
MENDOCINO

Local Agency Formation Commission

Ukiah Valley Conference Center ◊ 200 South School Street ◊ Ukiah, California 95482
Telephone: 707-463-4470 Fax: 707-462-2088 E-mail: eo@mendolafco.org Web: www.mendolafco.org

CHAIR

Richard Shoemaker
Russian River Flood Control
And Water Conservation
Improvement District

VICE-CHAIR

John McCowen
County Board
Of Supervisors

MEMBERS

Dan Hamburg
County Board
Of Supervisors

Doug Hammerstrom
Fort Bragg City Council

Holly Madrigal
Willits City Council

Theresa McNerlin
Ukiah Valley Sanitation District

Jerry Ward
Public Member

ALTERNATE MEMBERS

Carre Brown
County Board
Of Supervisors

Kevin Doble
Ukiah City Council

Angela Silver
Calpella County Water District

vacant
Public Member

Executive Officer
George Williamson

Counsel
Scott Browne

Analyst
Colette Metz

Commission Clerk
Elizabeth Salomone

Regular Meetings
First Monday
of each month
at 9:00 AM
at the Mendocino
County Board
Of Supervisors Chambers
501 Low Gap Road

A G E N D A

Regular Meeting of Monday, March 2, 2015 9:00 AM
County Board of Supervisors Chambers 501 Low Gap Road, Ukiah, California

Call to Order and Roll Call

NEW APPOINTMENTS

- Alternate Public Member: Interview and Possible Appointment

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.

1. Approval of the February 2, 2015 Regular Meeting Summary Minutes
2. Approval of January 27 to February 23, 2015 claims

PUBLIC EXPRESSION

3. 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.

MATTERS SET FOR HEARING

4. **Mendocino County Fire Protection Districts (Part 1, 5 Districts)
Municipal Service Review (LAFCo File M-2012-06)**

Presentation of the Annotated Final MSR for the fire protection districts listed below. The documents are available for review at www.mendolafco.org, click on 'Studies.' Recommended Action: Approve Final MSR (Part 1).

Hopland Fire Protection District
Covelo Fire Protection District
Leggett Valley Fire Protection District
Little Lake Fire Protection District
Long Valley Fire Protection District

(OVER)

OTHER MATTERS FOR DISCUSSION & POSSIBLE ACTION

5. Moore's Annexation to the Irish Beach Water District (A-2009-01, start date 11-12-09)
6. Monthly Financial Report
7. 2015 Revised Regular Meeting Calendar
8. Status of Current and Future Projects

OTHER ITEMS

9. Correspondence
 - None
10. Executive Officer's Report
 - Audit Status Update Report
 - Policies and Procedures Update
 - Annual Budget Review
 - Special Meeting on March 18th
 - Brown Act and Ethics Training on March 19th
11. Commissioner Reports, Comments or Questions
12. Legislation Report

ADJOURNMENT

The next Regular Commission Meeting is scheduled for
Monday, April 6 at 9:00 AM
in the County Board of Supervisors Chambers
501 Low Gap Road, Ukiah, California

Notes:

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: If you are a disabled person and need a disability-related modification or accommodation to participate in a meeting, please contact the LAFCo office at 707-463-4470, by e-mail to eo@mendolafo.org, or by FAX to 707-462-2088. Requests must be made as early as possible, and at least two full business days prior to the meeting.

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 of more than \$250 to any Commissioner in the past 12-months, must disclose the contribution. If you are affected, please notify the Commission prior to the agenda item

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CHAIR

Richard Shoemaker
Russian River Flood Control
And Water Conservation
Improvement District

Agenda Item No. 1

VICE CHAIR

John McCowen
County Board
Of Supervisors

DRAFT SUMMARY MINUTES LOCAL AGENCY FORMATION COMMISSION OF MENDOCINO COUNTY

Regular Meeting of Monday, February 2, 2015

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

MEMBERS

Dan Hamburg
County Board
Of Supervisors

Call to Order

Chair Shoemaker called the meeting to order at 9:05 AM.

Doug Hammerstrom
Fort Bragg City Council

Roll Call

Holly Madrigal
Willits City Council

Members Present:

Commissioners Dan Hamburg, Doug
Hammerstrom (departed 11:23am), Holly
Madrigal, John McCowen, Theresa McNerlin,
Richard Shoemaker, Gerald Ward

Theresa McNerlin
Ukiah Valley Sanitation District

Jerry Ward
Public Member

Members Absent:

None

ALTERNATE MEMBERS

Carre Brown
County Board
Of Supervisors

Alternate Members Present:

Commissioners Kevin Doble and Angela Silver

Kevin Doble
Ukiah City Council

Alternate Members Absent:

Carre Brown, (1 Vacancy)

Angela Silver
Calpella County Water District

Staff Present:

George Williamson, Executive Officer
Colette Metz, Analyst & Elizabeth Salomone, Clerk

Vacant
Public Member

The Oath of Office was presented to Board of Supervisors members.

The Election for Officers was conducted by George Williamson.

Executive Officer
George Williamson

Upon motion by Commissioner Hamburg and second by Commissioner Hammerstrom, the appointment of Richard Shoemaker as Chair was approved by roll call vote:

Counsel
Scott Browne

Analyst
Colette Metz

Ayes: Commissioners Hamburg, Hammerstrom, Madrigal, McCowen, McNerlin, Shoemaker and Ward

Commission Clerk
Elizabeth Salomone

Upon motion by Commissioner McCowen and second by Commissioner Madrigal, the appointment of John McCowen as Vice Chair was approved by roll call vote:

Regular Meetings

Frist Monday
of each month
At 9:00 AM
At the Mendocino
County Board
Of Supervisors Chambers
501 Low Gap Road

Ayes: Commissioners Hamburg, Hammerstrom, Madrigal, McCowen, McNerlin, Shoemaker and Ward

Upon motion by Commissioner McCowen and second by Commissioner Madrigal, the appointment of Jerry Ward as Treasurer was approved by roll call vote:

Ayes: Commissioners Hamburg, Hammerstrom, Madrigal, McCowen, McNerlin, Shoemaker and Ward

Commission directed staff to research if an Alternate Commissioner can serve as an Officer. Chair Shoemaker indicated the addition of the Treasurer position is planned within the Policies and Procedures update currently underway.

Appointment of Committees was conducted by Chair Shoemaker. Commissioner McNerlin indicated her interest in serving on a LAFCo Committee. The following appointments were made:

Executive Committee: Commissioners Shoemaker, McCowen and Ward

Planning Committee: Commissioners Hamburg, Hammerstrom and McNerlin

Consent Calendar

1. Approval of the Summary minutes of the January 5, 2015 Regular Meeting
2. Authorization for Angela Silver and Theresa McNerlin to attend One-Day UC Davis Extension Course on LAFCo: Planning and Regulating the Boundaries and Service Areas of Cities and Special Districts in California
3. Approval of December 31, 2014 to January 26, 2015 Claims

Commissioner McCowen requested further revisions to the presentation of Contract Staff reporting of time.

Commissioner McNerlin rescinded her vote on the approval of the Summary Minutes of the November 3, 2014 and December 1, 2014 minutes at the January 5, 2015 meeting, noting she was not a Commissioner at the time of those two meetings and should not have voted.

