedure with the membership of their region.
 - ii. Present the Election Committee Report (previously distributed).
 - iii. Call for nominations from the floor by category for those seats subject to this election:
 - 1. For city member.
 - 2. For county member.
 - 3. For public member.
 - 4. For special district member.
- b. To make a nomination from the floor, a LAFCo, which is in good standing, shall identify itself and then name the category of vacancy and individual being nominated. The nominator may make a presentation not to exceed two minutes in support of the nomination.
- c. When there are no further nominations for a category, the Presiding Officer shall close the nominations for that category.
- d. The Presiding Officer shall conduct a “Candidates Forum”. Each candidate shall be given time to make a brief statement for their candidacy. If a candidate is absent from the regional caucus, they may ask someone in their region to make a brief statement on their behalf.
- e. The Presiding Officer shall then conduct the election:
 - i. For categories where there are the same number of candidates as vacancies, the Presiding Officer shall:
 - 1. Name the nominees and offices for which they are nominated.
 - 2. Call for a voice vote on all nominees and thereafter declare those unopposed candidates duly elected.
 - ii. For categories where there are more candidates than vacancies, the Presiding Officer shall:
 - 1. Poll the LAFCos in good standing by written ballot.
 - 2. Each LAFCo in good standing may cast its vote for as many nominees as there are vacancies to be filled. The vote shall be recorded on a tally sheet.

3. Any ballots submitted electronically for candidates included in the Election Committee Report shall be added to the tally.
 4. With assistance from the regional officer, tally the votes cast and announce the results.
- iii. Election to the Board shall occur as follows:
1. A majority of the total number of LAFCos in a given region are required for a quorum. Returned absentee ballots shall count towards the total required for a quorum.
 2. The nominee receiving the majority of votes cast is elected.
 3. In the case of no majority, the two nominees receiving the two highest number of votes cast shall face each other in a run-off election. Electronic ballots are not included in the tally for any run-off election(s).
 4. In case of tie votes:
 - a. A second run-off election shall be held with the same two nominees.
 - b. If there remains a tie after the second run-off, the winner shall be determined by a draw of lots.

6. ADDITIONAL PROCEDURES

- a. For categories where there are more candidates than vacancies, names shall be listed on the ballot in the order the nomination was received and deemed complete.
- b. The Election Committee Chair shall announce and introduce all Board Members elected during the Regional Caucuses at the annual business meeting.
- c. In the event that Board seats remain unfilled after a Regional Caucus, an election will be held immediately at the annual business meeting to fill the position at-large. Nominations will be taken from the floor and the election process will follow the procedures described in Section 4 above. Any commissioner or alternate from a member LAFCo may be nominated for at-large seats.
- d. Seats elected at-large become subject to regional election at the expiration of the term. Only representatives from the region may be nominated for the seat.
- e. As required by the Bylaws, the members of the Board shall meet as soon as possible after election of new Board members for the purpose of electing officers, determining meeting places and times for the coming year, and conducting any other necessary business.

7. LOSS OF ELECTION IN HOME LAFCO

Board Members and candidates who lose elections in their home office shall notify the Executive Director within 15 days of the certification of the election.

8. FILLING BOARD VACANCIES

Vacancies on the Board of Directors may be filled by appointment by the Board for the balance of the unexpired term. Appointees must be from the same category as the vacancy, and should be from the same region.

CALAFCO's Four Regions



The counties in each of the four regions consist of the following:

Northern Region

Butte
Colusa
Del Norte
Glenn
Humboldt
Lake
Lassen
Mendocino
Modoc
Nevada
Plumas
Shasta
Sierra
Siskiyou
Sutter
Tehama
Trinity
Yuba

CONTACT: Steve Lucas
Butte LAFCo
slucas@buttecounty.net

Southern Region

Orange
Los Angeles
Imperial
Riverside
San Bernardino
San Diego

CONTACT: Gary Thompson
Riverside LAFCo
gthompson@lafco.org

Coastal Region

Alameda
Contra Costa
Marin
Monterey
Napa
San Benito
San Francisco
San Luis Obispo
San Mateo
Santa Barbara
Santa Clara
Santa Cruz
Solano
Sonoma
Ventura

CONTACT: Dawn Longoria
Napa LAFCo
dlongori@napa.lafco.ca.gov

Central Region

Alpine
Amador
Calaveras
El Dorado
Fresno
Inyo
Kings
Madera
Mariposa
Merced
Mono
Placer
Sacramento
San Joaquin
Stanislaus
Tulare
Tuolumne
Yolo