Upon motion by Commissioner McCowen and second by Commissioner Madrigal, Items 1, 2 & 3 were approved by roll call vote:

Ayes: Commissioners Hamburg, Hammerstrom, Madrigal, McCowen, McNerlin, Shoemaker and Ward

Public Expression

4. There was no one from the public who indicated an interest in speaking.

Public Hearing

5. City of Point Arena Municipal Service Review (LAFCo M-2012-02)

Chair Shoemaker noted the original Public Hearing on December 1, 2014 remained open and was considered continued to today's meeting. Bruce Baracco presented the Final MSR for the City of Point Arena. Comments, questions and suggested changes were offered by Commissioners Hamburg, Ward, Madrigal, McCowen, Shoemaker, Hammerstrom, and McNerlin. Commissioner McCowen provided comments in writing that were distributed to all Commissioners and staff present.

Commissioner Hamburg asked if there is a definable deficiency in the water supply for fire protection. Mr. Baracco explained the difficulty in determining and offered recommendations. Commissioner Ward noted an error in the map: the highway labeled “101” to be changed to “1.” Commissioner Madrigal indicated concern of allowable uses of COPS Grant and discussion was held. Commission Hamburg noted that Phil Vince, the new City Manager, is reviewing the contract with the Sheriff. Commissioner McCowen reviewed his written comments and suggested changes.

Chair Shoemaker closed the Public Hearing at 9:50am.

Upon motion by Commissioner Madrigal and second by Commissioner McCowen, the City of Point Arena Municipal Service Review, incorporating changes stated within the meeting, was approved by roll call vote:

Ayes: Commissioners Hamburg, Hammerstrom, Madrigal, McCowen, McNerlin, Shoemaker and Ward

6. City of Willits Municipal Service Review (LAFCo M-2012-01)

Chair Shoemaker noted the original Public Hearing on December 1, 2014 was closed in the January 5th, 2015 meeting. Bruce Baracco presented the Final MSR for the City of Willits. Comments, questions and suggested changes were offered by Commissioners McNerlin, Shoemaker, McCowen, Hammerstrom, Madrigal and Ward. Comments were also offered by Adrienne Moore, Willits City Manager.

Discussion was held regarding a determination requiring a review of the MSR after the current litigation between the City of Willits and Brooktrails Township CSD.

The motion by Commissioner McCowen and second by Commissioner Madrigal for the City of Willits Municipal Service Review incorporating changes as discussed today with the exception to strike Determination 31 was denied by the following roll call vote:

Ayes: Commissioners McNerlin, Madrigal and McCowen

Noes: Commissioners Hamburg, Hammerstrom, Shoemaker and Ward

Upon motion by Commissioner Hammerstrom and second by Commissioner Hamburg, the City of Willits Municipal Service Review with changes as discussed today including Determination 31 was approved by roll call vote:

Ayes: Commissioners Hamburg, Hammerstrom, Madrigal, McCowen, Shoemaker and Ward

Noes: Commissioner McNerlin

Chair Shoemaker called a recess from 10:26am to 10:36am.

Workshop

7. Mendocino County Fire Protection Districts (5 Districts) Municipal Service Review (MSR)
(LAFCo File M-2012-06, Part 1)

Hopland Fire Protection District
Leggett Valley Fire Protection District
Long Valley Fire Protection District

Covelo Fire Protection District
Little Lake Fire Protection District

Bruce Baracco reviewed the process for distribution and submission of comments on the Part 1 (5 Districts) MSR. He verified the Fire Districts will have time to review the MSRs at their regular meetings and submit comments. Mr. Baracco anticipates presenting an annotated Public Review Draft MSR at the March 2015 Regular Meeting, with the draft being distributed with the agenda packet.

Comments and questions were offered by Commissioners Shoemaker, McCowen, McNerlin, Hammerstrom, Madrigal, Ward and Hamburg.

Other Matters for Discussion & Possible Action

8. Monthly Financial Report

George Williamson presented the Monthly Financial Report. Comments and questions were offered by Commissioners Ward, Hammerstrom, Shoemaker, and McCowen.

9. Audit Status Update Report

Fiscal Year 12/13 Audit Preparation Status: Commissioner Ward reported Michael Celentano is out of the country and will have more information on the audit at the next meeting.

Fiscal Year 12/13 and 13/14 Audit RFP: George Williamson presented the Financial Audit RFP. Commissioner Ward noted the audits for RFP are actually FY13/14 and FY 14/15 and staff noted the correction.

10. Status of Current and Future Projects

George Williamson presented the Staff Report regarding the status of projects including the City of Ukiah Sphere of Influence update, City of Ukiah detachment of Ukiah Valley Sanitation District served areas, Irish Beach County Water District detachment, Irish Beach County Water District Annexation, and the proposed Russian River Flood Control and Water Conservation Improvement District and the Redwood Valley County Water District annexation/dissolution. He also presented a new inquiry regarding possible reorganization of the Elk Community Services District and the Elk County Water District. Mr. Williamson noted he and Colette Metz will be meeting and visiting a number of District representatives today and tomorrow. Comments and questions were offered by Commissioners Madrigal, Shoemaker, Ward, McNerlin and Hamburg.

Other Items

11. Correspondence

Notice of Nominations for the Special District Risk Management Authority (SDRMA) Board of Directors 2015 Election: Commissioner McNerlin expressed interest in being nominated for this and will proceed through the Ukiah Valley Sanitation District as a Board Member.

12. Commissioners Reports, Comments or Questions

Commissioner Madrigal reported that the City of Willits is exploring the possibility of a recreational district for the Willits area.

13. Executive Officer's Report

George Williamson reported a letter was sent to all Special Districts announcing the election and appointment results, Annual 1099s were issued and he proposed a previously discussed Special Meeting to present LAFCo 101 material and provide an opportunity for Legal Counsel, Scott Brown, to meet with the Commission. Commissioner Hamburg offered to assist Staff by exploring the options for video conferencing.

Commissioner Hammerstrom departed at 11:23am and Alternate Commission Kevin Doble was immediately seated.

14. Legislation Report -None to report

Addendum to Agenda

15. LAFCo Office Lease Renewal

George Williamson and Richard Shoemaker presented the proposed office lease with the Ukiah Valley Conference Center. Legal Counsel Scott Brown reviewed the lease. Comments and questions were offered by Commissioners Ward and McNerlin. Commissioner Ward noted the rent amount and the work room details need to be added to the contract before approval.

Upon motion by Commissioner Ward and second by Commissioner McNerlin, the UVCC Office Lease Contract, incorporating changes stated within the meeting, was approved by roll call vote:

Ayes: Commissioners Doble, Hamburg, Madrigal, McCowen, McNerlin, Shoemaker and Ward

Adjournment

There being no further business, at 11:40am the meeting was adjourned to the next regular meeting on Monday, March 2, 2015 at 9:00 AM in the County Board of Supervisors Chambers at 501 Low Gap Road, Ukiah, California.

Respectfully Submitted,

George Williamson
Executive Officer

MENDOCINO
Local Agency Formation Commission
Staff Report

DATE: March 2, 2015
 TO: Mendocino Local Agency Formation Commission
 FROM: George Williamson, Executive Officer
 SUBJECT: Claims for the Period January 27 to February 23, 2015

 The following claims presented March 2, 2015 and recommended for payment authorization:

Name	Description	Amount
Planwest Partners	Act. #5500 Basics Services – EO/Analyst, SOI Updates & Applications (\$13,437.50) Act. #5302 Basic Services – Clerk (\$1,373.75)	\$ 14,811.25
Ukiah Valley Conf. Center	Acct #s: 5502 Office space: \$375 5503 Work room: \$30 5603 Photocopy: \$100 (estimate) 5605 Postage: \$50 (estimate)	\$555.00*
P. Scott Brown	Legal Services Dec 16-Jan 15, 2015 flat fee	\$500.00
Baracco and Associates	MSR Finalization Oct 1, 2014-Feb 10, 2015	\$5,500.00
UC Davis Extension	Reduced Registration Fee with CALAFCO Discount (\$297 each) for McNerlin and Silver; Prior check voided	\$594.00
Cash	Amount to bring cash balance to \$200	\$ 50.00*
Mendocino Access TV	Act #56000 Post production costs for 1-5-15 and 2-2-15	\$250.00
Ukiah Daily Journal	None Received	\$0
The Willits News	None Received	\$0

*subject to adjustment upon receipt of invoice/ petty cash record

Please note that copies of all invoices, bank statements, and petty cash register were forwarded to Commission Treasurer, Jerry Ward for review at time of Agenda Packet distribution.



INVOICE

DATE: February 24, 2015

INVOICE #: 15-218-02

TO: Mendocino LAFCo

PROJECT: LAFCo Planning/ Staffing Services & Expense – January 27 to February 23, 2015

JANUARY 27 - FEBRUARY 23, 2015 COSTS SUMMARY

Basic Services (includes Clerk Services)	\$ 6,317.25
Application City of Ukiah SOI Reduction	\$ 156.00
Application City of Ukiah UVSD Detach	\$ 104.00
Application Irish Beach WD Detach	\$ 442.00
Application Irish Beach WD Annex	\$ 1,534.00
Sphere of Influence Updates	\$ 5,894.00
Other Services	\$ 364.00
TOTAL AMOUNT DUE	\$14,811.25

Basic Services

Executive Officer, George Williamson	12.0 hours at \$104 per hour	\$1,248.00
Analyst, Colette Metz	40.5 hours at \$78 per hour	\$3,159.00
Clerk, Elizabeth Salomone	39.25 hours at \$35 per hour	\$1,373.75
GIS Analyst	3.5 hours at \$58 per hour	\$203.00
Assistant Planner	5.75 hours at \$58 per hour	\$333.50

Application - City of Ukiah SOI Reduction

Executive Officer, George Williamson	1.5 hours at \$104 per hour	\$156.00
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Application - City of Ukiah UVSD Detachment

Executive Officer, George Williamson	1.0 hours at \$104 per hour	\$104.00
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Application - Irish Beach Water District Detachment (Deruiter)

Executive Officer, George Williamson	2.0 hours at \$104 per hour	\$208.00
Analyst, Colette Metz	3.0 hours at \$78 per hour	\$234.00

Application - Irish Beach Water District Annexation (Moores)

Executive Officer, George Williamson	5.0 hours at \$104 per hour	\$520.00
Analyst, Colette Metz	13.0 hours at \$78per hour	\$1,014.00

SOI Updates

Executive Officer, George Williamson	9.5 hours at \$104 per hour	\$988.00
Analyst, Colette Metz	7.5 hours at \$78 per hour	\$585.00
Assistant Planner	74.5 hours at \$58 per hour	\$4,321.00

Other Services

Executive Officer, George Williamson	3.5 hours at \$104 per hour	\$364.00
--------------------------------------	-----------------------------	----------

TEL: (707) 825-8260
FAX: (707) 825-9181

P.O. Box 4581
Arcata, CA 95518

planners@planwestpartners.com
www.planwestpartners.com

Basic Services/Administration

Prepared and posted Agenda Addendum, updated website, coordinated meeting activities, and staffed February meeting. Transcribed and reviewed draft February meeting minutes. Coordinated UC Davis Extension course among participating Commissioners. Prepared and submitted public hearing notices for March meeting. Prepared March meeting agenda and staff reports, coordinated alternate public member appointment, coordinated with Executive Committee, conferred with legal counsel on pending applications and special meeting, and staffed LAFCo office. Conducted research on potential recreation and park district formation for city/county area. Prepared resolution of application template for potential reorganization of Elk CSD/CWD.

Applications

City of Ukiah SOI Reduction.

Reviewed Draft IS/MND comments for discussion with legal counsel on response, conducted research on agricultural resources and open space and programmatic level analysis. Conferred with legal counsel email on form of responses to UVSD.

Irish Beach Water District – Proposed Detachment (Deruiter)

Met with IBWD manager on proposed detachment. Conferred with applicant's representative regarding CDP conditions compliance and IBWD Resolution 2013-1. Reviewed materials and researched application needs.

Irish Beach Water District – Proposed Annexation (Moore's)

Discussed application status and needs with applicant (multiple calls and correspondence). Met with IBWD manager on services and site constraints; met with County Planning staff on GPA and rezone for site. Conferred with legal counsel regarding staff position on annexation. Prepared letter to applicant and incorporated legal counsel comments. Sent applicant fax transmittal advising of staff position on annexation. Scheduled annex review for March meeting per applicant's request. Sent follow-up request to County Planning for comment. Prepared commission staff report and staff recommendation.

City of Ukiah Detachment of UVSD lands within City Boundary Application

Reviewed application materials and analyzed proposed detachment.

Sphere of Influence Updates/ Municipal Service Reviews

Met with Elk CWD and Elk CSD on potential reorganization and SOI update. Met with Calpella CWD, Millview CWD and Willow CWD on SOI updates. Met with City of Point Arena Contract City Planner on SOI update. Responded to Round Valley CWD inquiry about adding watershed to SOI. Prepared questionnaires for Round Valley and Westport CWD. Prepared draft SOI report framework for Pacific Reefs, Irish Beach, Caspar South, Westport, and Elk CWDs. Prepared maps and figures for SOI reports.

Other Services

Compiled February 2015 claims for commissioner review and approval. Prepared budget tracking and quickbooks accounting/checks for March 2015 meeting.