CONTACT: José Henriquez
Sacramento LAFCo
henriquezj@saccounty.net

CURRENT BOARD MEMBERS AND TERMS

NAME	REGION	TYPE & TERM
Bill Connelly, Chair	Butte <i>Northern</i>	County (2023)
Rodrigo Espinosa	Merced <i>Central</i>	County (2024)
Blake Inscore	Del Norte <i>North</i>	City (2024)
Gay Jones	Sacramento <i>Central</i>	District (2024)
Michael Kelley	Imperial <i>Southern</i>	County (2023)
Debra Lake <i>(not seeking re-election)</i>	Humboldt <i>Northern</i>	District (2023)
Jo MacKenzie	San Diego <i>Southern</i>	District (2023)
Michael McGill	Contra Costa <i>Coastal</i>	District (2024)
Derek McGregor	Orange <i>Southern</i>	Public (2024)
Margie Mohler, Vice Chair	Napa <i>Coastal</i>	City (2023)
Anita Paque	Calaveras <i>Central</i>	Public (2023)
Daniel Parra	Fresno <i>Central</i>	City (2023)
Wendy Root Askew	Monterey <i>Coastal</i>	County (2024)
Shane Stark	Santa Barbara <i>Coastal</i>	Public (2023)
Josh Susman	Nevada <i>Northern</i>	Public (2024)
Acquanetta Warren, Treasurer	San Bernardino <i>Southern</i>	City (2024)



Board of Directors

2023/2024 Nomination Form

(Must accompany the Candidate Résumé Form)

Nomination to the CALAFCO Board of Directors

In accordance with the Nominations and Election Procedures of CALAFCO,

_____ LAFCo of the _____ Region

Nominates _____

for the (check one) City County Special District Public

Position on the CALAFCO Board of Directors to be filled by election at the next Annual Membership Meeting of the Association.

_____ LAFCo Chair

_____ Date

NOTICE OF DEADLINE

Nomination Packets must be received by **September 18, 2023 at 5:00 p.m.** to be considered by the Election Committee.

Send completed nominations to
info@calafco.org

Or, mail to:

CALAFCO Election Committee
CALAFCO
1129 Firehouse Alley
Sacramento, CA 95814

Date Received

CALIFORNIA ASSOCIATION OF
LOCAL AGENCY FORMATION
COMMISSIONS



Board of Directors 2023/2024 Candidate Résumé Form (Complete both pages)

Nominated By: _____ LAFCo Date: _____

Region (please check one): Northern Coastal Central Southern

Category (please check one): City County Special District Public

Candidate Name _____

Address _____

Phone Office _____ Mobile _____

e-mail _____

Personal and Professional Background:

LAFCo Experience:

CALAFCO or State-level Experience:

Availability:

Other Related Activities and Comments:

NOTICE OF DEADLINE

Nomination Packets must be received by **September 18, 2023 at 5:00 p.m.** to be considered by the Election Committee.

Send completed nominations to
info@calafco.org

Or, mail to:

CALAFCO Election Committee
CALAFCO
1129 Firehouse Alley
Sacramento, CA 95814

Date Received

CALIFORNIA ASSOCIATION OF
LOCAL AGENCY FORMATION
COMMISSIONS



Board of Directors

2023/2024 Nomination Form

(Must accompany the Candidate Résumé Form)

Nomination to the CALAFCO Board of Directors

In accordance with the Nominations and Election Procedures of CALAFCO,

Butte _____ LAFCo of the Northern _____ Region

Nominates Bill Connelly

for the (check one) City County Special District Public

Position on the CALAFCO Board of Directors to be filled by election at the next Annual Membership Meeting of the Association.

Bill Connelly
LAFCo Chair

7 June 2023
Date

NOTICE OF DEADLINE

Nomination Packets must be received by **September 18, 2023 at 5:00 p.m.** to be considered by the Election Committee.

Send completed nominations to
info@calafco.org

Or, mail to:

CALAFCO Election Committee
CALAFCO
1129 Firehouse Alley
Sacramento, CA 95814

Date Received

CALIFORNIA ASSOCIATION OF
LOCAL AGENCY FORMATION
COMMISSIONS



Board of Directors

2023/2024 Candidate Résumé Form

(Complete both pages)

Nominated By: Butte LAFCo LAFCo Date: June 7, 2023

Region (please check one): Northern Coastal Central Southern

Category (please check one): City County Special District Public

Candidate Name Bill Connelly

Address 1453 Downer Street, Suite C, Oroville, CA 95965

Phone Office 530-538-7784 Mobile _____

e-mail bconnelly@buttecounty.net

Personal and Professional Background: Bill has lived in Butte County most of his life and considers Oroville to be his hometown. Bill has two grown children as well as a 14 year old grandson, 8 year old granddaughter and 3 year old grandson. Bill graduated from Oroville High School in 1971 and subsequently attended Santa Rosa Community College from 1971 to 1973 majoring in Business Administration. At that time he entered into service with the United States Air Force, completing a four year stint in 1977. Following his military service, Bill enrolled at Butte & Yuba Colleges to further his education. Bill is in his fifth term as Butte County Supervisor, representing District 1.

LAFCO Experience: Bill has served on the Butte LAFCo for 17 years being first appointed in January 2005 to complete an open term and subsequently re-appointed in 2007, 2011, 2015, 2019 and 2023 for four year terms. During Bill's term on LAFCO he has served on the Budget Committee annually. Bill was, and continues to be, instrumental in providing a small business perspective to LAFCo operations. As a member of the Budget Committee, Bill works closely with the Executive Officer in developing creative budget solutions which resulted in cost reductions to our member agencies. Bill has participated in ongoing discussions concerning cooperative land use programs and often serves as LAFCo's liaison to County staff. Perhaps Bill's greatest accomplishment was the Commission's push to annex two long standing County Disadvantaged Unincorporated Communities (DUCs) which was accomplished in 2005. Without Bill's constant pressure to move forward, the partners (city-county-LAFCo) may have stopped during early discussions.