To: Planwest Partners on behalf of Mendocino LAFCo

Invoice Detail for Elizabeth Salomone

<u>Date</u>	<u>Item</u>	<u>Hours</u>		<u>Total Hours</u>
		5302 Contract Services	6202 Book - keeping	
1/27/2015	Basic Service Office Duties	5.00	0.25	5.25
1/29/2015	Basic Service Office Duties	5.25		5.25
2/2/2015	Regular Monthly Meeting & Office	3.75		3.75
2/3/2015	Basic Service Office Duties	3.50		3.50
2/4/2015	Office Move	3.00		3.00
2/5/2015	Basic Service Office Duties	4.25		4.25
2/10/2015	Basic Service Office Duties	4.50		4.50
2/12/2015	Basic Service Office Duties	4.25		4.25
2/17/2015	Basic Service Office Duties	4.50		4.50
2/19/2015	Basic Service Office Duties			0.00
2/20/2015	Basic Service Office Duties	1.00		1.00
Subtotal Hours		39.00	0.25	39.25
Costs at \$35 per hour		\$ 1,365.00	\$ 8.75	\$ 1,373.75

Invoice Total: \$ 1,373.75

Law Offices of P. Scott Browne

131 South Auburn Street
Grass Valley, CA 95945

(530) 272-4250
(530) 272-1684 Fax

Marsha A. Burch
Of Counsel

Mendocino Lafco
200 South School Street, Suite F
Ukiah, CA 95482

Period Ending:

2/15/2015

Payment due by the 15th of next month

In Reference To: CLIENT CODE: MENDO-01

Professional Services

	<u>Hours</u>	<u>Amount</u>
2/10/2015 PSB Telephone call from George re: miscellaneous properties.	1.00	
2/12/2015 PSB Review Irish Beach Letter (0.5 hour); Draft pre-application agreement (1.0 hour)	1.50	
Total Professional Hours	2.50	\$500.00
Per Representation Agreement, flat fee of \$500/month.		
Previous balance		\$500.00
<u>Payments and Credit Activity</u>		
2/12/2015 Payment - Thank You. Check No. 1032		(\$500.00)
Total payments and adjustments		(\$500.00)
TOTAL BALANCE NOW DUE		<u><u>\$500.00</u></u>

Please make your check for this bill payable to P. SCOTT BROWNE, ATTORNEY. Please write the CLIENT CODE shown on this statement on your check to insure proper credit. Thank you!

Baracco and Associates
P.O. Box 401 Sutter Creek, CA 95685
209-304-0028
baraccoplanner@comcast.net

February 20, 2015
B&A 120305-1

Mendocino Local Agency Formation Commission
200 South School Street
Ukiah, CA 95482

INVOICE

There is due at this time the following amount for:

Municipal Service Review Finalization

Billing Period: October 1, 2014 through February 10, 2015

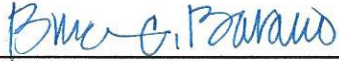
Invoice Items

<u>Date</u>	<u>Item</u>	<u>Amount</u>
10-02-14	Finalize Laytonville County Water District	\$200.00
	Finalize Pacific Reefs Water District	\$100.00
10-03-14	Finalize Round Valley County Water District	\$150.00
	Finalize Westport County Water District	\$200.00
	Finalize Gualala Community Services District	\$100.00
	Finalize Elk County Water District	\$100.00
10-15-14	Finalize Irish Beach Water District	\$250.00
11-30-14	Finalize Caspar South Water District	\$400.00
01-26-15	Prepare Final Draft City of Willits	\$1,800.00
01-29-15	Prepare Final Draft City of Point Arena	\$600.00
01-31-15	Prepare Public Review Draft for Hopland Fire District	\$400.00
02-01-15	Prepare Public Review Draft for Covelo Fire District	\$300.00
02-03-15	Prepare Public Review Draft for Leggett Valley Fire District	\$300.00

(Continued)

<u>Date</u>	<u>Item</u>	<u>Amount</u>
02-05-15	Prepare Public Review Draft for Little Lake Fire District	\$300.00
02-07-15	Prepare Public Review Draft for Long Valley Fire District	<u>\$300.00</u>
	Total Amount Due	\$5,500.00

Submitted by:



BRUCE C. BARACCO
Principal Planner

Federal I.D. No. 68-0021066

Thank You!

Mendocino Access Television

171 Brush Street Ste E
 Ukiah, CA 95482

Invoice

Date	Invoice #
2/24/2015	324

Bill To
LAFCO 200 S. School St. Suite F Ukiah, CA 95482

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
			2/24/2015				
Quantity	Item Code	Description			U/M	Price Each	Amount
0.5	Production Non-...	1-5-15 Set up & Post Production				40.00	20.00
3	Production Broad...	1-5-15 Production			hr	40.00	120.00
0.5	Production Non-...	2-2-15 Set up & Post Production				40.00	20.00
2.25	Production Broad...	2-2-15 Production			hr	40.00	90.00
Total						\$250.00	

**MENDOCINO
Local Agency Formation Commission**

Staff Report

DATE: March 2, 2015
TO: Mendocino Local Agency Formation Commission
FROM: George Williamson, Executive Officer
SUBJECT: Public Hearing for the Mendocino County Fire Protection Districts
(Part 1, 5 Districts) Municipal Service Review (LAFCo File M-2012-06)

This is a public hearing for which notices were posted and published on February 5, 2015 for the Mendocino County Fire Protection Districts Municipal Service Review (MSR). The Commission will receive annotated final MSRs specific to the following fire protection districts (Part 1):

Hopland Fire Protection District	Covelo Fire Protection District
Leggett Valley Fire Protection District	Little Lake Fire Protection District
Long Valley Fire Protection District	

The purpose of the public hearing today is to: hear further presentation from LAFCo staff; entertain comments and questions; and following completion of the hearing, consider a motion to approve the final MSR for the aforementioned districts.

Copies of the public review draft MSR sections were distributed to Commissioners, the Fire Districts, posted on the LAFCo website and available for review at the LAFCo office and the Mendocino County Main Library in Ukiah. Documents were prepared by Baracco & Associates.

Public hearings are scheduled to be held on April 6th for Part 2 (Potter Valley, Redwood Valley-Calpella, Mendocino, Albion-Little River, and Comptche) and May 4th for Part 3 (Elk, Piercy, South Coast, and Westport).

Commissioners – please bring your copy of the MSR to the meeting.

Attached: Proof of Publication

Ukiah Daily Journal

590 S. School St
PO Box 749
Ukiah, California 95482
(707) 468-3500
udjlegals@pacific.net

MENDOCINO COUNTY LAFCO
200 SOUTH SCHOOL ST, STE 2
UKIAH CA 95482

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA COUNTY OF MENDOCINO

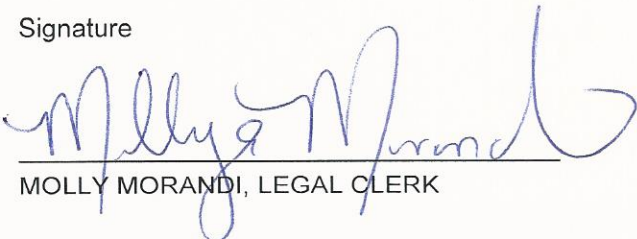
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Ukiah Daily Journal, a newspaper of general circulation, printed and published daily in the City of Ukiah, County of Mendocino and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Mendocino, State of California, under the date of September 22, 1952, Case Number 9267; that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

2/12/2015

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Ukiah, California,
February 12th, 2015

Signature



MOLLY MORANDI, LEGAL CLERK



RECEIVED

2-17-15 88

Legal No. **0005411016**

810-15

2-12/15

Mendocino Local Agency Formation Commission

NOTICE OF PUBLIC HEARING

MUNICIPAL SERVICE REVIEW FIVE RURAL FIRE PROTECTION DISTRICTS

NOTICE IS HEREBY GIVEN that on Monday, March 2, 2015, at 9:00 AM (or as soon thereafter as the matter may be heard) in the Mendocino County Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, the Mendocino Local Agency Formation Commission (LAFCo) will hold a public hearing on the above entitled matter.

A Public Review Draft Municipal Service Review (MSR) will be available for review beginning on Monday, February 9, 2015.

The MSR reviews the following rural fire districts:

- Hopland Fire Protection District**
- Covelo Fire Protection District**
- Leggett Valley Fire Protection District**
- Little Lake Fire Protection District**
- Long Valley (Laytonville) Fire Protection District**

A Final MSR incorporating comments, corrections and revisions will be considered by the Commission for adoption.

A copy of the Public Review Draft MSR is available for review at the LAFCo office, 200 South School Street, Ukiah, California; and at the Mendocino County Library Main Branch, 105 North Main Street, Ukiah. A PDF version of the report is also available at the LAFCo Website: mendolafco.org, click on 'Studies.'

All interested persons may appear at said meeting and present their views on any matter relating to the report; or may submit written comments to the LAFCo office or by e-mail to eo@mendolafco.org prior to the close of business on Friday, February 27, 2015.

BY ORDER OF THE MENDOCINO
LOCAL AGENCY FORMATION
COMMISSION

GEORGE WILLIAMSON, Executive
Officer

Date Posted: February 5, 2015

The Willits News

77 W Commercial Street
PO Box 628
Willits, CA 95490
707-459-4643

 **RECEIVED**
2/17/15

MENDOCINO COUNTY LAFCO
200 SOUTH SCHOOL ST, STE 2
UKIAH CA 95482

Legal No. **0005408938**

PROOF OF PUBLICATION

STATE OF CALIFORNIA COUNTY OF MENDOCINO

FILE NO. WN15020

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Willits News, a newspaper of general circulation, printed and published Every Wednesday and Friday in the City of Willits, California, County of Mendocino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Mendocino, State of California, in the year 1903, Case Number 9150; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

2/11/2015

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Willits, California this 11th day of February, 2015.



Signature

WN15020

**Mendocino
Local Agency Formation Commission
NOTICE OF PUBLIC HEARING
MUNICIPAL SERVICE REVIEW
FIVE RURAL FIRE PROTECTION
DISTRICTS**

NOTICE IS HEREBY GIVEN that on Monday, March 2, 2015, at 9:00 AM (or as soon thereafter as the matter may be heard) in the Mendocino County Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, the Mendocino Local Agency Formation Commission (LAFCo) will hold a public hearing on the above entitled matter.

A Public Review Draft Municipal Service Review (MSR) will be available for review beginning on Monday, February 9, 2015. The MSR reviews the following rural fire districts:

**Hopland Fire Protection District
Covelo Fire Protection District
Leggett Valley Fire Protection District
Little Lake Fire Protection District
Long Valley (Laytonville) Fire Protection District**

A Final MSR incorporating comments, corrections and revisions will be considered by the Commission for adoption.

A copy of the Public Review Draft MSR is available for review at the LAFCo office, 200 South School Street, Ukiah, California; and at the Mendocino County Library Main Branch, 105 North Main Street, Ukiah. A PDF version of the report is also available at the LAFCo Website: mendolafco.org, click on 'Studies.'

All interested persons may appear at said meeting and present their views on any matter relating to the report; or may submit written comments to the LAFCo office or by e-mail to eo@mendolafco.org prior to the close of business on Friday, February 27, 2015.

**BY ORDER OF THE MENDOCINO
LOCAL AGENCY FORMATION
COMMISSION**

**GEORGE WILLIAMSON,
Executive Officer**

Date Posted: February 5, 2015
02/11/2015

**MENDOCINO
Local Agency Formation Commission**

Staff Report

DATE: March 2, 2015
TO: Mendocino Local Agency Formation Commission
FROM: George Williamson, Executive Officer
SUBJECT: Moore’s Annexation to the Irish Beach Water District
(A-2009-01, start date 11-12-09)

The proposed Moores annexation to the Irish Beach Water District includes approximately 16.8 acres (APNs 131-110-04 & -36) adjacent to the northerly district boundary. The application was originally filed with LAFCo in 2009, and has been held pending the approval of a Municipal Service Review (MSR) for the District, which was approved in November 2014. In addition to this proposed annexation, the applicant has an application on file at Mendocino County to change the land use designations for the subject property.

Staff level review of this proposed annexation has raised timing issues relative to the factors required by statute and policy for consideration by the commission. These issues are identified in staff’s letter to the applicant (Attachment A), which recommends the applicant proceed with obtaining necessary land use entitlements from Mendocino County prior to processing an annexation application with LAFCo. Staff’s recommendation is based on the following findings:

- **General Plan.** The project site is classified as Range Lands by the Coastal Element of the Mendocino County General Plan, and is “intended to be applied to lands which are suited and are appropriately retained for the grazing of livestock and which may also contain some timber producing areas.” Principally permitted uses in the Range Lands land use classification include, “Grazing and forage for livestock, including: raising of crops, wildlife habitat improvement; one single family dwelling per legally created parcel, harvesting of firewood for the residents personal use, [and] home occupations” (emphasis added).
- **Urban Boundary.** The project site is located outside the urban boundary line as denoted on the Coastal Land Use Plan Map. The urban-rural boundary serves as a delineation between urban and agricultural uses to minimize conflicts and provide protection to environmentally sensitive habitats, land and water resources. An extension of the urban boundary line would require a Mendocino County Land Use Plan Amendment.

- **Zoning and Coastal Development Permit.** Currently, no development is proposed as part of the application to LAFCo. Should development be proposed consistent with current land use and zoning for the site, the applicant would need to obtain a Coastal Development Permit consistent with the Floodplain Combing District (FP) and the Visitor Accommodation and Services Combining District (VAS) for hotel, inn or motel use types (*2C) as denoted on the Coastal Land Use Plan Map. The Coastal Development Permit would need to address potential issues relative to agricultural conversion, protection of environmentally sensitive habitats, water resources, and visual policies in the Coastal Act.
- **Site Suitability.** Approval of VAS facilities is based upon the suitability of the site to accommodate the uses proposed, including water availability, septic disposal capability, environmental constraints, among other factors. Given the constraints of the parcel, only approximately two acres of the site would be developable. Based on comments received from County Planning, an application was made for a use permit for an inn development in the early 1990s which was ultimately withdrawn due to many unresolved factors at that time.
- **County GPA and Rezone.** An application has been on file since 2006 for a General Plan Amendment and rezone that seeks to rezone the Range Land zoning (160 acre minimum lot sizes) to that of Rural Residential with the potential for one acre lots. Based on comments received from County Planning, there likely are too many constraints on the property to be able to support the idea of such an increase in density (Attachment C).
- **Environmental Review.** A single environmental document should be prepared to address the whole of the project. As such, Mendocino County would likely serve as lead agency for any discretionary land use approvals, and LAFCo would serve as a responsible agency for its subsequent discretionary action on the annexation.
- **Sphere Update.** The District's SOI was last updated in 1994 to include the subject parcels, and is otherwise coterminous with the District's boundaries. Given the extent of time that has passed since the SOI was last reviewed, there is a need to conduct a SOI Update.