CALAFCO or State-level Experience: Bill has served on the CALAFCO Board of Directors for 10 years and is currently the Chair of the Board.

- Bill has served on the Legislative Committee for 6 years.
- Bill most recently served on the CALAFCO Budget Committee to find an equitable solution to fee structures
- Bill was a delegate of the California State Association of Counties (CSAC) for 12 years.
- As a former small business owner, Bill understands the necessity for balance between good governance and encouraging business friendly environments.

Availability: Bill is currently available for all the dates provided by CALAFCO and is eager to continue to serve and provide a strong north state perspective.

Other Related Activities and Comments: Throughout his life Bill has believed in community awareness and the great opportunities available to serve his community. It is through these many opportunities as listed below, that he has recognized the value of community participation at all levels and from all citizens. Bill hopes to add to the list the opportunity to serve his greater community through the experience of participating with the CALAFCO Board of Directors for another term.

- RCRC Alternate
- Lifetime member of Masons
- Master of Masonic Lodge 103, 5 terms
- Shriner
- Butte County Local Agency Formation Commission since 01/2005
- Rotary Member
- Eagles Member
- American Legion Member
- Native Sons of California Member
- American Veteran Member
- Avid Hunter
- Raced motorcycles for 20 years as hobby in CA & NV.
- Moose Lodge Member

**MENDOCINO
Local Agency Formation Commission**

Staff Report

MEETING September 11, 2023
TO Mendocino Local Agency Formation Commission
FROM Uma Hinman, Executive Officer
SUBJECT **Applications and Work Load**

RECOMMENDATION

Staff recommends the Commission receive and file this report.

BACKGROUND

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 delegates local agency formation commissions (LAFCo) with regulatory and planning duties to coordinate the logical formation and development of local government agencies. This includes approving or disapproving proposals for reorganizations (i.e., annexations, detachments, dissolutions, etc.), activation of latent powers, sphere of influence amendments, and outside service agreements.

LAFCo proceedings for jurisdictional changes are generally initiated by outside applicants through petitions (landowners or voters) and resolutions (local agencies). LAFCos may also initiate jurisdictional changes to form, consolidate, or dissolve special districts if consistent with the recommendations of approved municipal service reviews.

The item is for information and satisfies Mendocino LAFCo’s reporting requirement for current and future applications.

ACTIVE PROPOSALS

Attachment 1 is a regular update to the Commission on active proposals on file as well as identification of future proposals staff anticipates being filed with LAFCo in the near term based on discussions with local agencies and proponents.

WORK PLAN

Local policy directs the Commission to annually adopt a Work Plan for purposes of providing a comprehensive overview of municipal service reviews and sphere of influence updates over the course of the fiscal year. Attachment 2 is an update on the status of activities scheduled in the Work Plan. This report also serves to inform the Commission of any changes in circumstances or priorities.

Attachments

1. Summary Table – Application Activity and Potential Future Proposals
2. Summary Table – Work Plan Tracking and Status

Attachment 2. Summary Table – Work Plan Tracking and Status

FY 2023-24 ESTIMATED WORK PLAN IMPLEMENTATION SCHEDULE AND STATUS						
<i>Work Plan status as of August 31, 2023</i>						
Subject to Change: The estimated schedule and costs for the Fiscal Year 2023-24 Work Plan are subject to change based on agency responsiveness, timely provision of requested information, complexity of issues, level of public and affected agency controversy, and changing needs and priorities.						
CEQA: Based on LAFCo practice, the work plan assumes minimal costs for CEQA compliance related to preparing a Notice of Exemption, unless an agency proposes a non-coterminous SOI and pays for any necessary studies and preparation of a Negative Declaration or Environmental Impact Report.						
Rolling Work Plan: It is difficult to completely contain staff activities in a single fiscal year; therefore, completion of a study may roll over to the next fiscal year. This estimated work plan implementation schedule is intended to enhance communication and transparency.						
Agency	Request for Information	Admin Draft	Public Workshop	Public Hearing	Final Study	Status/Notes
Caspar South Water District	In process	In process				Research and development of an Administrative Draft and Request for Information (RFI) is in process.
Elk County Water District	In process	In process				Research and development of an Administrative Draft and Request for Information (RFI) is in process.
Gualala Community Services District	In process	In process				Research and development of an Administrative Draft and Request for Information (RFI) is in process.
Irish Beach Water District	In process	In process				Research and development of an Administrative Draft and Request for Information (RFI) is in process.
Mendocino County Water Works Water Works District No. 2	In process	In process				Research and development of an Administrative Draft and Request for Information (RFI) is in process. This will be the first MSR for the district.
Pacific Reefs Water District	In process	In process				Research and development of an Administrative Draft and Request for Information (RFI) is in process.
Westport County Water Districts	Pending	Pending				Research and development of an Administrative Draft and Request for Information (RFI) is in process.