Mr. Moores has been very cooperative and forthcoming with information for the proposed annexation. Staff understands his interest in proceeding with his application. However, there is a need to address necessary land use entitlements and environmental review at the County-level (including a Land Use Plan Amendment to change the urban-rural boundary), which could resolve annexation issues raised in this report. LAFCo staff has given careful consideration to the comments provided by County Planning staff in the recommendation provided herein.

The applicant requested to be placed on the Commission agenda to request the Commission's final decision on whether to allow the application to proceed (Attachment B). Staff recommends the Commission discuss the proposal and provide direction to staff.

Attachments:

Attachment A – LAFCo staff's letter to applicant dated February 11, 2015

Attachment B – Applicant's response dated February 12, 2015

Attachment C – County Planning Referral Response February 23, 2015

MENDOCINO**Local Agency Formation Commission**

Ukiah Valley Conference Center ◊ 200 South School Street, Suite F ◊ Ukiah, California 95482
 Telephone: 707-463-4470 Fax: 707-462-2088 E-mail: eo@mendolafco.org Web: www.mendolafco.org

February 11, 2015

William Moores
 3880 Sleepy Hollow
 Santa Rosa, CA 95404

FAX TRANSMITTAL 707-526-3759

RE: Proposed Annexation Status

Dear Mr. Moores,

LAFCo staff has reviewed your application for annexation to the Irish Beach Water District, which includes APNs 131-110-04 & -36 totaling approximately 16.8 acres adjacent to the northerly district boundary. These parcels are within the District's Sphere of Influence. The Irish Beach Water District Resolution (No. 2008-01) accompanying the application requests that LAFCo initiate proceedings to determine the Sphere of Influence for the District and annexation of the parcels referenced above. The annexation would allow for water services provided by the Irish Beach Water District to be extended to the site. According to the application, a 200-ft waterline would be constructed from an existing water main located at the north end of Navarro Way into the site. No development is proposed as part of the application. This application was originally filed with LAFCo in 2009, and has been held pending the approval of a Municipal Service Review (MSR) for the District, which was approved in November 2014.

In reviewing proposals, LAFCo is responsible for addressing a number of factors in accordance with Government Code Section 56668 such as the consistency with applicable general and specific plans; the current levels and need for future services to the area; and the social, physical and economic effects that agency boundary changes present to the community. Based on our preliminary review of the application, there are several areas of concern that will need to be addressed to continue processing the application, including:

Sphere of Influence

A SOI is described as a plan for the probable ultimate physical boundary and service area of a local agency. The District's SOI was last updated in 1994 to include the subject parcels, and is otherwise coterminous with the District's boundaries. Given the extent of time that has passed since the SOI was last reviewed, there is a need to update the District's sphere in accordance with Government Code Section 56425. In determining the sphere of influence, LAFCo must consider present and planned land uses including agricultural and open-space lands, the present and probable need for services, and the present capacity and adequacy of services, among others. It is important to note that a proposal should not be approved for annexation solely because the area falls within the agency's present sphere of influence.

Consistency with Mendocino County General Plan and Zoning Designations

The subject parcels have a local coastal plan land use classification of Range Lands (RL160), with a maximum density of one dwelling per 160 acres, as designated in the Mendocino County General Plan. The Range Land classification is considered an agricultural use that does not require urban services. Both parcels have a base zoning district of Range Land (RL) with minimum parcel size of 160 acres. APN 131-110-04 includes a Floodplain Combining District (FP) and a Visitor Accommodation and Services Combining District (VAS) for

hotel, inn or motel use types (*2C) as denoted on the Coastal Land Use Plan Map. Based on discussions with Mendocino County Planning & Building Services staff, the current general plan land use and zoning does not support the extension of urban services. Also, the site has significant topographical constraints such that a small amount of the site is likely developable.

Potential Planned Development

While no development is proposed as part of the application to LAFCo, an application has been on file with Mendocino County Planning & Building Services to rezone the site from Range Land to RR1-PD with a Coastal Commercial-PD zone applicable to a portion of the site for a rental reception/real estate office-parking facility. This change would support development of up to two residences and commercial real estate office on the property. Completing the County General Plan and Zoning Amendment prior to annexation would allow LAFCo to consider the proposed use rather than existing use, along with a clear understanding of the general time frames for growth and a plan for the extension of services to the subject area.

Environmental Review

The annexation proposal is considered a project under the California Environmental Quality Act (CEQA). The CEQA Guidelines defines a project as the whole of an action, not the separate governmental actions that may be necessary to complete it. Ideally, a single environmental document will be prepared to address the annexation as well as all related general plan, zoning, and coastal plan amendments. The environmental review should address potential impacts to agricultural resources, open space lands, and ESHAs.

Summary

Given the subject property is undeveloped and does not require municipal services under the current general plan and zoning, LAFCo staff recommends that you work with Mendocino County Planning & Building Services to proceed with land use entitlements prior to processing an application with Mendocino LAFCo. Annexation should occur in an orderly and logical manner, consistent with both the county general plan and with state mandates regarding service delivery and the conservation of agricultural and open-space lands. The environmental document prepared for the annexation should be comprehensive in scope. That is, necessary rezoning and related applications should be evaluated as part of the project even though they may not be under consideration for some time. It should be possible to use a single environmental document to address the whole project. In addition, the District sphere must be updated. For these reasons staff does not feel the annexation application should proceed until the District's sphere is updated and the County GPA/ zoning change process is complete.

The Commission is, of course, the final decision-maker and you may request to be placed on the Commission agenda to have them consider whether to allow your application to proceed. However, the Commission will have to consider the many concerns raised above which would make it very difficult for them to authorize consideration and ultimate approval of -any such annexation at this time.

Please do not hesitate to contact me if you have questions or comments regarding this letter.

Sincerely,



George Williamson AICP
Executive Officer
Mendocino LAFCo

2/12/15

From: William Moores
3880 Sleepy Hollow
Santa Rosa, Ca. 95404
To: George Williamson
LAFCO, 200 S. School St., Suite F
Ukiah, Calif. 95482
Re: Annexation of 16.8 acres, AP#131-110-04 and 36 to Irish Beach Water District

Dear George:

This will confirm that I do request that my annexation application be placed on the March 1 LAFCO agenda such that the annexation can then be approved if the Commission is so inclined.

An additional purpose of this letter is to address the following issues as we discussed them today:

- 1) The subject property does require municipal services under the current zoning and general plan because this is a property on which well water cannot be successfully developed. The highway on the easterly boundary line is cut into the coastal terrace 20-60 ft. down to the highway depending on the highway station marker you are at so that migration of subterranean water from the east side of hwy# 1 to the west side is cut off. Additionally the depth to hard rock is less than 20 ft. The little subsurface water that might exist there after a recent rain naturally drains out the rock bluff face which drops to the ocean. Therefore even the two existing residential sites, as well as the designated *2C (20 Unit) Inn Site uses, cannot be established without the annexation. It is incorrect for anyone to assert under these conditions that the existing general plan designation does not support the extension of water service to this area. This is the proof that annexation is warranted now regardless of any consideration that future plan changes might occur. The property cannot be used at all in its present state without water. The property has had no rangeland use for the entire of the 45 years that I have been there. The topographically usable area is less than 4 acres and the unfenced bluff would be a hazard to stock. Hypothetical stock might attempt to traverse the bluff face trampling plants and causing erosion. This is not an agricultural resource.
- 2) Environmental review: The existing LCP and general plan and zoning were all adopted by both the county and the coastal commission under an intensive and extensive 14 year plan development process resulting in the existing planned uses. The county and the coastal commission officially adopted the entire plan as a CEQUA equivalent document. No changes to the existing plan have been approved. Therefore there is an existing environmental review and compliance.
- 3) There is a possibility of a future approval of a plan change proposal that was submitted to planning 7 years ago and might be adopted in the future but it calls for less or approximately equally intensive water demanding uses than 2 residences plus a 20 unit INN allowed under the existing zoning. The site is designated for development already. If there is future plan change it will not likely result in higher demand for water. If no change is approved, then the existing planned uses continue to require water service to cause implementation of planned uses.
- 4) There is an adopted Sphere of Influence designation for the annexation property. It was adopted years ago but nothing has changed that would justify removing the site from the adopted

Sphere The basis for adopting the sphere is a relevant today as when adopted originally. The water district has requested and applied for this annexation.

- 5) The idea that RL designated land is considered not to require district water services is incorrect. Proof of this fact is inescapable: the subject parcel is RL but has the *2C 20 unit INN designation. The designation was placed here precisely because the District promised to and can provide water services by extension of existing water mains only 200 ft. away. The coastal act specifically enables placing *2C Inn designations on agricultural base zoned parcels to enable such visitor serving facilities evenly spaced along the entire coast to enhance access to all sections of the county coastline.
- 6) I have been unable to use my property for more than 7 years only because the property was not annexed to the District. The annexation application is 7 years old. During that period of time more than \$30,000 in real estate taxes on the annexation area have been paid. I need annexation now to be able to make use of my land. My use is a planned use already approved by the county and the coastal commission adopted general plan.

If you have any questions or need information, feel free to call me at 707-357-4501.

Sincerely,

William Moores

From: [John Speka](#)
To: [Colette Metz](#)
Cc: [Andy Gustavson](#); "[George Williamson](#)"
Subject: Re: Proposed Annexation to the Irish Beach CWD
Date: Monday, February 23, 2015 3:44:05 PM

Colette,

This is written in response to your request for comment on the proposal from Mr. Moores to extend water district boundaries to include vacant land north of the Irish Beach Subdivision. County Planning has expressed to Mr. Moores numerous times over the years (original application was made in 2006 for a GPA and rezone of property within and outside of the Irish Beach Subdivision area) that the County would be unlikely to support much of his GPA request based on several factors.

For your purposes, the Commission's decision to extend urban service boundaries to include an adjacent 17 acre parcel north of the subdivision would need to be based solely on currently allowable development, which includes the potential for an inn up to 20 units. Given the constraints of the parcel, only approximately 2 acres are developable and it is unlikely that an inn of that size would be feasible. Indeed, application was made for a use permit for an inn development in the early 1990s which was ultimately withdrawn due to many unresolved factors at that time. Mr. Moores' request for a GPA and rezone seeks to rezone the Range Land zoning (160 acre minimum lot sizes) to that of Rural Residential with the potential for one acre lots. As mentioned, there are too many constraints on the property for this office to be able to support the idea of such an increase in density.

Feel free to contact me with any questions.

John

>>> "Colette Metz" <analyst@mendolafco.org> 2/13/2015 1:56 PM >>>

Hi John,

I am sending correspondence between LAFCo staff and William Moores concerning a proposal to annex the vacant "Inn Site" to the Irish Beach County Water District. Staff's position is that annexation is not practicable under the current general plan and zoning for the subject property, and should Mr. Moores proceed with County general plan and zoning amendments, he would need to obtain those approvals prior to requesting annexation.

Mr. Moores has requested this matter be placed on the March 2nd Commission agenda. Staff will be preparing a staff report and recommendation. We respectfully request your Department consider commenting on this matter, particularly with regard to: 1) the suitability of extending urban services to Range Land uses (i.e., general plan and zoning consistency); and 2) status of pending applications on file with the County for the subject property.

If you have any questions or need additional information, please feel free to contact me at (707) 825-8260.

Colette Metz | Analyst
Mendocino Local Agency Formation Commission
analyst@mendolafco.org

**MENDOCINO
Local Agency Formation Commission**

Staff Report

DATE: March 2, 2015
TO: Mendocino Local Agency Formation Commission
FROM: George Williamson, Executive Officer
SUBJECT: Monthly Financial Report

Revenues:

Revenues received in the past month:

- None this period

Expenses:

Attached is the updated budget track form including budget items, account numbers and amounts through February 23, 2015.

Petty Cash:

A petty cash check in the amount of \$200 was issued for LAFCo expenses in February 2015. The Clerk is keeping an itemized list of expenses charged. A copy of the petty cash register was provided to Commissioner Ward, Treasurer.

Attachments: Budget Track Spreadsheet

Mendocino LAFCo
FY 2014-15 Budget Track

Task	Account #s	FY 14-15 Budget/Depts	July	August	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Year to Date	Remaining Budget*
Contract Services - Basic Services		\$55,000.00	\$3,683.25	\$4,865.50	\$3,718.50	\$3,988.50	\$5,417.50	\$4,182.75	\$5,451.00	\$6,317.25	\$37,624.25	
Basic Services - EO/Analyst/GIS	5500	\$37,500.00	\$2,397.00	\$3,343.00	\$2,301.00	\$2,676.00	\$4,035.00	\$2,879.00	\$4,156.00	\$4,943.50	\$26,730.50	\$10,769.50
Basic Services - Clerk	5500	\$17,500.00	\$1,286.25	\$1,522.50	\$1,417.50	\$1,312.50	\$1,382.50	\$1,303.75	\$1,295.00	\$1,373.75	\$10,893.75	\$6,606.25
Other Expenses		\$46,235.00	\$3,358.92	\$1,340.02	\$1,700.91	\$2,400.56	\$2,547.77	\$2,177.61	\$2,627.00	\$2,288.00	\$18,440.79	
Rent	5501-5503	\$6,100.00	\$499.00	\$499.00	\$499.00	\$499.00	\$499.00	\$430.00	\$405.00	\$430.00	\$3,760.00	\$2,340.00
Office Expenses	5600-5607	\$3,100.00	\$18.80	\$95.48	\$66.81		\$325.92	\$214.70	\$172.00	\$150.00	\$1,043.71	\$2,056.29
Internet & Website Costs	5700-5703	\$920.00	\$960.00							\$0.00	\$960.00	-\$40.00
Publication & Legal Notices	5900	\$1,950.00		\$572.04		\$112.56	\$101.18	\$798.66		\$0.00	\$1,584.44	\$365.56
Televising Meetings	6000	\$1,760.00							\$1,030.00	\$250.00	\$1,280.00	\$480.00
Audit Services	6100	\$3,000.00								\$0.00	\$0.00	\$3,000.00
Bookkeeping (Other)	6200-6203	\$4,100.00	\$138.00	\$173.50	\$208.00	\$208.00	\$216.75	\$234.25	\$520.00	\$364.00	\$2,062.50	\$2,037.50
Legal Counsel (S Browne)	6300	\$6,000.00			\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$3,000.00	\$3,000.00
A-87 Insurance Costs	6400	\$6,000.00								\$0.00	\$0.00	\$6,000.00
Insurance General Liability	6500	\$1,050.00	\$974.12							\$0.00	\$974.12	\$75.88
Memberships (CALAFCO/CSDA)	6600	\$1,755.00	\$769.00			\$1,081.00				\$0.00	\$1,850.00	-\$95.00
In-County Travel	6740	\$1,500.00								\$0.00	\$0.00	\$1,500.00
Travel & Lodging Expenses	6750	\$6,000.00					\$904.92			\$0.00	\$904.92	\$5,095.08
Conferences (CALAFCO)	6800	\$3,000.00			\$427.10				\$0.00	\$594.00	\$1,021.10	\$1,978.90
MSR & SOI Updates		\$34,000.00	\$416.00	\$614.50	\$2,410.00	\$1,773.00	\$1,825.50	\$1,900.00	\$4,978.00	\$5,894.00	\$19,811.00	
MSR Reviews - Admin	7001	\$5,000.00		\$42.50			\$17.50				\$60.00	\$4,940.00
SOI Updates	7501	\$29,000.00	\$416.00	\$572.00	\$2,410.00	\$1,773.00	\$1,808.00	\$1,900.00	\$4,978.00	\$5,894.00	\$19,751.00	\$9,249.00
Applications with/needingedeposits		\$25,358.81	\$260.00	\$277.50	\$338.00	\$608.25	\$589.50	\$2,135.00	\$1,810.00	\$2,236.00	\$8,254.25	
City of Ukiah SOI Reduction	8008	\$3,000.00	\$260.00	\$260.00	\$338.00	\$608.25	\$329.50	\$260.00	\$208.00	\$156.00	\$2,419.75	\$580.25
North of Ten Mile Annex	8004	\$0.00		\$8.75						\$0.00	\$8.75	-\$8.75
Schuster - Willits Detachment	8006	\$0.00		\$8.75						\$0.00	\$8.75	-\$8.75
Ukiah City/Valley San Dist Detach	8002	\$11,000.00								\$104.00	\$104.00	\$10,896.00
Irish Beach Moores Annex	8001	\$3,906.44						\$614.00	\$1,342.00	\$1,534.00	\$3,490.00	\$416.44
Irish Beach Detachment	8009	\$4,500.00					\$156.00	\$585.00	\$104.00	\$442.00	\$1,287.00	\$3,213.00
Fort Bragg FPD Detachment	8003	\$7,452.37								\$0.00	\$0.00	\$7,452.37
City of Ukiah UVSD detach	8010	\$4,000.00					\$104.00	\$676.00	\$156.00	\$0.00	\$936.00	\$3,064.00
FY 2013-14 MSR Finalization		\$14,000 + Expenses										
Barraco & Associates	7000	\$14,000.00		\$2,200.00						\$5,500.00	\$7,700.00	\$6,300.00
FY 2013-14 Final MSR Exp.	7000			\$180.00							\$180.00	

**MENDOCINO
Local Agency Formation Commission**

Staff Report

DATE: March 2, 2015
TO: Mendocino Local Agency Formation Commission
FROM: George Williamson, Executive Officer
SUBJECT: 2015 Revised Regular Meeting Calendar

The September Regular Meeting was previously scheduled for Tuesday, September 8th, 2015 due to the Labor Day Holiday. However, the meeting room is no longer available for that date.

Alternative Options:

Tuesday, September 1, 2015
Monday, September 14, 2015

The following meeting dates were approved by the Commission at the December meeting:

Monday, January 5, 2015
Monday, February 2, 2015
Monday, March 2, 2015
Monday, April 6, 2015
Monday, May 4, 2015
Monday, June 1, 2015
Monday, July 6, 2015
Monday, August 3, 2015
Monday, October 5, 2015
Monday, November 2, 2015
Monday, December 7, 2015

**MENDOCINO
Local Agency Formation Commission**

Staff Report

DATE: March 2, 2015
TO: Mendocino Local Agency Formation Commission
FROM: George Williamson, Executive Officer
SUBJECT: Status of Current and Future Projects

Following is a summary of active and future proposals.

Active Proposals

There are currently four (4) active applications on file with the Commission, as follows.

-City of Ukiah Sphere of Influence Update

The City of Ukiah has submitted an application for a SOI reduction to conform to the SOI delineated in the City's 1995 General Plan and in the Ukiah Valley Area Plan. On October 14, 2014, LAFCo as lead agency released a draft Initial Study (IS) and Mitigated Negative Declaration (MND) for a 30-day public review and comment period. Comments were received and LAFCo staff is conferring with Legal Counsel on form of response and mitigation monitoring plan.

-City of Ukiah Detachment of Ukiah Valley Sanitation District (UVSD) Served Areas

The City of Ukiah has submitted a proposal, by resolution of application, for detachment of approximately 1,304 parcels located within the UVSD service area. The application was received on November 18, 2014. LAFCo staff sent a letter to the City on December 17, 2014 requesting additional information, including a Plan for Services and Property Tax Exchange Agreement, needed for application completion and processing. The City is responding to this request.

-Irish Beach County Water District Detachment

The application proposes detaching 60 acres of land designated as rangeland in the Mendocino County General Plan from the Irish Beach Water District (IBWD). The detachment would create an island separating several other parcels from the District. LAFCo staff has been coordinating with the applicant's representative to consider options for negotiating an agreement detaching Mr. De Ruiter's parcel from the IBWD and/or waiving permit condition 11 (in CDP 8-2014), allowing him to pull his building permit and start construction immediately while LAFCO continues its work on

Mr. De Ruiter's proposal for detachment from the IBWD. LAFCo staff visited the site with the IBWD General Manager on February 3, 2015.

-Irish Beach County Water District Annexation

LAFCo staff requested an updated application filing and indemnification from applicant due to the length of time since original application was filed in 2009. The proposed annexation area consists of two (2) vacant parcels totaling 17 acres located within the SOI of the IBWD. The annexation area is also located within the Coastal Zone, and outside the County Urban Services Boundary. LAFCo staff has been coordinating with the IBWD and County Planning regarding annexation timing and review. LAFCo staff visited the site with the IBWD General Manager on February 3, 2015. This review is on the March 2 agenda.

Future Proposals

There is a potential new proposal that may be submitted to the Commission in the near future based on discussions with proponents. A summary of the anticipated proposal follows.

-Consolidation of the Russian River Flood Control and Water Conservation Improvement District (RRFC) and the Redwood Valley County Water District (RVCWD)

RRFC has requested information on how a zone of benefit might be set up in the consolidated district. To respond to this and anticipated inquiries and request for information, a memorandum of agreement was prepared and sent to the RRFC. This MOA is to cover LAFCo expenses incurred pre-application.

-Reorganization of the Elk Community Services District and the Elk County Water District

LAFCo staff met with representatives of both districts in Elk on February 3rd to review reorganization options for potential consolidation that could result in improved efficiency. Staff sent both districts sample resolutions for their consideration and use in pursuing a potential reorganization.